

MEADOWLAKE INDUSTRIAL AND COMMERCIAL PARK

PROPOSED USES

Allowed Uses to be Retained	Allowed Uses Proposed for Conditional Exclusion
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A- ALLOWED USE | S- SPECIAL USE | T- TEMPORARY USE

Use Type	CS	I-2	I-3
Acid Manufacturing			S
Amusement Center, Indoor	A		
Amusement Center, Outdoor	S		
Auction Facility	A		
Automobile and Boat Storage Yards	A	A	A
Automobile and Trailer Sales	A	S	S
Bakery, Retail	A		
Bakery, Wholesale	A	A	A
Bar	A		
Barber/Beauty Shop	A		
Batch Plant			S
Batch Plant, Temporary	T	T	T
Billiard Parlor	A		
Boarding House	A		
Bottling Works	A	A	A
Business Event Center	A		
Car Wash	A		
Carnival or Circus	T		
Cement Manufacturing			S
Child Care Center	A		
Christmas Tree Sales	T		
Club	A		
CMRS Facility, Freestanding	S	S	S
CMRS Facility, Small Cell	A	A	A
CMRS Facility, Stealth	A	A	A
Commercial or Retail as Part of Overall Shopping Center	A		
Community Building	A		
Composting Facility			S
Construction Equipment Storage and Field Offices, Temporary	T	T	T
Contractor's Equipment Yard	S	S	A
Convenience Store	A		
Copy Shop	A		
Dry Cleaning Plant		A	A
Educational Institution, Private	S		
Educational Institution, Public	A	A	A
Electronic, Electrical, Communication Equipment Manufacturing		A	A
Emergency Facility, Private	A	A	A
Emergency Facility, Public	A	A	A
Energy Generation Facilities less than 50 MW			S
Explosives Manufacturing			S
Fertilizer Manufacturing			S
Financial Institution	A		
Firewood Sales	A		A
Fireworks Sales	T		
Flea Market	S	S	S
Food Processing	A	A	A
Freight Terminal	S	A	A

