

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

May 24, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Meadow Lake Industrial Park (I-2) Rezone (I-221)

Ryan,

The Community Services Department has reviewed the Meadow Lake Industrial Park (I-2) Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by N.E.S Inc, on behalf of the O'Neil Group to rezone the subject property from PUD (Planned Unit Development) to CS (Commercial Service). The property is part of the Meadow Lake Industrial Park Zoning and Conceptual Plan. The subject property is approximately 51.3 acres of the overall Meadow Lake Industrial and Commercial Park. The site is currently vacant and is located east and south of Meadow Lake Airport, along the west side of Curtis Road, and along the north side of Falcon Highway. The overall Meadow Lake Industrial and Commercial Park site area is comprised of 254.7 acres.

The El Paso County Parks Master Plan (2013) identifies proposed bicycle routes on Curtis Road and Falcon Highway, which can provide access to the site by alternative transportation modes. These bicycle routes would be accommodated within the right of way and would not be impacted by the project. The proposed Judge Orr Secondary Regional Trail was proposed to bisect the subject property through the drainage-way and continue to the northwest before connecting to Judge Orr Road. Since the 2013 County Parks Master Plan was adopted, this alignment has changed. The draft 2022 County Parks Master Plan shows the proposed Judge Orr Road Secondary Regional Trail running north and south along the west side of Curtis Road before going west along Judge Orr Road towards Falcon.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of Curtis Road that allows for the construction and maintenance by El Paso County of a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.



Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadow Lake Commercial Park Rezone: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions (2) Dedicate and provide to El Paso County a 25-foot public trail easement along the west side of Curtis Road that allows for the construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the future Final Plat.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

May 24, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Meadow Lake Industrial Park (I-2)	Application Type:	Rezone
PCD Reference #:	I-221	Total Acreage:	51.30
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
The Oniel Group	N.E.S	Regional Park Area:	4
Kevin Oniel	Andrea Barlow	Urban Park Area:	3
6 N. Tejon Street	619 N Cascade Ave. Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	I-2

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Regional Park Area: 4

0.0194 Acres x 0 Dwelling Units = 0.000

Total Regional Park Acres: 0.000

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00

Community: 0.00625 Acres x 0 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 0 Dwelling Units = \$0

Total Regional Park Fees: \$0

Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 0 Dwelling Units = \$0

Community: \$176 / Dwelling Unit x 0 Dwelling Units = \$0

Total Urban Park Fees: \$0

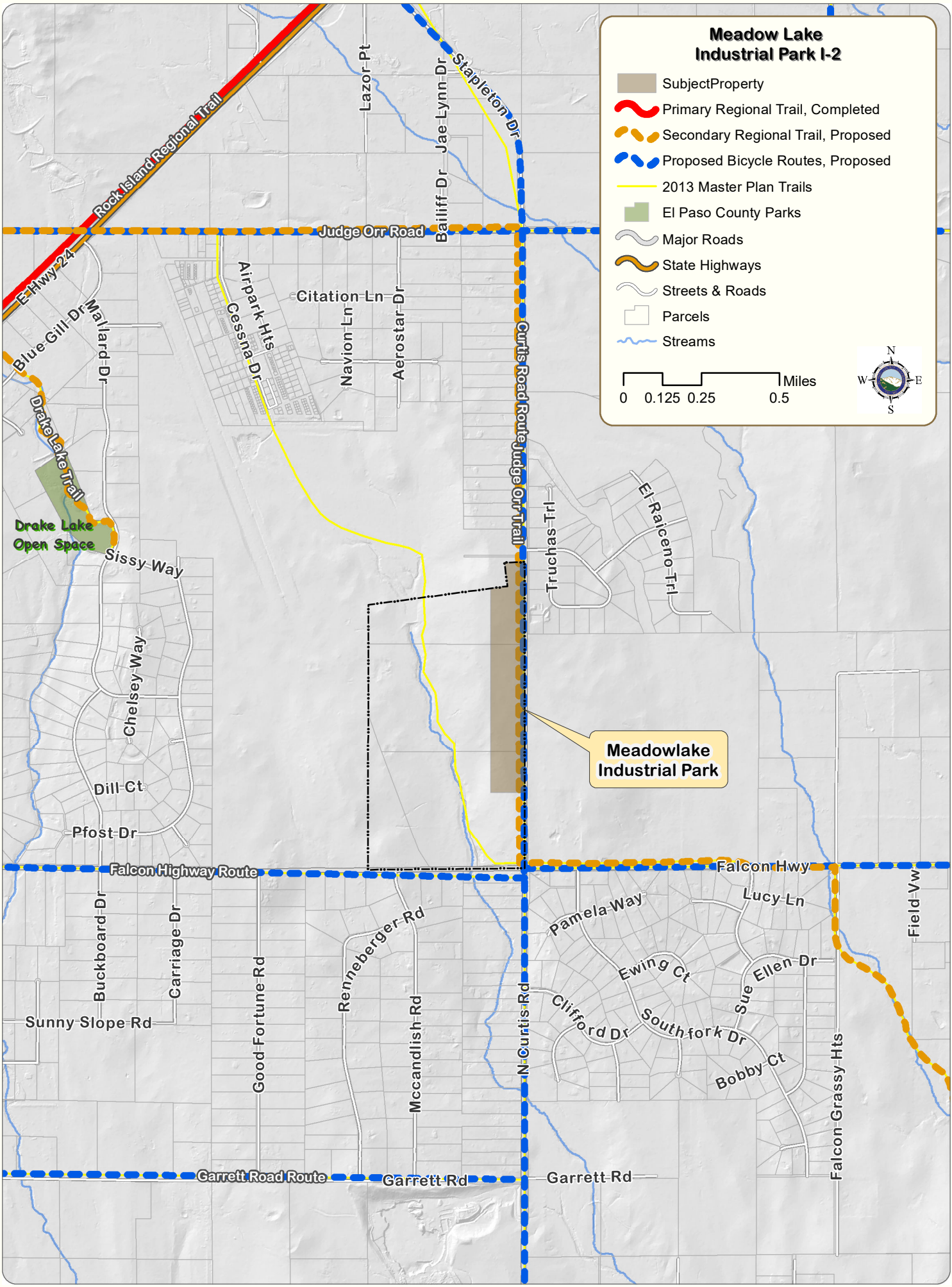
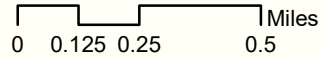
ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadow Lake Commercial Park Rezone: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions (2) Dedicate and provide to El Paso County a 25-foot public trail easement along the west side of Curtis Road that allows for the construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the future Final Plat.

Park Advisory Board Recommendation: No PAB Endorsement Necessary

Meadow Lake Industrial Park I-2

- SubjectProperty
- Primary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- 2013 Master Plan Trails
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Streams



Meadowlake Industrial Park