

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Falcon Field Residential and Commercial Preliminary Plan

Agenda Date: May 10, 2023

Agenda Item Number: #6A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

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 (Final Plat):

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: (1) 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. (2) encourage the applicant to provide a transition between the higher density proposed land use and the adjacent 5 acre residential lots and consider the existing natural drainage with the proposed development.

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.

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

Regional Park Area: 4

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

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 3

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

FEE REQUIREMENTS

Regional Park Area: 4

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

Urban Park Area: 3

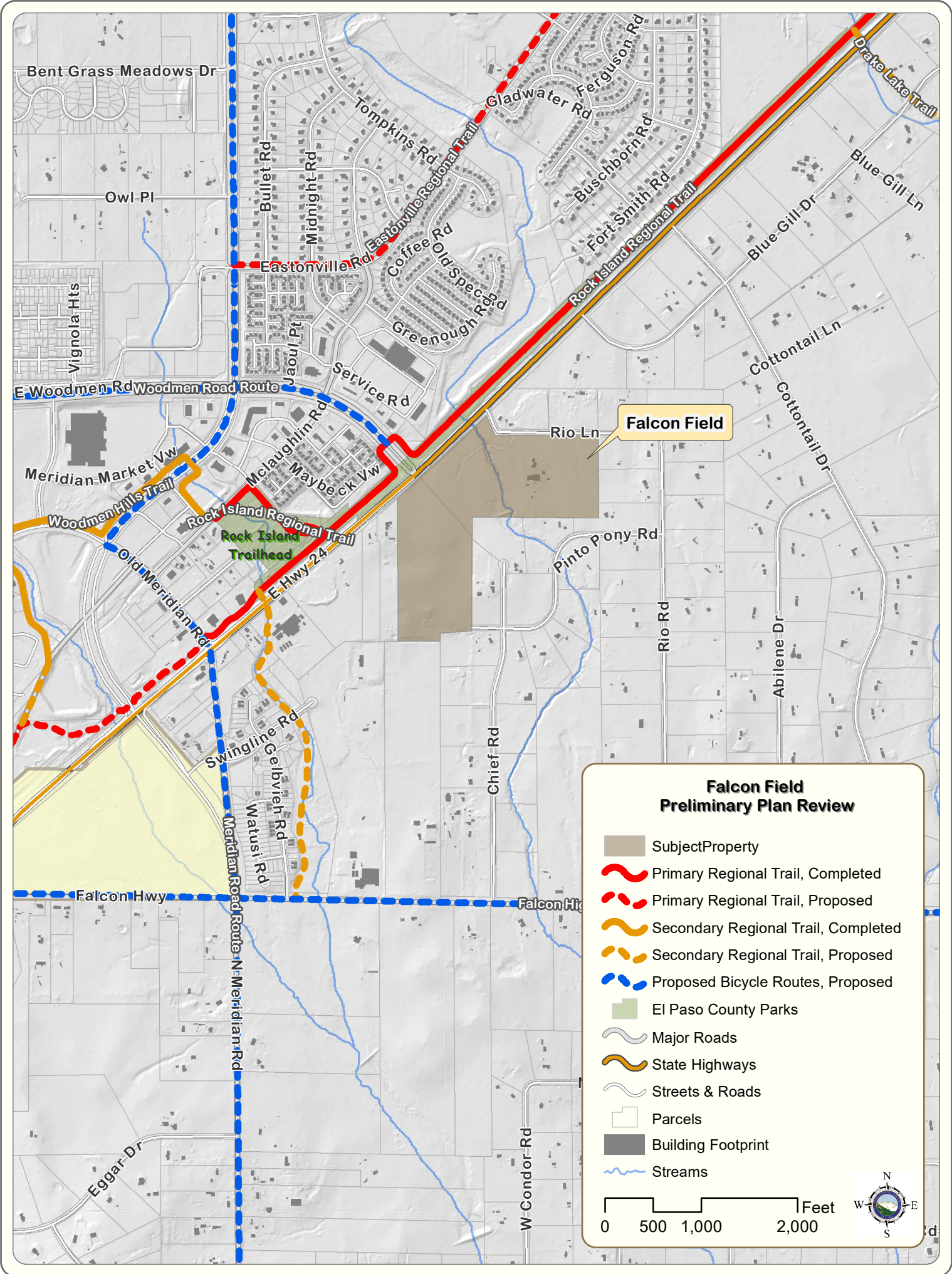
Neighborhood:	\$114 / Dwelling Unit x 169 Dwelling Units =	\$19,266
Community:	\$176 / Dwelling Unit x 169 Dwelling Units =	\$29,744
	Total Urban Park Fees:	\$49,010

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: (1) 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. (2) encourage the applicant to provide a transition between the higher density proposed land use and the adjacent 5 acre residential lots and consider the existing natural drainage with the proposed development.

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