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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 9/12/2024
RE: SP232, The Commons at Falcon Field

Project Description

A request by Falcon Field, LLC for approval of a 57.67-acre Preliminary Plan depicting 169 single-family residential lots, 8 commercial lots, and 7 open space, utility, drainage, and right-of-way tracts. The item was heard on the consent agenda at the August 15, 2024, Planning Commission meeting, and was recommended for approval with a vote of 9-0. The property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling), and is located on the South side of East Highway 24, at the intersection of East Woodmen Road and East Highway 24. (Parcel Nos. 4307000001 and 4307200015) (Commissioner District No. 2)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Carlson moved / Trowbridge seconded for approval of the Preliminary Plan, utilizing the resolution attached to the staff report, with 5 conditions, 3 notations, and a finding of water sufficiency with regards to quality, quantity, and dependability, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (9-0)**. The item was heard as a consent agenda item.

Discussion

The item was heard as a consent agenda item and as such, there was little discussion. Mr. Trowbridge asked a clarifying question regarding the drainage requirements for the project; however, no concerns were raised, and staff provided an answer to the satisfaction of the Planning Commission.

Attachments

1. Planning Commission Minutes from 8/15/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, August 15, 2024, El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BECKY FULLER, JEFFREY MARKEWICH, TIM TROWBRIDGE, BRYCE SCHUETTPELZ, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE

PC MEMBERS PRESENT AND NOT VOTING: MR. SMITH (Voted on last item. File # ID243).

PC MEMBERS ABSENT: BRANDY MERRIAM

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, KYLIE BAGLEY, RYAN HOWSER, LISA ELGIN, KARI PARSONS, EDWARD SCHOENHEIT, DANIEL TORRES, HAO VO, MIRANDA BENSON, MARCELLA MAES, ERIKA KEECH AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING:

1. REPORT ITEMS

Ms. Herington – advised the board that on September 5th, Mr. Ryan Howser will present to the board a report on the implementation of the El Paso Master Plan. This presentation is part of the Master Plan's scheduled reporting, which occurs every 2 to 3 years since the last report, the Commission has requested this update.

Mr. Kilgore - NONE

2. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held August 1st, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (9-0).

**PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN
THE ESTATES AT CATHEDRAL PINES**

A request by Villagree Development, LLC, for approval of a Map Amendment (Rezoning) of 35.09 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 8 single-family residential lots, 2 open space tracts providing 2.5 acres of open space provisions, 2.3 acres of easements for open space preservation, and 1 private road tract. The property is located on the west side of Winslow Drive, approximately 1 mile northwest of the intersection of Shoup Road and Milam Road. (Parcel No. 6200000411) (Commissioner District No. 1)

NO PUBLIC COMMENT**DISCUSSION**

Mr. Bailey – stated that it was noted that one comment was added late this morning regarding the application. The chair inquired if anyone from the audience with concerns about the application was present and intended to speak on the matter. No concerns were expressed.

Mr. Trowbridge – stated I have a question for engineering. In reviewing the report, I noticed a waiver for the road construction. Additionally, the letter of intent mentions some deviations from the ECM (Engineering Construction Manual). Are the ECM deviations intended to be included in the waiver for the road construction?

Mr. Howser – agreed with Mr. Trowbridge on his first statement that this is more of an engineering question. Mr. Schoenheit was the engineer on this project.

Mr. Schoenheit– explained that we have the waiver for the private road and internal private road itself. One of the deviations is for the block length of the access road coming off the public road.

Mr. Trowbridge – stated that he thought there were four or five ECM deviations that just mentioned line of sight and intersections spacing.

Mr. Schoenheit- stated that the line of sight was rectified. It had been taken care of where the intersection is going to go off Winslow. Those lines of sight have been met. The entrance has been relocated slightly as they build up the entrance to the subdivision will be taken care of. We have gone out and vetted that with the developer as well for the line of sight down Winslow. That is not a concern. Is there a specific deviation?

Mr. Trowbridge – I wanted to make sure that those deviations were included or implied with the approval of the waiver that was being requested. The waiver was the only thing I saw in the staff report and was not sure if it was all picked up within the resolution. I am just asking that everything the applicant needs is included.

Ms. Herington – stated that the deviations are separate from this process and the waiver process. The waiver is only for the private road. The deviations would not be picked up specifically in the resolution because those are all approved or denied by engineering separately.

Mr. Trowbridge – asked if everything has been handled?

Ms. Herington – answered yes.

Mr. Trowbridge – answered sometimes we do see those.

Mr. Bailey – asked if there were any more questions.

PC ACTION: MARKEWICH MOVED /BRITTIAN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER PUDSP2210 FOR A PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN, THE ESTATES AT CATHEDRAL PINES, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS AND FIVE (5) NOTATIONS, ONE (1) WAIVER AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: BAILEY, BRITTAIN JACK, BYERS, CARLSON, FULLER, MARKEWICH, SCHUETTPELZ, TROWBRIDGE, WHITNEY.

IN OPPOSITION: NONE.

COMMENTS: NONE.

C. SP232

HOWSER

**PRELIMINARY PLAN
THE COMMONS AT FALCON FIELD**

A request by Falcon Field, LLC for approval of a 57.67-acre Preliminary Plan depicting 169 single-family residential lots, 8 commercial lots, and 7 open space, utility, drainage, and right-of-way tracts. The property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling), and is located on the South side of East Highway 24, at the intersection of East Woodmen Road and East Highway 24. (Parcel Nos. 4307000001 and 4307200015) (Commissioner District No. 2)

NO PUBLIC COMMENT

DISCUSSION

Mr. Trowbridge – had another engineering question regarding drainage. Mr. Torres there was a note in the report about continuing drainage study. I know that drainage in that area has been an issue in the past. Could you elaborate more particularly what you are waiting on from the applicant regarding drainage, is it volume, flow rate, or something like that?