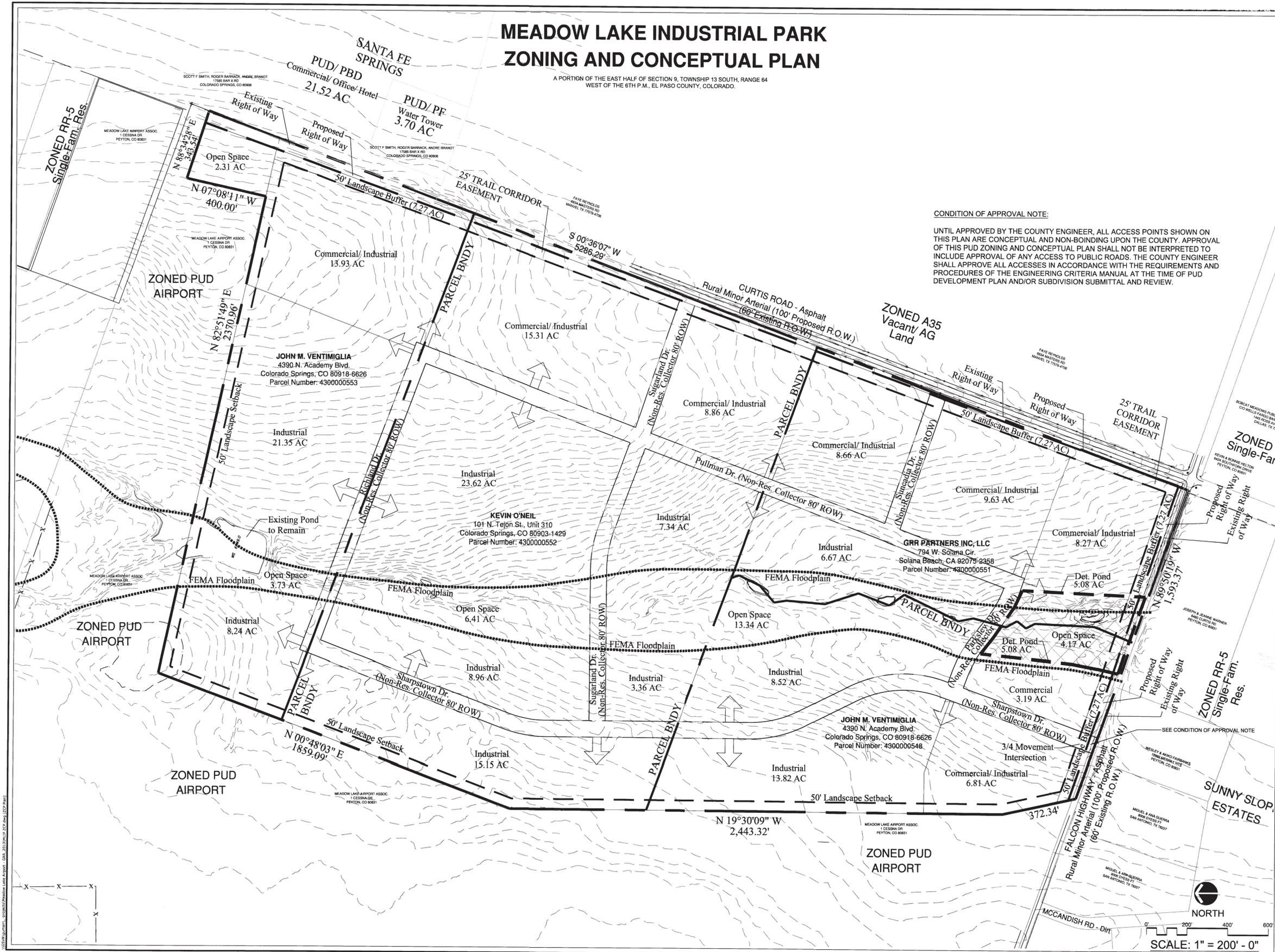
Use Type	CS	I-2	I-3
Fuel Sales and Storage		S	S
Funeral Home	A		
Garbage Service Facility	A	A	A
Gas Station	A		
Glue Manufacturing			S
Hazardous Material Storage		S	S
Hazardous Waste Disposal Facility			S
Health Club	A	S	
Heavy Equipment Rental, Sales or Storage	S	S	A
Home Improvement Center	A	A	A
Hospital	S		
Hospital, Convalescent	S		
Hospital, Veterinary	S		
Hotel	A		
Human Service Shelter	A		
Inert Material Disposal Site	S	S	S
Inert Material Disposal Site-Minor	A	A	A
Infectious Waste Transfer Station		S	S
Institution, Philanthropic	A		
Kennel, Major	A	A	
Kennel, Minor	A	A	
Laboratory	S	A	A
Laundromat	A		
Library	A		
Light Industry	S	A	A
Light Manufacturing	S	A	A
Liquor Store	A		
Livestock Feed Yard			S
Livestock Sales Yard			S
Lumber Yard	S	A	A
Marijuana Land Use, Medical	A		
Meat Processing, Custom	A	A	A
Medical Clinic	A		
Metal Processing Plant			S
Mineral and Natural Resource Extraction Operations, Commercial	S	S	S
Mineral Processing Plant			S
Mining, Construction-Related	T	T	T
Mini-Warehouse	A	A	A
Mixed-Use Residential Units	S		
Museum	A		
Night Club	S		
Nursery, Retail	A		
Nursery, Wholesale	A	A	A
Office, General	A	S	
Off-Premise Sign	S		S
Outside Storage		S	A

