

## Letter of Intent

To: El Paso County  
Community Development

From: Galloway & Company, Inc  
Brynhildr Halsten, PLA

Re: **FALCON RANCHETTES FILING NO. 2 Final Plat**

Owner: **Mike Texer  
Meridian Storage LLC  
11750 Owl Place  
Peyton, CO 80831**

Applicant: **Mike Texer  
Meridian Storage LLC  
11750 Owl Place  
Peyton, CO 80831**

Consultant: **Galloway & Company Inc.**

PCD File: **TBD**

1A

### Site Details:

TSN: 5301001001 (Lot 1 Falcon Ranchettes)  
Address: 11750 Owl Place,  
Acreage: 4.61  
Current Zoning: RR-5  
Proposed Zoning: CS  
Current Use: Mobile Home

TSN: 5301001002 (Lot 2 Falcon Ranchettes)  
Address: 11690 Owl Place  
Acreage: 5  
Current Zoning: RR-5  
Proposed Zoning: CS  
Current Use: Mobile Home

### Request:

Galloway on behalf of Meridian Storage, LLC requests approval of a Final Plat for Falcon Ranchettes Filing No. 2 on 9.604 acres, including 2 lots and rights of way. This plat requests a finding of water sufficiency.

1A



**Location**

The Falcon Ranchettes Filing No. 2 includes 9.604 acres and is located west of Meridian Road, north of Owl Place and south of Meridian Park Drive. Bent Grass East Commercial is to the north and Falcon Marketplace to the south.

**Project Description & Context:**

The Falcon Ranchettes Filing No. 2 properties currently have vacant mobile homes on site. North of the properties the Bent Grass East Commercial properties are zoned CS. The neighboring property south of Owl Place is under County review for a rezone from RR-5 to CS. Further south the Falcon Marketplace is zoned CR. West of the properties is the Falcon Ranchettes zoned RR-5.

**Utilities:**

Water and wastewater will be provided by the Woodmen Hills Metropolitan District. The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

**Traffic:**

A Traffic Impact Study prepared by Galloway is included with the submittal.

**Drainage:**

The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report. The drainage improvements have been designed based upon the most current El Paso County Engineering Criteria Manual, City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat.

**Geologic Hazards:**

The Soils and Geology Report for Falcon Ranchettes Ranch Filing No 2 prepared by Universal Engineering Services, dated April 2023, included with submittal, found the site to be suitable for development with proper mitigation techniques.

**Wetlands & Floodplain:**

There are no wetlands within the project boundaries. The site is located in Zone X (FEMA Floodplain Map Nos. 08041C0553G dated December 7, 2018), indicating the flood risk of the site is deemed by FEMA to be 'minimal'.

**Wildlife:**

In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species.

**Wildfire:**

The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed a moderate risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

**Districts Serving the Property:**

The following districts will serve the property:

- El Paso County School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Woodmen Hills Metro District – water and wastewater
- Falcon Fire Protection District