Mr. Torres – answered we are not waiting on anything right now; it is a Preliminary Plan. Only the hydrology is provided. The applicant has an approved conditional letter of map revision from FEMA for that flood plain where that drainage is. There will be further analysis with the final drainage report that will provide the hydraulics of that drainage channel there. Currently in the Preliminary Plan they are identifying to be conveyed a box culvert then it will transition back to regular open channel. With the final drainage report we will have a lot more detail and further analysis downstream as the Staff report identified all the way down to possibly Falcon Highway because that is of concern. We won't have the final details until the final drainage report.

Mr. Trowbridge – stated there was a note that they might have to amend their plan based on what the study showed.

Mr. Torres – answered even though it is not required we would want further analysis of the downstream for them as well as to what would be required to improve. It is not required but if for some reason that analysis turns that there may be some changes to the Preliminary Plan then a Preliminary Plan amendment would come back and get it approved in that regard.

NO PUBLIC COMMENT OR DISCUSSION.

PC ACTION: CARLSON MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF ITEM 3C, FILE NUMBER SP232 FOR PRELIMINARY PLAN, THE COMMONS AT FALCON FIELD, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS AND THREE (3) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: SCHUETTPELZ, CARLSON, TROWBRIDGE, FULLER, BRITAIN JACK, WHITNEY, BYERS MARKEWICH, AND BAILEY

IN OPPOSITION: NONE

COMMENTS: NONE

D. P229

BAGLEY

**MAP AMENDMENT (REZONING)
WINDERMERE SOUTH ZONE CHANGE TO RM-30**

A request by Windsor Ridge Homes for approval of a Map Amendment (Rezoning) of 9.25 acres from RS-5000 (Residential Suburban) to RM-30 (Residential Multi-Dwelling). The property is located 7653 Mardale Lane and is directly southeast of the intersection of North Carefree Circle and Marksheffel Road. (Parcel No. 5329416011) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER MS. FULLER'S REQUEST.

E. CS242

BAGLEY

**MAP AMENDMENT (REZONING)
VILLAGE AT LORSON RANCH REZONE**

A request by Matrix Design Group for approval of a Map Amendment (Rezoning) of 9.73 acres from PUD (Planned Unit Development) to CS (Commercial Service). The property is located is located directly northeast of the intersection of Fontaine Boulevard and Marksheffel Road. (Parcel No. 5515413054) (Commissioner District No. 4)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: SCHUETTPELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF ITEM 3E, FILE NUMBER CS242 FOR MAP AMENDMENT (REZONING), VILLAGE AT LORSON RANCH REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS AND NO FINDINGS OF WATER SUFFICIENCY THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: FULLER, TROWBRIDGE, CARLSON, SCHUETTPELZ, BRITTAIN JACK, WHITNEY, BYERS, MARKEWICH, AND BAILEY.
IN OPPOSITION: NONE
COMMENTS: NONE

F. VR239

BAGLEY

**VACATION AND REPLAT
FALCON RANCHETTES FILING NO. 1A**

A request by Galloway & Company, Inc., for approval of a 9.604-acre Vacation and Replat creating two commercial lots and one tract. The property is zoned CS (Commercial Service), and is located at 11750 and 11690 Owl Place, and is directly northwest of the intersection of Meridian Road and Owl Place. (Parcel No. 5301001001 and 5301001002) (Commissioner District No. 2)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: TROWBRIDGE MOVED / CARLSON SECONDED TO RECOMMEND APPROVAL OF ITEM 3F, FILE NUMBER VR239 FOR VACATION AND REPLAT, FALCON RANCHETTES FILING NO. 1A, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TEN (10) CONDITIONS AND ONE (1) NOTATION, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: BRITTAIN JACK, WHITNEY, BYERS, MARKEWICH, FULLER, TROWBRIDGE, CARLSON, SCHUETTPELZ, AND BAILEY.

IN OPPOSITION: NONE
COMMENTS: NONE

4. CALLED-UP CONSENT ITEMS

3D. P229

BAGLEY

**MAP AMENDMENT (REZONING)
WINDERMERE SOUTH ZONE CHANGE TO RM-30**

A request by Windsor Ridge Homes for approval of a Map Amendment (Rezoning) of 9.25 acres from RS-5000 (Residential Suburban) to RM-30 (Residential Multi-Dwelling). The property is located 7653 Mardale Lane and is directly southeast of the intersection of North Carefree Circle and Marksheffel Road. (Parcel No. 5329416011) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

Mr. Markewich – asked about the traffic light. We are putting money in escrow has the City of Colorado Springs traffic department estimated as far as to when that light will go up.

Mr. Houk – answered No, we did not get a final date on that.

Mr. Carlson – asked about access on to Antelope Ridge, is it too busy to have an access point over there?

Mr. Houk – answered yes it does not meet the distance. We do have two accesses on to the neighboring streets.

Mr. Smith – asked is the utilities property direct to the South is that the propane facility?

Mr. Houk – answered it is a substation.

Mr. Smith – asked if there is any concern about leakage or fire? I know there has had a problem in the past putting numerous houses nearby is that an issue.

Mr. Houk – stated there were no comments that came through with Colorado Springs Utilities or Staff.

PUBLIC COMMENTS

In Favor – NONE

Mr. Bazemore – spoke in opposition as a long-time resident of Pronghorn Meadows. The property in question is directly adjacent to my backyard and those of my neighbors. Initially, I hadn't considered the concerns raised by Mr. Smith regarding the city-owned propane plant, but as a retired Fire Chief, I am acutely aware of the hazards associated with propane. I have been concerned for the past eighteen years about the potential devastation an explosion could cause to our community. While this not mentioned in my letter, it is a significant concern.

In my letter, I noted that the surrounding property is Mardel Lane. We are discussing a change from RS-5000 or RS-6000 zoning, which applies to my property, to RM-30. Based on my calculations, RM-30 could allow for as many as 278 units on the property. I understand from the gentleman's presentation that RM-30 could accommodate approximately 8 to 12 units per acre, potentially resulting in around 118 units. However, if the zoning changes to RM-30, the new or existing owner could develop up to 278 units, depending on the compliance with the RM-30 code. This could lead to significant infrastructure issues, especially concerning traffic.