Use Type	CS	I-2	I-3
Over the Air Reception Devices	A	A	A
Parking Garage	A		
Parking Lot	A		
Peddler Sales	T		
Petroleum Refining			S
Plaster Manufacturing			S
Prison, Private	S	S	S
Proprietary School	A	S	
Public Building, Way or Space	A	A	A
Public Park and Open Space	A	A	A
Publishing Companies	S	A	A
Race Track			S
Recreational Vehicle and Boat Storage	A	A	A
Recycling Facility			A
Rehabilitation Facility	A		
Religious Institution	A		
Rendering Plant			S
Rental Services	A	S	S
Repair Shop	A		
Restaurant	A		
Retail Sales, General	A	S	S
Salvage Yard			S
Sawmill			A
Seasonal Produce Sales	T		
Sexually-Oriented Business	A		
Shopping Center	A		
Slaughterhouse			S
Smelter			S
Solar Farm			S
Solid Waste Disposal Site and Facility			S
Store	A	S	S
Studio	A		
Tannery			S
Theater	A		
Theater, Outdoor	S		
Tower, Commercial (non CMRS)	S	S	S
Trash Transfer Facility			S
Truck and Recreational Vehicle Repair Garage	A	S	A
Truck Stop	S		S
Vehicle Repair Garage, Commercial	A	S	S
Warehouse	A	A	A
Warehouse, Flammable Material			S
Waste Tire Recycling			S
Wholesale Business	A	A	A
Wind/Meteorological Measuring Facilities			S
Wood Sales (Firewood)	S		
Yard Sales	T	T	T

MEADOWLAKE INDUSTRIAL AND COMMERCIAL PARK

APPROVED PUD ZONING PLAN

Approved by Board of County Commissioners on 12/12/2014 | Resolution No 14-461



MEADOW LAKE INDUSTRIAL PARK ZONING AND CONCEPTUAL PLAN

A PORTION OF THE EAST HALF OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

CONDITION OF APPROVAL NOTE:
 UNTIL APPROVED BY THE COUNTY ENGINEER, ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY. APPROVAL OF THIS PUD ZONING AND CONCEPTUAL PLAN SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

William Gamal & Associates, Ltd.
 URBAN PLANNING, COMMUNITY DESIGN, LANDSCAPE ARCHITECTURE
 731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.633.9700 fax 719.633.4550
 Email: wgamal@aol.com

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS SO DESIGNATED AS SUCH BY THE SIGNATURE OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO. ANY REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM GAMA.
 NOTE: ALL DRAWINGS ARE DIAGNOSTIC IN THE EVENT OF CONFLICT, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY SUPERSEDE ALL OTHER SCHEDULED QUANTITIES, EXCEPT FOR MEASUREMENTS WHICH ARE MADE WITH IT. PRIOR APPROVAL OF CHANGES TO THIS DRAWING OVER REVIEW AND APPROVAL OF THE RECORD DRAWINGS MAY RESULT IN DELAY OF FINAL ACCEPTANCE AND ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.
 ONLY DRAWINGS WHICH BEAR THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

