



**EL PASO COUNTY**

**COLORADO**

**COMMISSINERS:**

**DARRYL GLENN (PRESIDENT)**  
**MARK WALLER (PRESIDENT PRO TEMPORE)**

**PEGGY LITTLETON**  
**STAN VANDERWERF**  
**LONGINOS GONZALEZ, JR.**

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 4, 2017

Raimere Fitzpatrick  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Meridian Ranch 2017 Sketch Plan Amendment (SKP-17-001)**

Dear Raimere,

The Planning Division of the Community Services Department has reviewed the Meridian Ranch 2017 Sketch Plan Amendment application and has the following comments of behalf of El Paso County Parks.

The Meridian Ranch development is zoned entirely PUD and is located northeast of the town of Falcon, bounded by Meridian Road, Eastonville Road, and Stapleton Drive, with private lands to the north. The proposed sketch plan amendment, which relates to approximately 850 acres of undeveloped property, would allow for the change of 40 acres from commercial to residential use, increase housing unit density, and increase the density cap to 4,500 units from the current 3,800 units. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows numerous regional trails and parks located within or directly adjacent to the proposed amended property. Deeded to El Paso County by GTL, Inc., in 2014 as part of a park lands agreement, the 215-acre Falcon Regional Park lies immediately east and adjacent to the property along Eastonville Road. The proposed Arroyo Lane Regional Trail alignment is located within the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located adjacent and within the property, respectively. The proposed Eastonville Regional Trail is located along the eastern boundary of the property and within Falcon Regional Park, adjacent to Eastonville Road. Lastly, the proposed Meridian Ranch Secondary Regional Trail follows the northern boundary of Meridian Ranch and Falcon Regional Park.

The Open Space Master Plan of the Parks Master Plan shows a large portion of the Meridian Ranch Sketch Plan Amendment encompassed by the Judge Orr Road Candidate Open Space area. Natural resource values include various grassland communities, as well as riparian and wetland habits. The proposed project would not be in conflict with the plan, as long as operations do not adversely affect grassland and wetland sustainability.

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

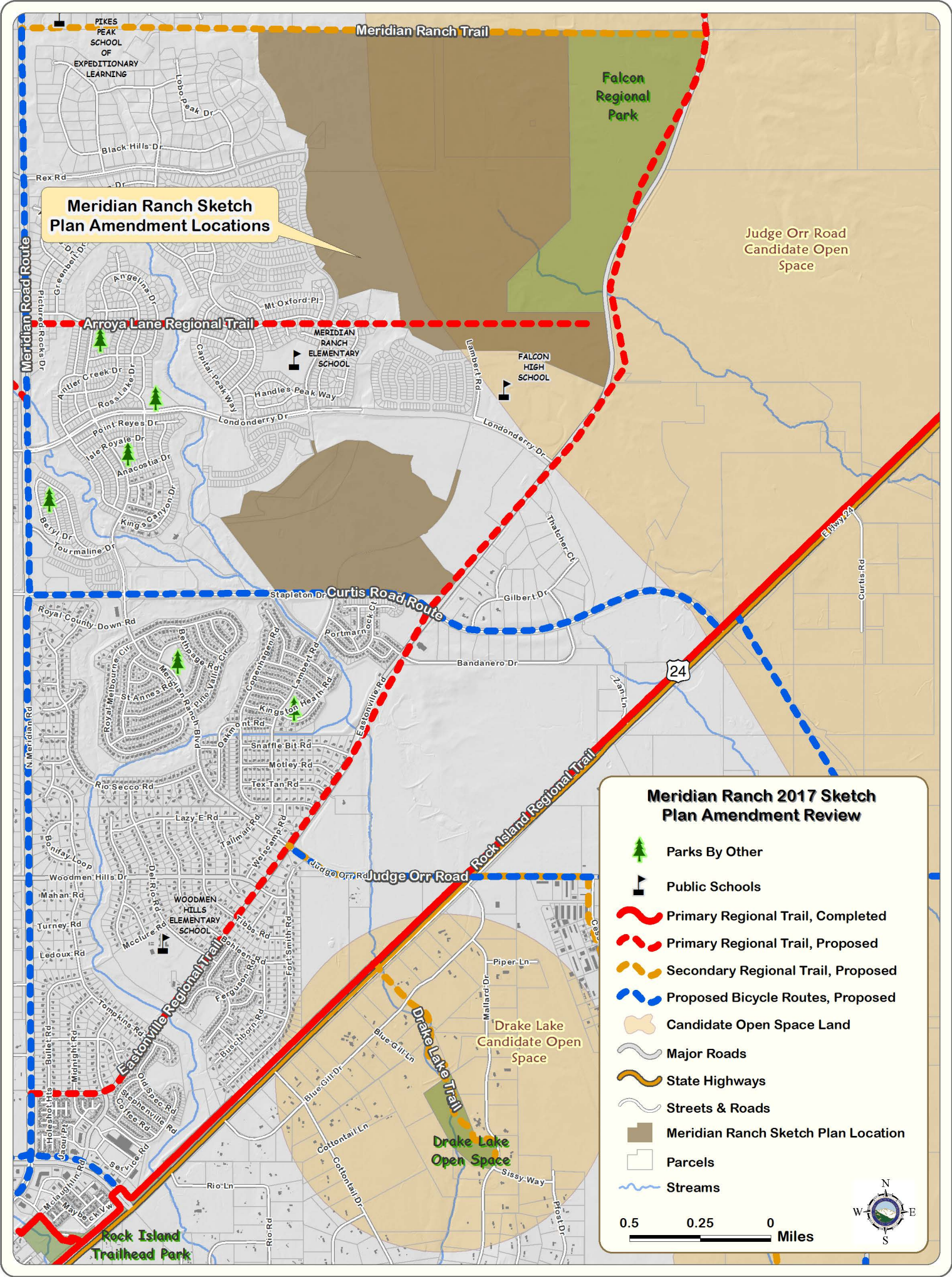
Designed as “a recreation-focused neighborhood,” numerous trails and sidewalks connect residents to a variety of recreation facilities in the Meridian Ranch Development, including community recreation centers, neighborhood parks, and an 18-hole golf course. When completed, many of the trails, sidewalks, and streets will allow residents to easily access Falcon Regional Park and its variety of recreational opportunities.

Staff acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park land. As the Meridian Ranch Sketch Plan Amendment shows parks, trails, and open space, no further recommendations are necessary at this time.

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



**Meridian Ranch Sketch Plan Amendment Locations**

**Meridian Ranch 2017 Sketch Plan Amendment Review**

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Meridian Ranch Sketch Plan Location
- Parcels
- Streams

**Scale:** 0.5 0.25 0 Miles

**Compass:** N, S, E, W

**Meridian Ranch Sketch Plan Amendment Locations**

Judge Orr Road  
Candidate Open  
Space

Drake Lake  
Candidate Open  
Space

Rock Island  
Trailhead Park

**Meridian Ranch 2017 Sketch Plan Amendment Review**

- Parks By Other
- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Meridian Ranch Sketch Plan Location
- Parcels
- Streams

**Scale:** 0.5 0.25 0 Miles

**Compass:** N, S, E, W