There is a Charter school nearby, and with no busing or mass transit available, traffic congestion on Antelope Ridge and Barnes is already severe. This morning, at 8:30 A.M., I had to bypass the first entrance to my neighborhood due to extreme traffic backups. I believe the County needs to conduct its own traffic study, as the current situation would only worsen if RM-30 zoning is approved. This is a major concern for both me and my neighbors.

Regarding water concerns, it is difficult for any hydrologist to predict when Cherokee will run out of water. We have been under water restrictions for 18 years. I am here to express these concerns and am open to any questions.

Mr. Bailey – clarified that at this stage of the process, we are evaluating a rezoning request. Many of the concerns raised will be addressed at a later stage, once a final plan is developed, if the rezone is approved. Issues such as traffic and water are significant as the County continues to grow. However, I want to clarify that the safety concerns related to the city's propane plant are not directly related to the application. While it is a concern for area, it does not pertain to the current rezoning request.

Mr. Bailey – asked if there was anyone else that wanted to speak on this item.

Mr. Coleman – stated that for several years, I took my grandson to that school, and I can attest to the traffic issues mentioned. I have experienced firsthand sitting in traffic from Peterson Road all the way

down to Antelope Drive and Carefree. The congestion is so severe that you often must do a zipper merge just to get through. On some occasions, you can be stuck in that line for up to one to one and half hours.

DISCUSSION

Ms. Brittain Jack – asked is someone can tell how long the propane plant has been there?

Mr. Bailey – replied for the record that someone from the audience said it has been there about twenty years. If staff can find that information, we can have it available for the County Commissioners when they hear this item with our recommendation.

Mr. Bailey – called up the applicant to make any additional comments.

Mr. Houk – stated that he would like to offer a few quick comments. The propane plant is a regional issue and is not directly related to the current development proposal, which involves a modification of the existing land use plan. We considered various density options for the RM-30 zoning, but due to significant topographical constraints and the need to manage stormwater from the northern part of the development, maximizing density is not feasible. The intent was to explore what might be possible, but the topography remains a major limitation.

We do acknowledge the concerns about traffic, particularly give the school's impact during peak times. We are actively working with the Colorado Springs Traffic Department to address these issues, and our discussions have helped to elevate the importance of traffic management at that intersection.

Mr. Whitney – asked what you're saying is that while RM-30 zoning permits significantly higher density, the practical constraints of the topography and other factors limit the feasible development to approximately 12 to 18 townhomes.

Mr. Houk- answered we are looking at about 12 units per acre. They allowed 30 at this point.

Mr. Byers – stated 118 townhomes approximately.

Mr. Byers – asked do you have any idea if there are any lane improvements that will come along with the traffic signal? There are issues with the left turn.

Mr. Houk – stated the left turn has bigger challenge with the traffic heading south. The light will create some windows for those turns. They have already done some work to expand the left-hand turn lanes heading towards Marksheffel.

Mr. Byers – stated that Marksheffel is controlled by the city now in that area.

Mr. Houk – answered Yes, we will be adding a deceleration lane into the development from the northbound lane, which will help alleviate some traffic at the intersection. Mr. Houk brought up Mr. Hodson from LSC Traffic Consultants.

Mr. Hodson – mentioned that their study fully incorporates the school traffic, with counts taken during peak school times-both in the morning and just before the main afternoon commuter peak. We observed that the school previously had a program to stagger the exiting traffic, releasing vehicles in batches to create gaps in the flow. However, we are unsure if this program is still in place. This traffic

management could impact the ability to turn in and out of side streets along Antelope Drive by creating those gaps, though this effect was not fully reflected in the numbers.

Ms. Bagley – answered the question about the power plant. It was built in 1974.

Ms. Fuller – stated I appreciate the discussions regarding water. It seems that Mr. Baezmore's concerns are specifically with the Cherokee Water District, as they will be responsible for providing a well-served letter. The county does not conduct its own traffic or water engineering reports; these are provided by the applicant. We cannot overrule a licensed engineer's findings.

I understand the frustrations of dealing with school traffic – I lived two doors from Steel Elementary School for 16 years and experienced firsthand the difficulties of accessing your driveway during peak school times. However, the school is likely the primary traffic generator, not the proposed development. Given the location at Carefree and Marksheffel, higher density housing at busy intersections is not unusual.

In my view, the location seems appropriate for this rezone. The presence of utilities and the propane facility, which has been there for a long time, does not significantly affect the decision. As a community, we must ensure that unsafe facilities are not tolerated, but I believe the applicant is fulfilling their obligations. Therefore, I will be in favor of the rezone and do not believe it is the applicant's responsibility to address school traffic issues.

Mr. Trowbridge – pointed out that water and traffic considerations are not part of the current criteria for this rezone. These issues will be addressed in the Preliminary Plan stage. It would be interesting to see a comparison in the traffic study between RS-5000 and RM-30 zoning. A delta analysis from the applicant could provide valuable insights into this.

As Ms. Fuller mentioned water availability is not something we have significant control over. If the applicant has the necessary letter of intent and the county attorney's analysis confirms the sufficiency of the water, we are bound to accept it.

Mr. Whitney – stated that for Mr. Baezmore, it may seem counterintuitive to approve a rezone if there is already a potential water problem, assuming that is the case. As previously mentioned by panel members, even if this rezone is approved, it does not mean the project is finalized. While the rezone itself might be approved, the project still requires proof of adequate water and sufficient traffic management as part of the Preliminary Plan review. This process is far from over. The current discussion is only about the RM-30 rezoning; we have not yet reviewed or approved the actual project.

Mr. Bailey – pointed out to remember we are only making a recommendation at this point for the Board of County Commissioners the final decision is theirs. This item will go to them on September 12th, 2024.