MEADOW LAKE INDUSTRIAL PARK ZONING AND CONCEPTUAL PLAN

EL PASO COUNTY, CO

DATE: DECEMBER 4, 2013
 DRAWN: JRA
 CHECKED: WFG

REVISIONS:		
DATE:	BY:	COMMENTS:
3/6/14	JRA	COUNTY COMMENTS
4/22/14	WFG	CONDITION OF APPROVAL NOTE

COVER PAGE / ZONING PLAN

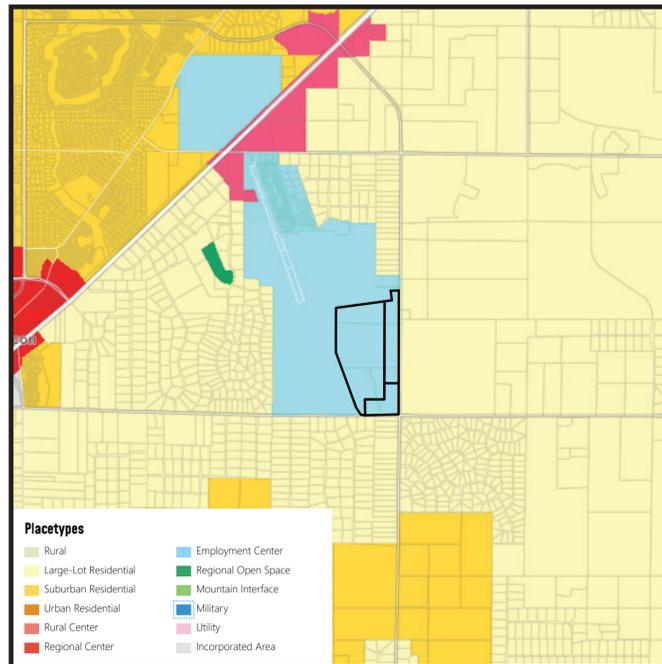
SHEET NO. **2** OF 2 SHEETS

PUD-13-007

SCALE: 1" = 200' - 0"

MEADOWLAKE INDUSTRIAL AND COMMERCIAL PARK

CONFORMANCE WITH THE YOUR EL PASO COUNTY MASTER PLAN



PLACETYPE: EMPLOYMENT CENTER

PRIMARY USES: LIGHT INDUSTRIAL/BUSINESS PARK, HEAVY INDUSTRIAL USES, AND OFFICE, WITH SUPPORTING COMMERCIAL RETAIL, COMMERCIAL SERVICES, AND RESTAURANTS.

SITE IS WITHIN THE MEADOW LAKE AIRPORT EMPLOYMENT PRIORITY DEVELOPMENT AREA. PROXIMITY TO TRANSPORTATION HUBS IS APPROPRIATE FOR THE EMPLOYMENT CENTER PLACETYPE.

*"THE COUNTY SHOULD **CONSIDER PRIORITIZING THE AIRPORT FOR NEW EMPLOYMENT USES** TO CAPITALIZE ON THE EXISTING DISTRIBUTION NETWORK... **LIGHT AND HEAVY INDUSTRIAL SHOULD BE THE PRIMARY BUSINESSES IN THIS AREA**, WHILE SUPPORTING USES SUCH AS COMMERCIAL OR RESTAURANTS SHOULD BE COORDINATED WITH THE MEADOW LAKE AIRPORT ASSOCIATION"*

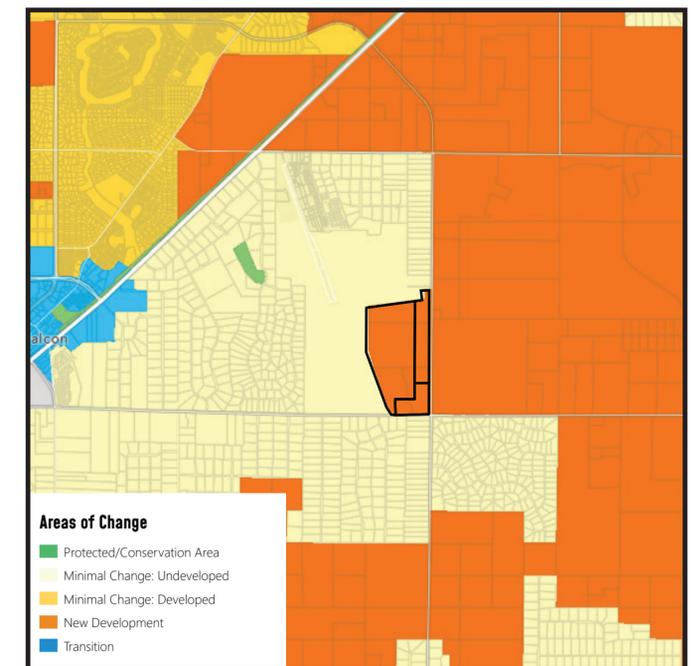
OBJECTIVE LU4-3: EMPLOYMENT CENTERS SHOULD COMPRISE LAND FOR INDUSTRIAL, OFFICE, BUSINESS PARK, MANUFACTURING, DISTRIBUTION, WAREHOUSING, AND OTHER SIMILAR BUSINESS USES.

