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## DEPARTMENT OF COMMUNITY SERVICES

April 20, 2023

Ryan Howser  
Project Manager  
El Paso County Planning & Community Development

**Subject: Falcon Field Residential and Commercial Preliminary Plan (SP232)**

Ryan,

The Parks & Community Services Department has reviewed the development applications for the Falcon Field Residential and Commercial Preliminary Plan, and has the following comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on May 10, 2023:

This is a request by Drexel, Barrel & Co. on behalf of Falcon Field, LLC., for approval of the Falcon Field Residential & Commercial Preliminary Plan, which is a 57.6 acre mixed-use residential and commercial development. The property is located directly east of the Woodmen Road and East Highway 24 intersection. The property covers two parcels which are currently zoned CR (commercial regional) and RS-5000 (residential). Proposed zoning is CR, RS-5000, and RM-12 (residential). The proposed lot count includes 95 residential lots in the RM-12 zone, 74 residential lots in the RS-5000 zone, and 8 commercial lots.

The preliminary plan process reviews the feasibility of the proposed division of land based on the standards in the Land Development Code. It is noted that the code considers environmentally sensitive areas, and relationship to surrounding land uses as a part of the subdivision approval process. County Parks encourages the applicant to incorporate wetland and wildlife corridors into the design. County Parks also encourages the applicant to incorporate physical design features in the subdivision to provide a transition between the higher density proposed land use and the adjacent 5 acre residential lots.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the northern property boundary, running southwest-northeast along the northern side of East Highway 24, and the existing Rock Island Trailhead Park is located approximately 0.25 mile west of the project site. The proposed Woodmen Road Bicycle Route terminates at the intersection of East Highway 24 and Woodmen Road, immediately adjacent the northern boundary of the project site. Dedicated public right-of-ways already exist along the aforementioned bicycle

route, so no easement request is necessary at that location. Lastly, the Drake Lake Natural Area and proposed Drake Lake Secondary Regional Trail and both located approximately 0.75 mile east of the property.

As no park lands or trail easement dedications are necessary for this subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.

**Recommended Motion (Preliminary Plan):**

*“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Field Residential and Commercial Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$77,740, and urban park fees in the amount of \$49,010.”*

Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks & Community Services  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

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**Development  
Application  
Permit  
Review**



**PARKS & COMMUNITY SERVICES DEPARTMENT**

Park Operations - Environmental Services - Recreation / Cultural Services

May 10, 2023

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.

<b>Name:</b>	Falcon Field Residential and Commercial Prelim. Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP232	<b>Total Acreage:</b>	57.67
		<b>Total # of Dwelling Units:</b>	169
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	7.33
	Drexel, Barrel & Co.	<b>Regional Park Area:</b>	4
Falcon Field, LLC	Tim McConnell, PE	<b>Urban Park Area:</b>	3
3230 Electra Drive N.	3 South 7th Street	<b>Existing Zoning Code:</b>	CR,RS5000
Colorado Springs, CO 80906	Colorado Springs, CO 80905	<b>Proposed Zoning Code:</b>	CR,RS5000, RM12

**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 ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Regional Park Area: 4**

**Urban Park Area: 3**

0.0194 Acres x 169 Dwelling Units = 3.279  
**Total Regional Park Acres: 3.279**

Neighborhood:	0.00375 Acres x 169 Dwelling Units =	0.63
Community:	0.00625 Acres x 169 Dwelling Units =	1.06
	<b>Total Urban Park Acres:</b>	<b>1.69</b>

**FEE REQUIREMENTS**

**Regional Park Area: 4**

**Urban Park Area: 3**

\$460 / Dwelling Unit x 169 Dwelling Units = \$77,740  
**Total Regional Park Fees: \$77,740**

