
MERIDIAN RANCH

SKETCH PLAN AMENDMENT

LETTER OF INTENT

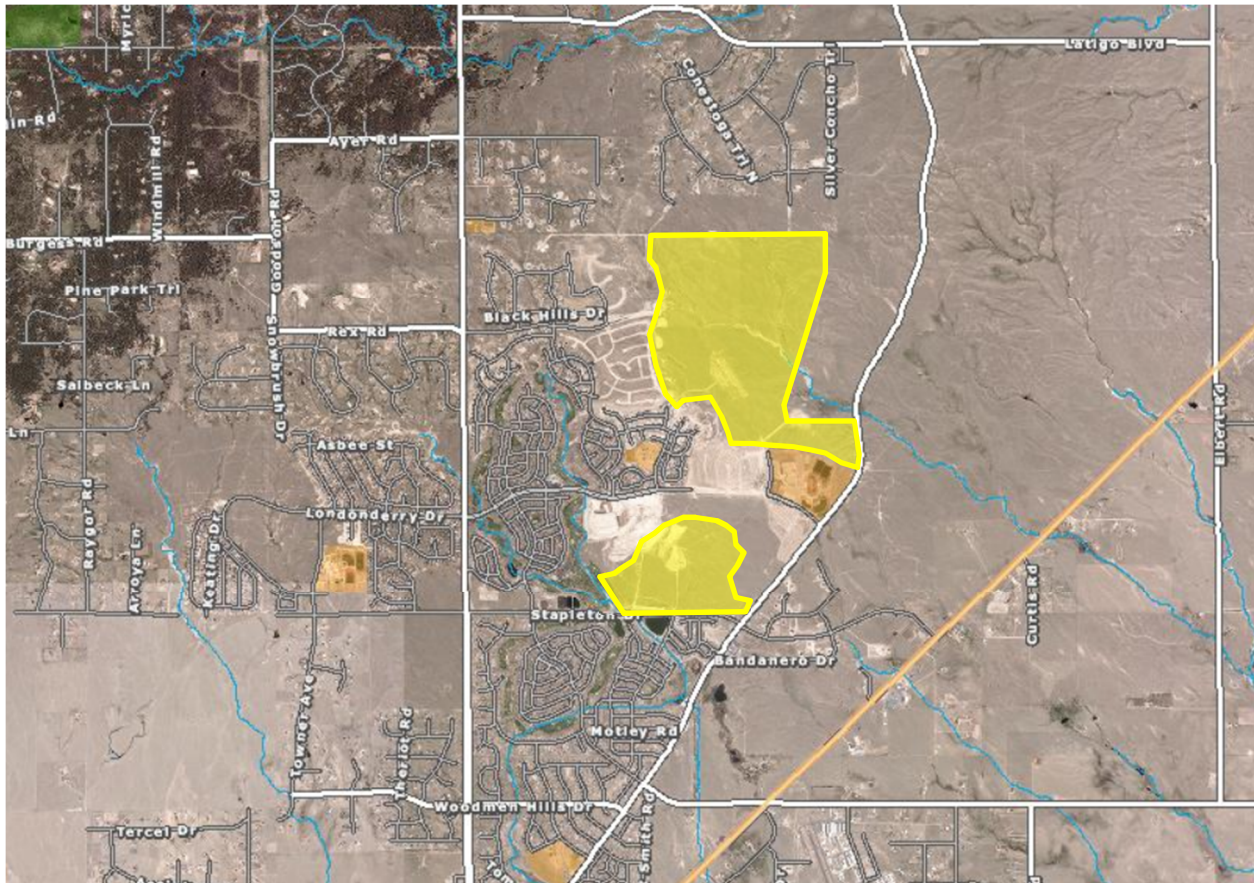
JUNE 2017

PROPERTY OWNER/ DEVELOPER:
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:
N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

Meridian Ranch is bounded by Meridian Road to the west, Stapleton Drive to the south, Eastonville Road to the East, and private property to the North. The Sketch Plan amendment relates to the remaining area that is yet to be entitled, which totals 848.79 acres.



REQUEST

GTL Inc. request approval of the following in this Sketch Plan Amendment:

1. Change 40 acres from Business Park to Residential MR-R6 at NW corner of Stapleton & Eastonville.
2. Amend density MR-R1 (1du/ac) area north of Rex Road to MR-R2 (2 du/ac).
3. Increase Density Cap to 4500 units.

PROJECT JUSTIFICATION

a. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. The Sketch Plan amendment continues to comply with with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. The Sketch Plan Amendment will also address the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

b. Parks and Open Space

The Sketch Plan Amendment does not alter the overall parks provision within the Sketch Plan. The area proposed for Falcon Regional Park was previously excluded from the Sketch Plan boundary as this property has now been deeded to El Paso County for park purposes. A notation for a small neighborhood park has been added to the remaining MR-R3 area.

c. Drainage

A revision to the Master Development Drainage Plan prepared by Tech Contractors is submitted with this application package.

d. Traffic

A Traffic Impact Analysis prepared by LSC Transportation Consultants Inc. is submitted to address the changes proposed by the Sketch Plan Amendment.

The revised MDDP design is not maintaining the BoCC condition to release at 80% historic. Include a narrative requesting a reconsideration of the BoCC condition and provide justification.

IMPACT IDENTIFICATION

The impact of the Meridian Ranch Sketch Plan was assessed with the original 2009 approval. This amendment does not involve any change to the Sketch Plan that would result in additional impacts.

a. Potential Sources of Air, Water, Noise Pollution

There are no potential sources of air, water, or noise pollution associated with the development of the Meridian Ranch Sketch Plan.

b. Relationship of Sketch Plan to Preexisting Wildlife Habitats

In 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

c. Vegetation/Wildfire

The remaining undeveloped part of Meridian Ranch is characterized by prairie grassland with no trees and is typical of the character of eastern Colorado. The continued development of Meridian Ranch will not have a negative impact on existing vegetation.

No significant wildfire hazard is shown for the Meridian Ranch Sketch Plan area in the El Paso County Source Book.

d. Drainage/Floodplains

Portions of the drainageway in the northeast portion of Meridian Ranch includes a one-hundred-year floodplain. This area is to be preserved as open space as shown on the Sketch Plan.

e. Significant Historical and Archeological Sites

There are no significant historical or archeological sites identified by the El Paso County Master Plan.

f. Sites of Natural or Scenic Importance

There are no sites of natural or scenic importance in the Meridian Ranch Sketch Plan area.