AREAS OF CHANGE: NEW DEVELOPMENT

NEW DEVELOPMENT AREAS TAKE PLACE ON LAND LARGELY UNDEVELOPED, ADJACENT TO BUILT OUT AREAS.

THESE AREAS ARE TO BE DESIGNED TO INTEGRATE WITH AND COMPLEMENT ADJACENT DEVELOPMENT. THE PROPOSED REZONING WOULD PROVIDE AN OPPORTUNITY FOR **LARGER-SCALE INDUSTRIAL USES AND SUPPORTING COMMERCIAL**, WHICH WILL **COMPLEMENT THE ADJACENT AIRPORT USE** AND HELP OFFSET THE SIGNIFICANT LOSS OF PREVIOUSLY EXISTING INDUSTRIALLY ZONED LAND IN OTHER MORE-URBANIZING AREAS OF THE COUNTY.

OBJECTIVE LU3-1: DEVELOPMENT SHOULD BE CONSISTENT WITH THE ALLOWABLE LAND USES SET FORTH IN THE PLACETYPES FIRST AND SECOND TO THEIR BUILT FORM GUIDELINES.



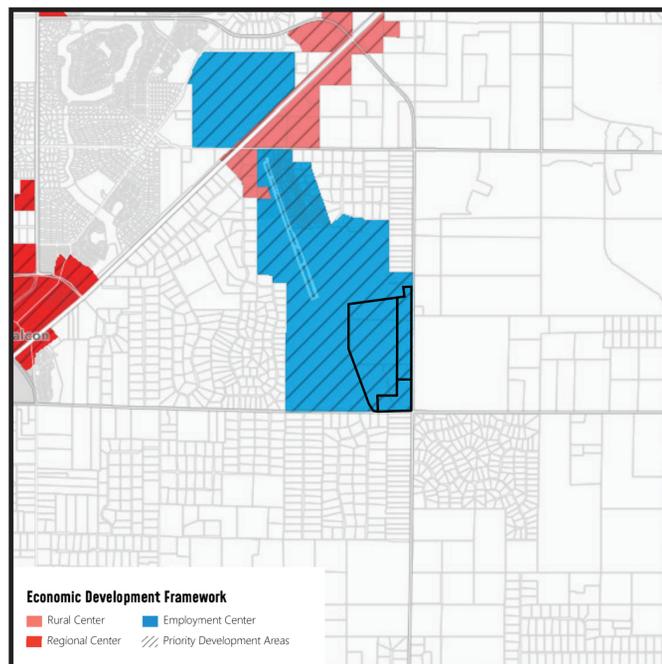
ECONOMIC DEVELOPMENT: PRIORITY DEVELOPMENT AREA

CORE PRINCIPLE: STRENGTHEN THE ECONOMY WITH A SKILLED WORKFORCE AND TARGETED INVESTMENT.

GOAL 3.1: RECRUIT NEW BUSINESSES AND SPUR THE DEVELOPMENT OF GROWING SECTORS.

