

# Y O W     A R C H I T E C T S     P C

115 SOUTH WEBER STREET SUITE 200     COLORADO SPRINGS, COLORADO 80903  
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June 22, 2018

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**El Paso County Planning and Community Development**

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RE: **Meridian Ranch**  
**PROJECT STATEMENT**  
**Site Development Plan**

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This submittal is for approval of a Site Development Plan Amendment for a commercial center located at 11910 Tourmaline Drive. The 3.43 acre site is located along the east side of Meridian Road just north of Stapleton Drive. The included parcel TSN# 4230319054, currently vacant, is zoned CR (Commercial Regional).

We are proposing for the site to have 31,406 sf of buildings built in two phases. The first phase will consist of a 17,450 sf building (building D) of Meridian Ranch. This building is anticipated to house ten commercial tenants, ranging from 1,200 to 3,600 sf in size. We believe that there will be a mix of retail and restaurant tenants, thus this building is parked at a ratio of 1 space per 250 sf geared towards the commercial center. The phase 2 building (building E) is 13,956 sf, this building is undecided as to the type of tenant at this point. We have parked it at the same ratio as phase 1, 1 space per 250 sf.

Vehicular movement enters the site through the south edge along Fleece Flower Way or along Tourmaline Drive. We are submitting a deviation request for a right in right out entrance along Tourmaline with this application due to the close proximity to Meridian Road. Movement through the site shall be accomplished with 24' drive aisles running north and south. Pedestrian movement is safe and convenient and is accomplished with sidewalks wrapping around building D and running across the parking area to the front of building E and attaching to the right of way sidewalk along Fleece Flower and Meridian Road.

This development shall provide quality commercial space for the use of the surrounding residential neighborhood. This development shall be a sustainable fixture at this major intersection in the area.

This project is harmonious with adjacent land uses and will serve the surrounding neighbors with a quality commercial destination. The architecture for these building shall be of similar design to the southern portion of the shops at Meridian Ranch, through the use of different materials along the face of the walls, such as stone and metal. Landscaping provided shall screen vehicular parking lots and will enhance the pedestrian environment along the sidewalks. Drainage shall be collected and discharged offsite into an existing water quality basin.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



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