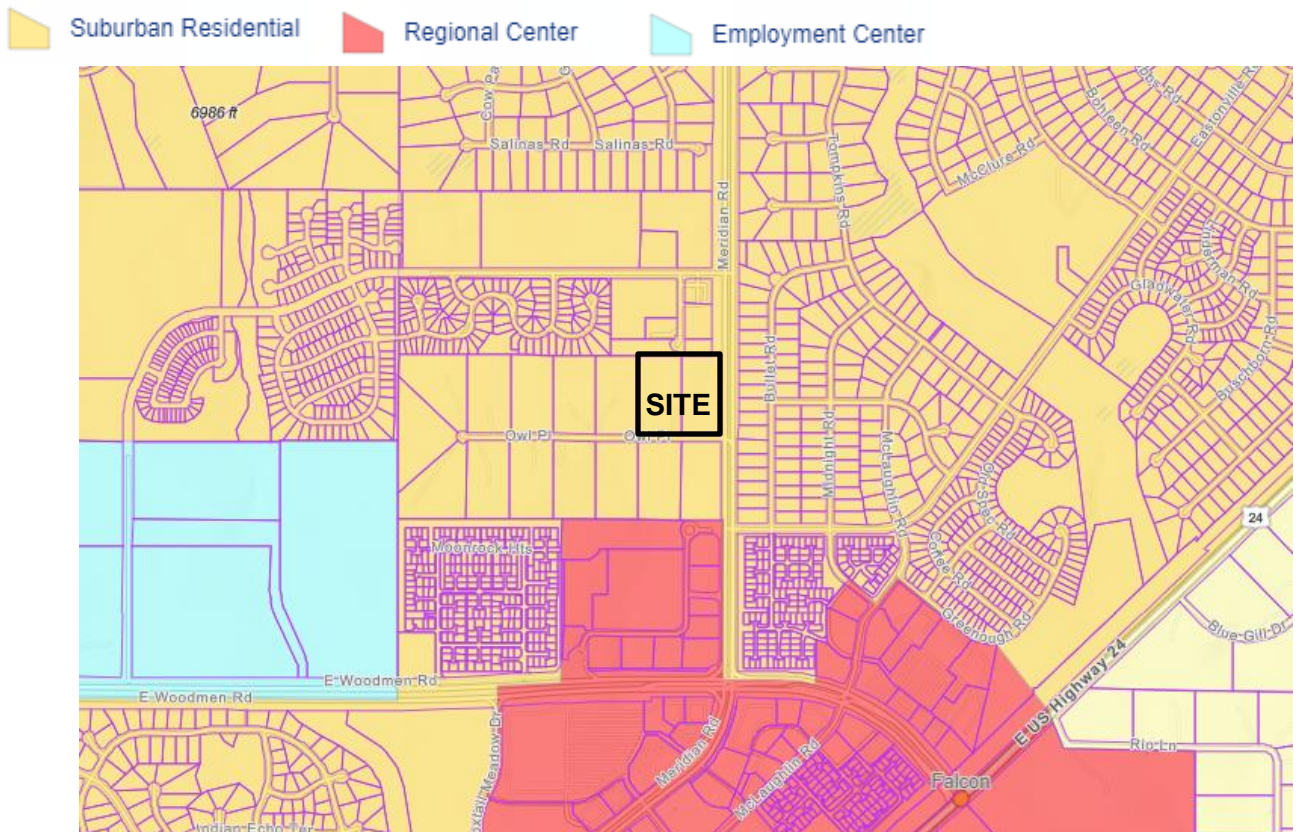
**Project Justification:**

The Final Plat addresses the Final Plat Review Criteria in Chapter 7.2.1.D.3.F of the LDC as follows:

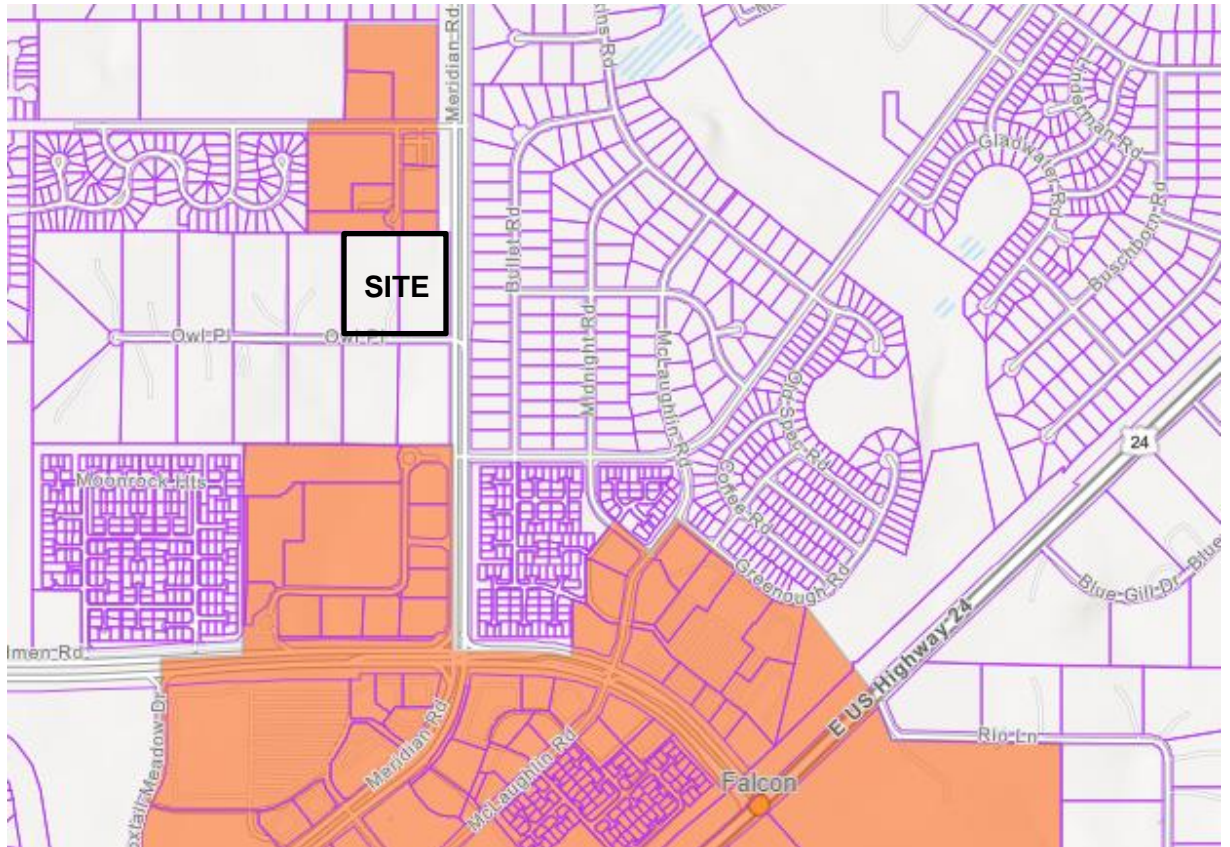
1. The subdivision is in conformance with the goals, objectives and policies of the Master Plan.