PC ACTION: FULLER MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF CALLED-UP ITEM 3D, FILE NUMBER P229 FOR MAP AMENDMENT (REZONING), WINDERMERE SOUTH ZONE CHANGE TO RM-30, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: BRITTAIN JACK, BYERS, CARLSON, FULLER, TROWBRIDGE, WHITNEY, MARKEWICH, SCHUETTPELZ AND BAILEY
IN OPPOSITION: NONE
COMMENTS: NONE

5. REGULAR ITEMS

A. U241

ELGIN

APPROVAL OF LOCATION BOCES

A request by Pikes Peak Board of Cooperative Educational Services ("PPBOCES") for Approval of Location to allow for the placement of an 86.38-acre campus comprised of secondary education facilities for vocational training, campus housing, and a community water system. The project is proposed to be constructed on an existing BOCES parcel. The 86.38-acre property is located on the northeast corner of the intersection of Judge Orr Road and Elbert Road. (Parcel No. 4200000362) (Commissioner District 2)

Mr. Bailey – asked Ms. Seago to explain the process of how the Approval of Location works.

Ms. Seago – County Attorney – explained the Approval of Locations applications are submitted under Colorado revised statute 30.28.110 which requires that public projects such as schools, power plants, fire stations any kind of public building, public facility come to the planning commission of the county of which it is located to seek approval of the location of that facility. Under the statute the objective is to give the Planning Commission an opportunity to review the siting of that facility against the county's Master Plan. According to the statute the Planning Commission can vote to approve or vote to deny the project. If it does vote to deny the project, then the application can be referred to the governing body or the governing board of the entity that's proposing the project and they then can take action to approve the project and move forward with development. This board does then have its full discretion to approve or deny the project if it chooses to deny however then the governing body would have an opportunity to take another look at it and approve it nonetheless.

Mr. Bailey – clarified that we are not recommending we are approving that this will not go to the Board of County Commissioners.

Ms. Seago – County Attorney – answered that is correct this does not go to the Board of County Commissioners.

STAFF & APPLICANT PRESENTATIONS

Mr. Carlson – asked can you tell us more about the buildout itself, the height of the buildings? We heard someone is concerned about a water tower. I saw firefighting as one of the teaching categories. Is their going to be a training tower 3 or 4 stories tall that they train in. Are any of those things going to be involved?

Mr. Breshinsky – answered that when we initially began, we reached out to the community to identify needs. For example, we spoke with Falcon Fire, who expressed interest in having a local training facility, as they currently must travel to Kiowa for training. While it's uncertain if this will materialize, it remains a consideration.

Additionally, there are plans underway to develop a centralized water system to support our campus. The housing we're discussing is intended to accommodate teachers for rural districts, addressing the current challenge of hiring teachers. Our goal with affordable housing is to include it as part of a benefits package to attract quality teachers from outside areas like Miami-Yoder, Peyton, Calhan, and Elbert. This initiative aims to enhance the quality of education in rural districts by providing better housing options for educators.

Mr. Carlson – stated I am concerned about the height of structures out there.

Mr. Guman – stated we have included a aviation easement on the plot plan submitted with this application, which we are committing to with Meadow Lake Airport and Colorado Springs Airport. We will ensure no towers are constructed on the property and will adhere to the height limitations for the A-35 district.

Additionally, we are proposing a couple of water tanks integral to the community water systems for this facility. These tanks will be similar in size to the one at the Saddle Horse Ranch development, located immediately to the northwest of this property. The tanks are approximately 40 feet tall.

Mr. Carlson – asked if they were putting up 60-foot towers?

Mr. Guman – answered No.

Mr. Markewich – stated the scale of the project is obviously large. Do you intend to build it in phases? Are you going to build it in phases and bring the students in phases? How is that going to work? What is the plan for the phasing?

Mr. Bershinsky – answered we do have a phasing plan. Our focus is rural. Other districts are going to want to take advantage of our facility. It will be about 100 kids to start.

Mr. Markewich – asked if you build out and occupy the campus, the teachers and the single-family homes what would the maximum enrollment be?

Mr. Bershinsky – answered I have no idea probably about 500.

Mr. Bailey – asked if the students are going to be the residents on this campus or are they bused in for the school day then they leave?

Mr. Bershinsky – answered the residence will be for the school district staff to have somewhere affordable to live.

Mr. Bailey – stated there seems to be a large misunderstanding in the community as to what the intent is. We saw some objections based on the students getting out.

Mr. Bershinsky – answered we have talked about the programs we have. We do not want to keep kids 24 hours a day. Eight hours a day is enough that entails a lot more problems to house kids overnight.

Mr. Markewich – asked if there would be any dormitories or apartments?

Mr. Bershinsky – answered No.

Mr. Bailey – stated thank you for clarifying that is key.

Mr. Schuettpelez – asked about the housing with about 120 units and enrollment maxed out at 500. I am assuming that is not just for teachers on that campus. That is space for the teachers at the school districts around there that they can utilize and be able to use. Correct?

Mr. Bershinsky – answered Exactly. If Miami-Yoder needs an English teacher in the future, our vision is to include affordable housing as part of their compensation package for teachers in Miami-Yoder. This campus will not replace or take over a significant number of instructors for this campus alone. Instead, we aim to address the broader issue of attracting and retaining staff across rural districts.

Mr. Trowbridge – asked will the housing sales be restricted to the instructors at the school?

Mr. Guman – stated there are no sales proposed for this project. This will be a land lease situation where BOCES would act as the developer, potentially in collaboration with one or more construction trades programs. The homes envisioned are between 800 and 900 square feet and may be built by students on the campus. These homes would be wholly owned by BOCES and are not intended for sale.

Mr. Trowbridge – asked will residency be restricted to staff?

Mr. Bershinsky – answered it will be school district staff depending on what it is eventually we would like to open it to first responders further down the road. First and foremost is trying to take care of the problem to find teachers to come in. I'm not saying just the teacher it could be any staff it could be a janitor, head of maintenance or head cook. We are having a problem finding staff.

Mr. Bailey – stated the intent of the housing is not a revenue generator for BOCES. It is filling a need that seems to be out there.

Mr. Guman – answered we hope that including affordable housing as part of a compensation package will serve as an incentive for instructors considering a position with BOCES. Prospective teachers will soon face the challenge of finding attainable housing in the Pikes Peak region, where entry-level housing costs around \$400,000 or more.