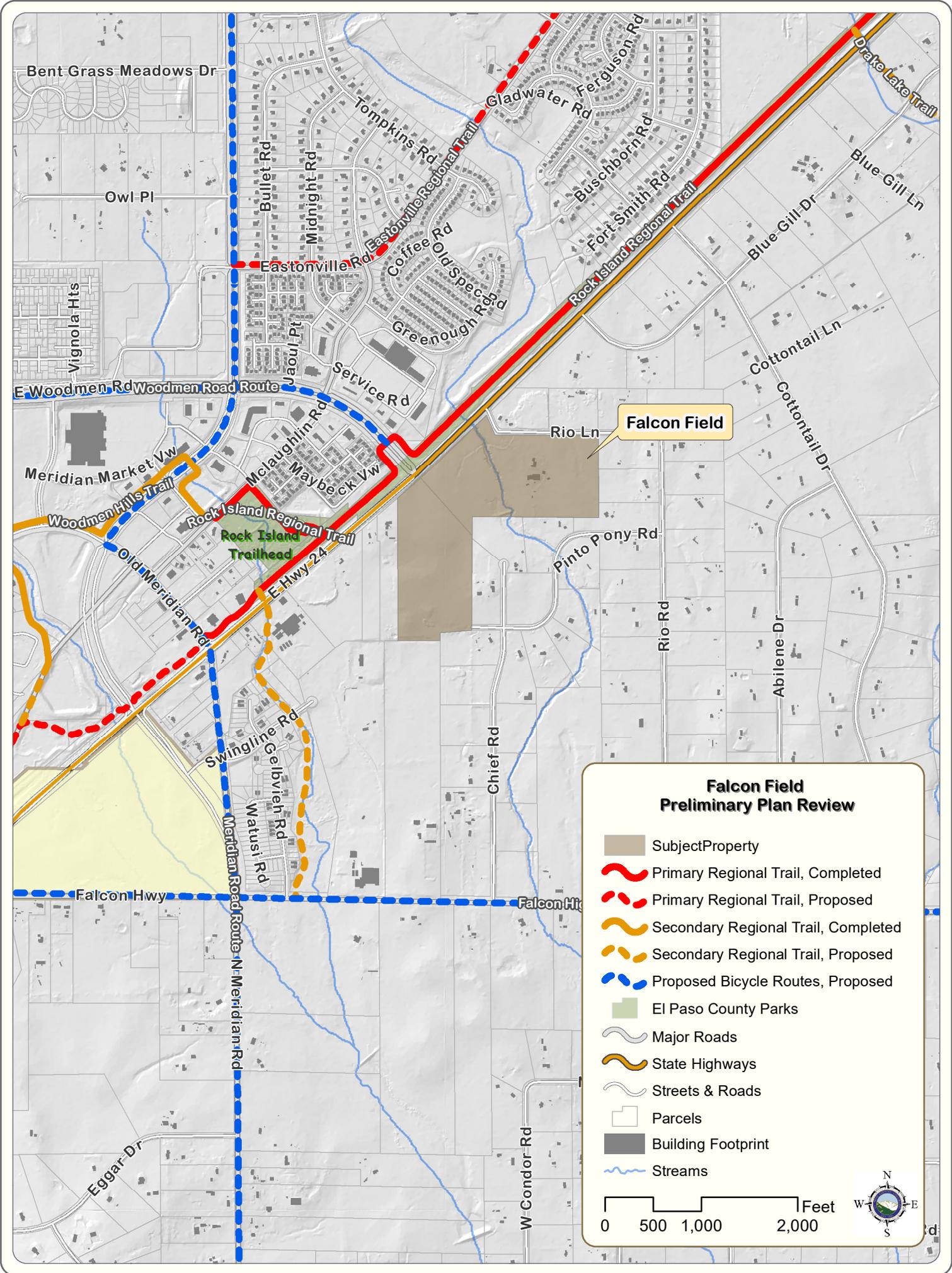
Neighborhood:	\$114 / Dwelling Unit x 169 Dwelling Units =	\$19,266
Community:	\$176 / Dwelling Unit x 169 Dwelling Units =	\$29,744
	<b>Total Urban Park Fees:</b>	<b>\$49,010</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Field Residential and Commercial Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$77,740, and urban park fees in the amount of \$49,010.

Park Advisory Board Recommendation:



**Falcon Field**

### Falcon Field Preliminary Plan Review

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Building Footprint
- Streams

0    500    1,000    2,000 Feet