**EL PASO COUNTY MASTER PLAN** 1A

*Falcon Ranchettes Filing No. 2 is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype and as an area for New Development on the Areas of Change Map. supporting land use type to the surrounding Single-Family Detached Residential land use. The proposed final plat is consistent with the character and objectives of the Suburban Residential Placetype by providing limited retail and services along the perimeter street, Meridian Road and near the commercial intersection of Meridian Road and Woodmen Road. The properties are adjacent to the Regional Center Placetype to the south.*



*The properties are bookended to the north and south by Commercial Development Areas identified in the Master Plan.*



*The properties are not in a Key Area, however, the Falcon Marketplace development to the south is in a key potential annexation area. The continuity of this proposed development with surrounding activity will likely result in the area's future annexation and/or classification as a future key area. The rezone and development support the character of the key area by providing similar land uses occurring along Meridian Road.*

#### **WATER MASTER PLAN**

- *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
- *Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
- *Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.*
- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
- *Goal 5.4 – Promote the long-term use of renewable water.*
- *Goal 5.5 – Identify any water supply issues early on in the land development process.*

- *Goal 6.0 – Require adequate water availability for proposed development.*
- *Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*

The project is located in Region 3. Lot 1 is served by the Woodmen Hills Metro District. Lot 2 and 14 are currently single-family residences served by wells. Surrounding sites are served by the Woodmen Hills Metro District. The development is in the process of applying for inclusion of Lot 2 and 14 in the district. Woodmen Hills Metro District supplies water and wastewater utilities for Lot 1 and expected to supply Lot 2 and 14. The district meets or exceeds all state and federal regulations. They strive to cooperate with surrounding providers and customers to ensure proper conservation and storage. Such actions intended to conserve water include the construction of a new water treatment facility and seasonal irrigation policies for all residential and commercial properties.

The proposed development will meet all standards set by local, state, and federal regulations. The developer seeks to maintain quality ground and drinking water, contribute to the local economy, and ensure resources use is sustainable.

The applicant understands the water needs for the proposed development. Available data and the water commitment letters for the future final plat will allow for predictable water demand to be calculated and compared with availability in the surrounding area.

#### *EL PASO COUNTY PARKS MASTER PLAN*

*The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Meridian Road Bicycle Route follows North Meridian Road from north to south. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way. The proposed Eastonville Regional Trail follows Eastonville Road east to west. This proposed route would not impact the subject property either, as it is on the opposite side of the road and begins on the east side of Meridian Road.*

2. The subdivision is in substantial conformance with the approved preliminary plan. *The Falcon Ranchettes Filing No. 2 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.*
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the county for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials. *The Falcon Ranchettes Filing No. 2 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.*

4. Either a sufficient water supply has been acquired in terms of quantity, quality. And dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards C.R.S. § 30-28-133(6)(A)] and the requirements of chapter 8 of this Code, or with respect to applications for administrative final plat approval, such finding was previously made by the BOCC at the time of preliminary plan approval.  
*The Water Resources Report identifies sufficient water availability*
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and Local laws and regulations [C.R.S. § 30-28-133(6)(B)] and the requirements of chapter 8 of this code.  
*A commitment letter from the Woodmen Hills Metropolitan District to provide wastewater service to the Falcon Ranchettes Filing No. 2 Subdivision is included with this submittal.*
6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(C)];  
*All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions.*
7. Adequate drainage improvements and proposed that comply with State statute [C.R.S. § 30-28-133(3)(C)(VIII)] and the requirements of this code and the ECM.  
*Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual.*
8. Legal and physical access is provided to all parcels by public rights of way or recorded easement, acceptable to the County in compliance with this Code and the ECM.  
*All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority*
9. Necessary services, including Police and Fire Protection, Recreation, Utilities and Transportation Systems, are or will be made available to serve the proposed subdivision.  
*Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision as discussed above.*
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.  
*The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.*

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.

*Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.*

12. The subdivision meets other applicable sections of Chapter 6 and 8.

*The subdivision complies with all applicable sections of the LDC*

13. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), ET SEQ.]

*The extraction of any known commercial mining deposit will not be impeded by this subdivision.*