The homes we plan to offer are not priced at \$400,000; the details are still being finalized. However, when teachers and instructors review their compensation packages, they will see that we offer on-site housing. These will be well-designed homes available at entry-level rates. The rental cost is expected to be between \$600 and \$700 per month, which is appealing for those just starting out in their careers. The homes will be rented, not sold.

Mr. Bershinsky – stated all our school districts are in partnership with BOCES. we do not create to make money off our school districts it would not work. The thought is to keep it affordable it is not a revenue generator at all.

Mr. Guman – continued presentation.

Mr. Smith – asked for clarification of 2 questions. When we first started hearing about this you were talking about special needs. Where are we going with that is it for severe needs children? We focused on the rural areas.

Mr. Guman – answered the focus is on rural area kids and vocational education. This is not a special needs facility. It does have a special need element in it.

Mr. Bershinsky – answered about the special needs that is what we do as one part of our business in town. Eventually that building will be sold, and the school will be moved out there. For the severe need kids, we have four different programs. We have the high behavior program, dual diagnosis program, autistic program and the little kids. These are the highest risk most needed kids in the state. The problem that I have now is the building and location. It is right by highway 25 and is not safe for the children. We have about 80 kids.

Mr. Smith – stated the 2nd question is totally different but that answers the first question. I know there is a severe need for help in that area.

Mr. Bershinsky – answered that is what my business is. My problem is I cannot offer these kinds of programs to the kids in that building. There is not enough space, and I don't have the room. My kids do get the same opportunity as the other kids in that region is because I can't create it for them. Some of these programs we have you probably read about it and my kids can be a part of it. They can go on and have outstanding careers. Right now, I can't do that.

Mr. Smith – it is about the distance. There were comments about how far people were to drive to take the kids to and from. It sounds like we are already covering great distances. Moving it to another location somebody is going to drive far, and somebody is not.

Mr. Bershinsky – answered it was not feasible to find a spot in town it was not affordable. I think it is the perfect location.

Mr. Smith – asked his 2nd question about technical trades training. Pikes Peak State College is doing that with a great many high schools here in town probably not at the level that you are talking about. Have you worked with them to balance how this is going to work out?

Mr. Bershinsky – answered Constantly. Pikes Peak State College runs into a space and instructor issue as well. When this is done Pikes Peak State College will be a partner to the point where they will be helping with instructors. They are reaching out to the rural districts now. Pikes Peak doesn't have the capacity to build it out any further.

Mr. Smith – Thank you.

Mr. Bailey - made a comment. I am aware that BOCES had in the past and probably continues a lot of different partnerships with similar programs that are not necessarily controlled exclusively by BOCES. Educational programs, vocational programs that are out there this isn't being created out of nothing there is a demonstrated need out there. This helps to address, centralize some things and helps to make it more universally available then some of the ones may have been in the past. I think I'm correct to say that. Clearly a need in our county, statewide and nationally.

Mr. Bershinsky - answered I'm not sure if your packet includes information on some of the partnerships we've established with local unions. For example, we have a partnership with the El Paso County Sheriff's Office and Sheriff Roybal. We launched a program in February with El Paso

County and Teller County's local 911 services, where high school students began training to handle 911 phone calls. Six students graduated in May and are now employed, gaining income without needing a college degree. This is part of a nationwide initiative.

Additionally, we are introducing a new heavy equipment operator program, which is unique in its scope. We have secured equipment such as skid loaders, forklifts, and excavators for Miami-Yoder, marking the first program of its kind in the nation where students will operate live machinery.

Mr. Carlson – asked to define the kids that are a higher risk and most needy in the districts. Have they been kicked out of districts or just developmentally challenged. Tell me about those definitions.

Mr. Bershinsky – answered no they are not kicked out. I have a special education team. Every school district has a special education team. We are not any different than a Cedar Springs, Round Up. If both special education teams deemed that this child should be placed a BOCES that is where they are placed. We have them in a smaller area, fewer kids and we have highly specialized people trying to work with these kids

Mr. Bailey –stated you said various populations. You're not talking about all the same groups of kids right. You are not serving just one need of those special needs they cover a range of things.

Mr. Bershinsky – answered I have the four different programs. I have the higher behavior kids that are cognitively on track that need direction. They need programs like we are talking about up to severely blind autistic kids that have intense ABA therapy and things of that nature. When you talk about a parent with one of these kids it is very expensive. Our program works with all the school districts in our building they see what their kids doing. They do not get lost out in a program they never see.

Mr. Carlson – asked do you work with kids who just decide they don't want to go to college they just want to learn a trade?

Mr. Bershinsky – answered every day.

Mr. Carlson – asked so they could be not as needy or at risk you teach them as well?

Mr. Bershinsky – answered, No, not at my school. That is why I represent all these school districts. Whether it is a kid from Calhan they're in their school district they don't need a program like mine in town. If they trying to be in a construction program in Elbert school district Elbert school district can piece together somewhat of a construction program. If we pull all our resources together and put in one spot, we can construct a world class construction program for those kids.

Mr. Carlson – stated that is my question. Can that kid from Elbert come to this school and learn construction?

Mr. Bershinsky – answered, Yes, that's what the whole program is about.

Mr. Schuettpelz – stated I want to piggyback on that question. You work with the high schools and have the kids while they're in high school. This program sounds like someone who graduated from high school and wants to work for law enforcement they can come there and do this after graduation get that certificate and move on or is it just for the high school kids you are working with for now.

Mr. Bershinsky – answered it will be high school kids. We think it is a great idea.

Mr. Bailey – stated Clearly it's a good idea I think so too.

Mr. Bershinsky – asked the board to come to his school and see what everybody does it is amazing.

Mr. Bailey – stated will turn to public comment and get back to the Approval of Location. The concept pretty much everybody in this room thinks it's a great idea. The location might be problematic for some. In public comment we like to ask those in favor to come up first.