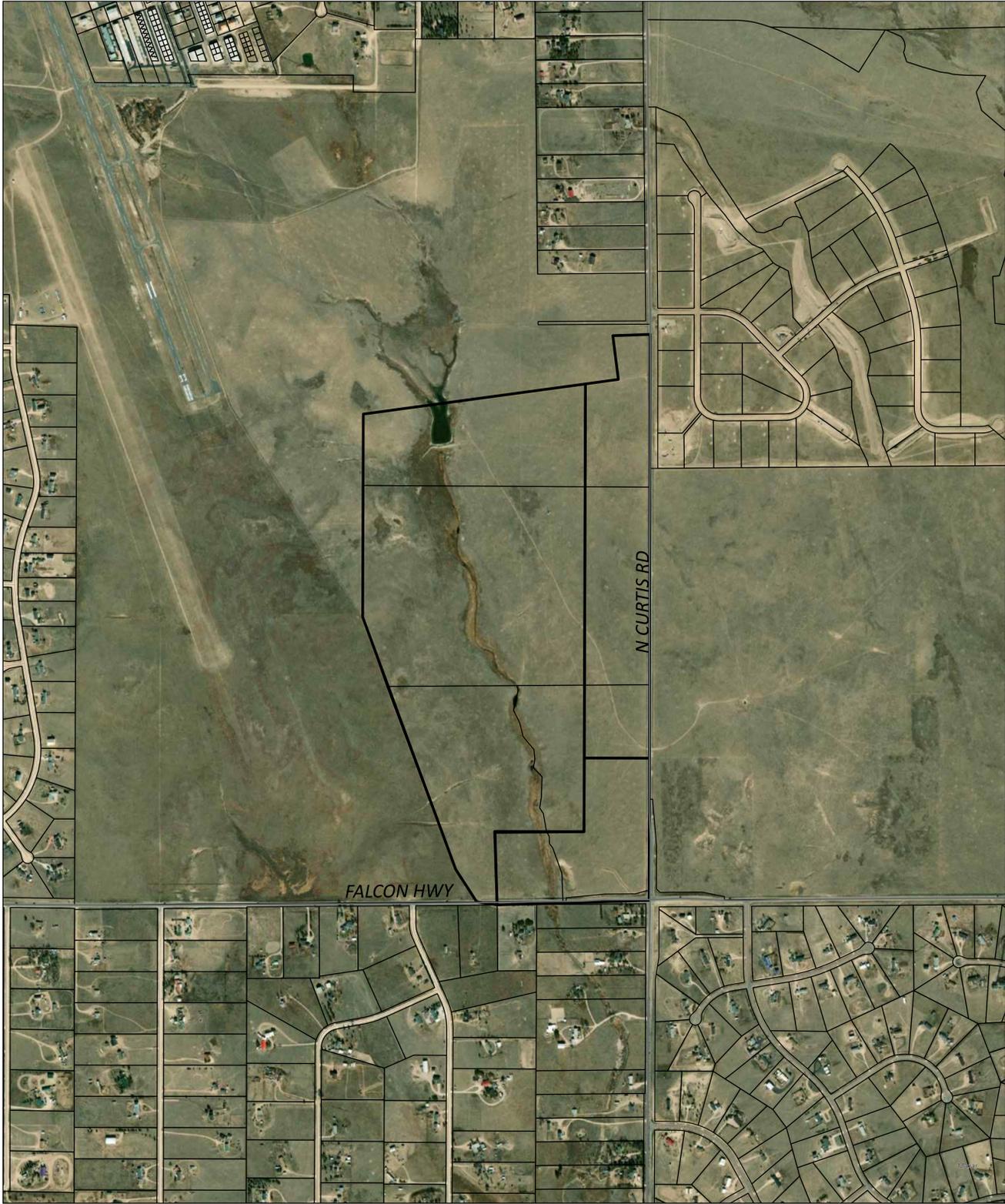
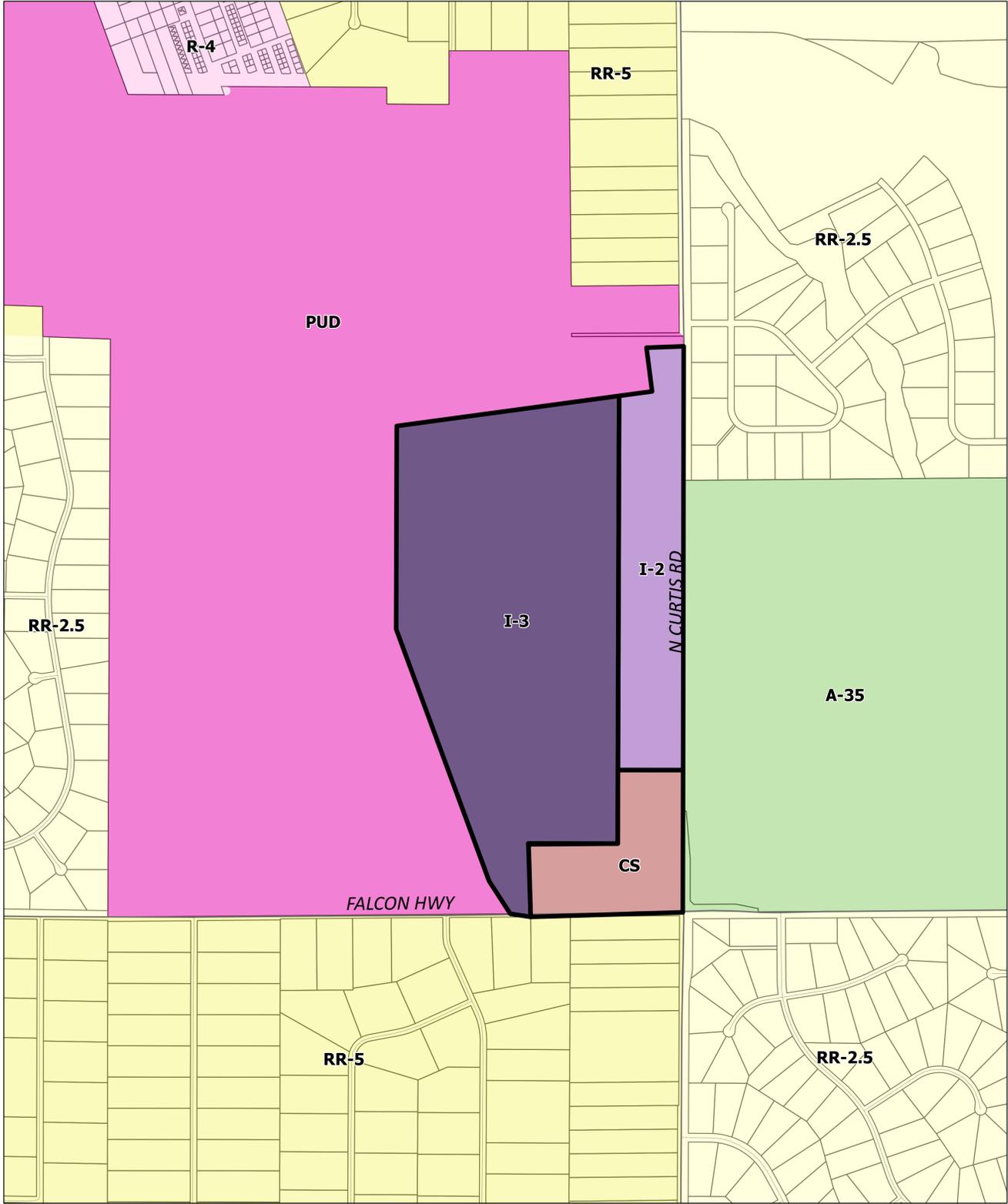
ECONOMIC DEVELOPMENT STRATEGIES

- CONSIDER PRIORITIZING MEADOW LAKE AIRPORT FOR NEW EMPLOYMENT USES TO **CAPITALIZE ON THE EXISTING DISTRIBUTION NETWORK**.
- **LIGHT AND HEAVY INDUSTRIAL SHOULD BE THE PRIMARY BUSINESSES** IN THE MEADOW LAKE AIRPORT AREA, WHILE **SUPPORTING USES SUCH AS COMMERCIAL** OR RESTAURANTS SHOULD BE COORDINATED WITH THE MEADOW LAKE AIRPORT ASSOCIATION.
- IDENTIFY AREAS WITH **ENOUGH LAND TO SUPPORT COMPANIES THAT REQUIRE A SIGNIFICANT DEVELOPMENT FOOTPRINT** AS DEVELOPMENT CONTINUES TO OCCUR.



MEADOWLAKE INDUSTRIAL AND COMMERCIAL PARK

SITE CONTEXT AND ZONING



LEGEND

- Current Site
- El Paso County Parcels

- Current Zoning
- A-35
 - I-3
 - PUD
 - R-4
 - RR-2.5
 - RR-5

- Proposed Zoning
- CS
 - I-2
 - I-3

0 300 600 1,200 1,800 US Feet