PUBLIC COMMENTS

Mr. Kistler - (In favor) I am a retired Superintendent from the Peyton School District, where I served for 22 years. I was also involved in creating a similar initiative called The Mill, which parallels what we are aiming to achieve here.

I have three main reasons why I support this project. First, it is highly problematic and challenging for special needs students from districts like Miami-Yoder and Big Sandy to travel over an hour on a bus to reach town. A centralized location would be incredibly beneficial for rural districts.

Second, Peyton developed an auto program and a woods program as part of The Mill, which provided services to other school districts. As rural districts, we cannot offer all the diverse programs or employ numerous instructors independently. A centralized location allows students from various rural districts to access these programs, with travel times of about 25 minutes.

Lastly, offering housing for teachers is a crucial opportunity. It is a necessity for rural districts to attract and retain quality educators.

Mr. Barnes- (In favor) I am the Superintendent for the Miami-Yoder School District, and I want to address the importance of the location. My facility is about 30 miles from this property, which is similar for Simila and Elbert. In fact, 70 to 80 percent of high schools in Colorado Springs fall within this travel time frame. The scope of our coverage is extensive, and I manage one of the largest Career and Technical (CT) programs, with six different programs.

We send between 11 to 30 students each year to Pikes Peak State College for career start programs. However, Pikes Peak does not offer all the programs we need or that our students want. We have discussed the importance of heavy equipment operation, and having a centralized facility is crucial for us since we focus on hands-on training.

Once this program is operational, we anticipate hosting students from Elbert, who will need to travel approximately an hour to reach our facility. A central location is ideal for preparing these students effectively and ensuring they are ready to enter the workforce.

Mr. Elliott - (In opposition) My wife and I own a 40-acre property adjacent to the proposed development, on the north side of their property line. We have lived here for 30 years. Previously, T-Cross Ranch owned the land to the east and south of us. The proposed development, named Santa Fe Springs, was initially planned for this area but fell through. The properties to the east of us are 35-acre tracts with homes, and to the southwest, there are 200 homes on 2.5-acre tracts, part of the Saddle Horn project, along with other proposed projects such as Davis Ranch and Rodriguez.

I disagree with the BOCES representative's statement that this development is in the middle of nowhere. We are only 5 miles away from approximately 50 commercial businesses. Our concerns with the development include:

1. Decrease in Property Value: We are worried that the development will negatively impact our property value.
2. Noise: We are concerned about potential noise from outdoor activities, carpentry, and heavy equipment operations.
3. Odor: The proposed water treatment ponds could produce unpleasant odors affecting not only the trade school but also the 121 homes.
4. Safety: With 121 homes and trade school students, we are worried about potential safety issues, including curious students trespassing, interacting with our livestock, or causing harm.
5. Water Supply: If the development is to serve 121 homes, the trade school, and another 400 homes, it seems unlikely that one 40-foot water tower will be sufficient.

When Santa Fe Springs was proposed, I sought approval for a minor 5-acre subdivision on our property but was turned down. Two years ago, I inquired about a minor subdivision of 5 acres and a house to RR-5, and was told our chances were slim. Now, a trade school with 121 low-income homes is being proposed right next to us, which seems unfair given our previous experiences.

I understand that this project has already received attention from Governor Polis, and it seems likely to be approved. However, I wanted to highlight how it would impact our lives. Whether using central water or individual wells, all projects are drawing from the same aquifers, affecting the overall water supply.

Mr. Townsend - (In opposition) I hope to clearly convey why this project is not suitable for this location. I live on a 52-acre parcel adjacent to the proposed development. As the owner of a manufacturing company in Colorado Springs, I understand the value of vocational training and the BOCES model. I agree that improving training for young people in the trades is crucial, as finding qualified individuals can be challenging. However, my concerns are centered around the zoning and appropriateness of this project for this area.

1. Zoning Concerns: El Paso County describes the primary function of large lot residential zoning as serving as a transition between rural and suburban areas, typically with single-family homes on 5-acre lots or more. This proposed project calls for a higher density of housing than what is observed in nearby developments like Banning Lewis Ranch and Meridian Ranch. Specifically, it proposes 120 residential units on 20 acres, resulting in approximately 6 structures per acre, with lot sizes around 6,960 square feet. This density is comparable to more urban areas, not the large lot residential zoning typically found in our region.

2. Workforce Housing Model: I am skeptical about the workforce housing model proposed for this rural area. While workforce housing can be effective in urban settings or high-cost areas like Vail, this location is surrounded by large lots and spread-out housing. The model, where instructors do not own property and may experience high turnover, seems more akin to an apartment complex rather than a stable residential neighborhood. This contrasts with the rural character of our area, where property owners have a vested interest in their own property values.

3. Location and Accessibility: It is not that we oppose development or recognize that the 82 acres along Judge Orr Road will be developed. We have seen similar developments on 5-acre and 2.5-acre plots. However, placing 121 homes on this relatively small area does not align with the large lot residential zoning. It would be more fitting to have larger lot sizes in line with the existing developments. Additionally, the proposed location is quite distant from the school districts associated with Pikes Peak BOCES, which are primarily to the east of this site. A more central and cost-effective location would better serve the students and teachers associated with this project.

In summary, while we acknowledge the need for improved vocational training and support for young people, this location and the density proposed do not align with the current zoning and

character of the area. It seems more appropriate to consider developments that fit within the established patterns of the region.

Mr. Bailey – asked if there were any other members of the audience who wished to speak opposition to the project, no one else came forward. The public comment period was the closed. Mr. Bailey then invited the applicant to provide any final remarks.

Mr. Guman. – stated he only had a couple of comments regarding some of the statements that were made. The water treatment facility is an enclosed system for community water distribution it is a central water system. There are no leach fields or sewage fields that were referred to. One thing I did not mention this will be dealt with at a future planning phase. We will be on the wastewater sewer system that exists with the Meridian services metro district. We will have central sewer system as well extended to this site. There will be no sewage on the site. The other thing that I did not mention is the plot plan that you have seen we were very conscious in laying this out as far as the rural nature of the vicinity. There is 27 percent of this site that is allocated to open space that far exceeds the open space requirements that we would be required to provide if we ran a higher density to this situation. We were careful to place all the structures in a clustered pattern in the central area of the property. You don't have buildings that are adjacent to who are within a stone throwing distance of our neighbors. The questions about a 40-foot water tower they exist out there. They are right down on the corner at Curtis Road and Judge Orr in the Saddle Horn Ranch development. We are encouraged now to avoid seeking multiple wells, multiple septic systems and to try and develop central water systems that provide water to the community central facility.

The other question that Mr. Townsend brought up we have had some challenges identifying a location that is suitable for the BOCES campus. I'll read from our letter of intent you have this in front of you it is on page 11 regarding place type transitions. This is right out of the El Paso County Master Plan.

We are not going to be putting one home on 35 acres – we are not going to put one home on 5 acres we clustered the housing element. I will make a comment here the Sante Fe Springs development we were the planner which was unanimously approved by the BoCC about 14 years ago. Had the Sante Fe Springs PUD development move forward as approved it was approved for 5,470 single family dwelling unit with urban density. You have old west ranches on 35-acres. There were financial problems as to why Sante Fe Springs never materialized. I don't think we are doing anything foreign to the area. This area has been primed for urban density and we are not seeking approval for urban density today. This is a campus and 27 percent of open space. That I think is keeping with the intent of the facility and why we are seeking Approval of Location for this area.

Mr. Bailey – asked if there were any questions for the applicant

Mr. Markewich –asked I know we are not at the detailed part but from a transition to the neighbor properties to what extent will you be using fencing, landscaping, trees, other things to block views from neighbors to the campus. What type of screening do you anticipate. In general, do you tend to have a fence around the whole property that will block it or will there be partial. What are you thinking?

Mr. Guman - (In response) The property is currently fenced, but the intention is not to maintain this fencing. Instead, we are adhering to the buffering requirements set by the El Paso County Planning Code. A landscape plan has been developed to meet these requirements, which includes

planting 850 trees around the perimeter of the property. These trees will be irrigated and are designed to satisfy the buffering requirements for each boundary of the property. Additionally, there is a 180-foot-wide transmission easement along the east and south sides of the property, which was purchased by a utility company years ago. This easement serves as a no-build zone in perpetuity and will act as a natural transition between our facility and the adjacent properties. Internal landscaping will also be provided for each building as required, ensuring that the development plan includes comprehensive landscape development.

Mr. Markewich – asked you mention the electrical easement I see that on the plan. Are there electrical lines there now or is this anticipated for the future?

Mr. Guman – answered No the electrical easement that is there now runs from the BOCES property south into the Rodriquez Ranch property also. I believe that was purchased by a utility company I do not know the name of it in 2014. Part of the deed restrictions is that there is no development allowed within that easement.

Mr. Markewich – asked are their high-tension lines there now?

Mr. Guman – answered Yes.

Mr. Bailey – asked if there were any questions for the applicant?

DISCUSSION

Mr. Trowbridge – I have questions for the staff. It may be more for Mr. Kilgore or Ms. Herington. My first question is under the approval criteria it says the application is reviewed for conformity with the submittal and processing requirements. This project seems very expansive and it not just a location approval for a school. This is a campus. I would like some explanation of how this conforms with what is in the land development code for approval for a public utility or school location.

Mr. Kilgore – stated he understood the question. I think I will just point out that this is just an Approval for Location of a school. Is this inappropriate?

Mr. Trowbridge – answered, I disagree with you. I believe this is an abuse of the process. There are several things within this plan. I would be troubled by the approval of just the school buildings alone because there are half a dozen buildings so I would view potentially each of those as a location approval for a school. I could be persuaded that the school campus itself could fall within that application however there is also the question of the water utility which is included in this. We are being asked to not only approve the location of a school but the approval of a water utility unless you're going to tell us that is going to come back to us.

Mr. Kilgore – answered, that Ms. Parsons has some history on that. You can disagree, that is your part as a Planning Commission member to make a recommendation.

Mr. Trowbridge – asked, are we not being asked to approve a water utility as well as a part of this application?

Ms. Parsons – answered, so first off in terms of the criteria for processing the requirement for the application to be heard within 30 days of complete submittal if the applicant did not agree to waive that, that has been met. Your number one question was the processing done correctly, the answer

is yes, the applicants did agree to waiving that 30 day get me to hearing regulation. Number two the citing of the water infrastructure to serve the development a community system that ultimately will hook up to the Meridian Metropolitan District for services. It can be included as part of this. If it were done separately, it would not be done before this Planning Commission body it would have been part of an expansion of major utility under a 1041 we probably would have approved that administratively. That would not have been in your purview but now that it is included as a part of the Approval of Location application you are seeing it to support the projects uses. I would remind the body that if this were a State College and the college were coming here you would site that as well dormitories, restaurants, gymnasiums a very similar situation to this so that would be in the purview of an Approval of Location. I have answered and clarified your questions as well.

Ms. Seago – County Attorney – stated, I would like to add to Ms. Parsons answer that the Approval of Location process as its set forth in statute applies to any public way, ground space, building structure or utility. To the extent that any of these individual elements are considered a public utility, a public structure, a public building then it would be appropriate to hear it through the Approval of Location process.

Mr. Markewich – asked Ms. Seago, obviously we are the approving body, and this will not go to the Board of County Commissioners as this process goes along there obviously designs and various things that need to be submitted. Is there going to be at any point a return to this body for approval? If we approve it everything else from this point forward would all be just an administrative review?

Mr. Bailey – answered, that is a question for planning department staff.

Ms. Elgin – answered yes, it would come back with a Site Development Plan which would be administratively approved.

Mr. Bailey – asked if there was any further discussion.

Mr. Carlson – stated he wanted to make a comment. I think this is about more than just a location. When we are talking about the preservation of rural life its not just about wide open 35 acre parcels. It is about people living in these other towns and how do they keep their kids there. How do you keep jobs in that area. This goes a long way to preserve living the rural life out in that area. Families are moving out of the rural areas because they do not like the education. It does follow in change and the new development overlay. I'm in favor of this project.

PC ACTION: BRITTAIN JACK MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER U241 FOR APPROVAL OF LOCATION, BOCES, WITH THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS AND ONE (1) NOTATION, AND WITH NO NEED OF FINDING SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY. APPROVAL PASSED (8-1).

IN FAVOR: MARKEWICH, BYERS, WHITNEY, BRITTAIN JACK, FULLER, CARLSON, SCHUETTPELZ, BAILEY
IN OPPOSITION: TROWBRIDGE

COMMENTS: TROWBRIDGE - I am opposed to the location. I agree with the general principle. I am troubled again by the abuse of process. We did not get a report on the actual water. The County Attorney did not chime in with any approval to the fact that they have sufficient water. We did not receive a review of the housing.

**SPECIAL DISTRICT SERVICE PLAN
PRAIRIE RIDGE METROPOLITAN DISTRICT NOS. 1-3**

A request from Classic SRJ Land, LLC., and Spencer Fane LLP., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Prairie Ridge Metropolitan District Nos. 1-3. The 142-acre area included within the request is zoned RR-5 (Residential Rural) and is located south of Poco Road and west of Vollmer Road. The service plan includes the following: a maximum debt authorization of \$50,000,000.00, a debt service mill levy of 50 mills for residential, 50 mills for commercial and an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 60 mills. The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of water systems including fire hydrants;
- 7) sanitation systems;
- 8) security services; and
- 9) covenant enforcement.

(Parcel Nos. 5228000024 and 5228000025) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

Mr. Bailey – stated we did lose a couple of voting members before we started. Mr. Whitney and Mr. Carlson could not stay so we will add Mr. Smith as a voting member. We will have 8 commissioners to vote on this.

Mr. Markewich – stated you mentioned you had a photo of Jane ranch now we are talking about Sterling Ranch. How large is this metro district? Is it covering several different properties?

Ms. Parsons – answered, so Janes property that was the historical name in the Falcon area. When the development team went to market, they modified the name to something a little more marketable which is The Retreat at Prairie Ridge. This development is now known as The Retreat at Prairie Ridge. It is about 142 acres. It does not overlap with another Special District. The Sterling Ranch district is across to the East across Vollmer Road. There is not a Special District to the North, West, or South of this property.

Mr. Bailey – asked if there was anyone that wanted to speak on this.

NO PUBLIC COMMENT OR DISCUSSION.

PC ACTION: MARKEWICH MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER ID243 FOR SPECIAL DISTRICT SERVICE PLAN, PRAIRIE RIDGE

METROPOLITAN DISTRICT NOS. 1-3, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

IN FAVOR: SMITH, SCHUETTELZ, TROWBRIDGE, FULLER, BRITTAIN JACK, BYERS, MARKEWICH, BAILEY

IN OPPOSITION: NONE

COMMENTS: NONE

6A NON-ACTION ITEMS – A presentation by Elizabeth Garvin with Clarion Associates, LLC regarding the Land Development Code Update.

MEETING ADJOURNED at 12:45.

Minutes Prepared By: MM

PRELIMINARY PLAN (RECOMMEND APPROVAL)

CARLSON moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP232
THE COMMONS AT FALCON FIELD

WHEREAS, Falcon Field, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Commons at Falcon Field Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on August 15, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced

transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Falcon Field, LLC for approval of a Preliminary Plan for the Commons at Falcon Field Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

- 5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/24/2024, as provided by the County Attorney's Office.

NOTATIONS

- 1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
- 2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
- 3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

TROWBRIDGE seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	<u>aye</u> / no / non-voting / recused / absent
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Jeffrey Markewich	<u>aye</u> / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / <u>absent</u>
Bryce Schuettepelz	<u>aye</u> / no / non-voting / recused / absent
Wayne Smith	aye / no / <u>non-voting</u> / recused / absent
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of August 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT HE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'12"W A DISTANCE OF 1,185.42 FEET;
- 2) THENCE S86°00'46"W A DISTANCE OF 327.52 FEET;
- 3) THENCE S00°25'05"W A DISTANCE OF 68.17 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'43"W A DISTANCE OF 430.45 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'15"E A DISTANCE OF 1,475.39 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 PAGE 258 OF SAID RECORDS;

THE FOLLOWING THREE COURSES ARE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE;

- 1) THENCE N50°05'41"E A DISTANCE OF 125.34 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,800.00 FEET, A DELTA ANGLE OF 03°40'20", AN ARC LENGTH OF 371.73 FEET, WHOSE LONG CHORD BEARS N48°15'41"E A DISTANCE OF 371.67 FEET;
- 3) THENCE N46°25'11"E A DISTANCE OF 760.04 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY OF RIO ROAD;

- 1) THENCE S22°22'28"E A DISTANCE OF 219.81 FEET;
- 2) THENCE S89°10'21"E A DISTANCE OF 1,071.23 FEET TO THE NORTHWEST CORNER OF LOT 14, OF SAID "FALCON RANCH ESTATES SUBDIVISION";

THENCE S00°10'51"E A DISTANCE OF 705.04 FEET ON THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO.1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (2) TWO COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1"

- 1) THENCE S00°10'51"E A DISTANCE OF 151.74 FEET;
- 2) THENCE N88°55'44"W A DISTANCE OF 1,314.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.

EL PASO COUNTY



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Ryan Howser, AICP, Senior Planner
Daniel Torres, PE, Principal Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: SP232
Project Name: The Commons at Falcon Field
Parcel Numbers: 4307000001 and 4307200015

OWNER:	REPRESENTATIVE:
Falcon Field, LLC 3230 Electra Drive Colorado Springs CO, 80906-1087	Drexel, Barrell & Co. 3 South 7 th Street Colorado Springs, CO, 80905

Commissioner District: 2

Planning Commission Hearing Date:	8/15/2024
Board of County Commissioners Hearing Date:	9/12/2024

EXECUTIVE SUMMARY

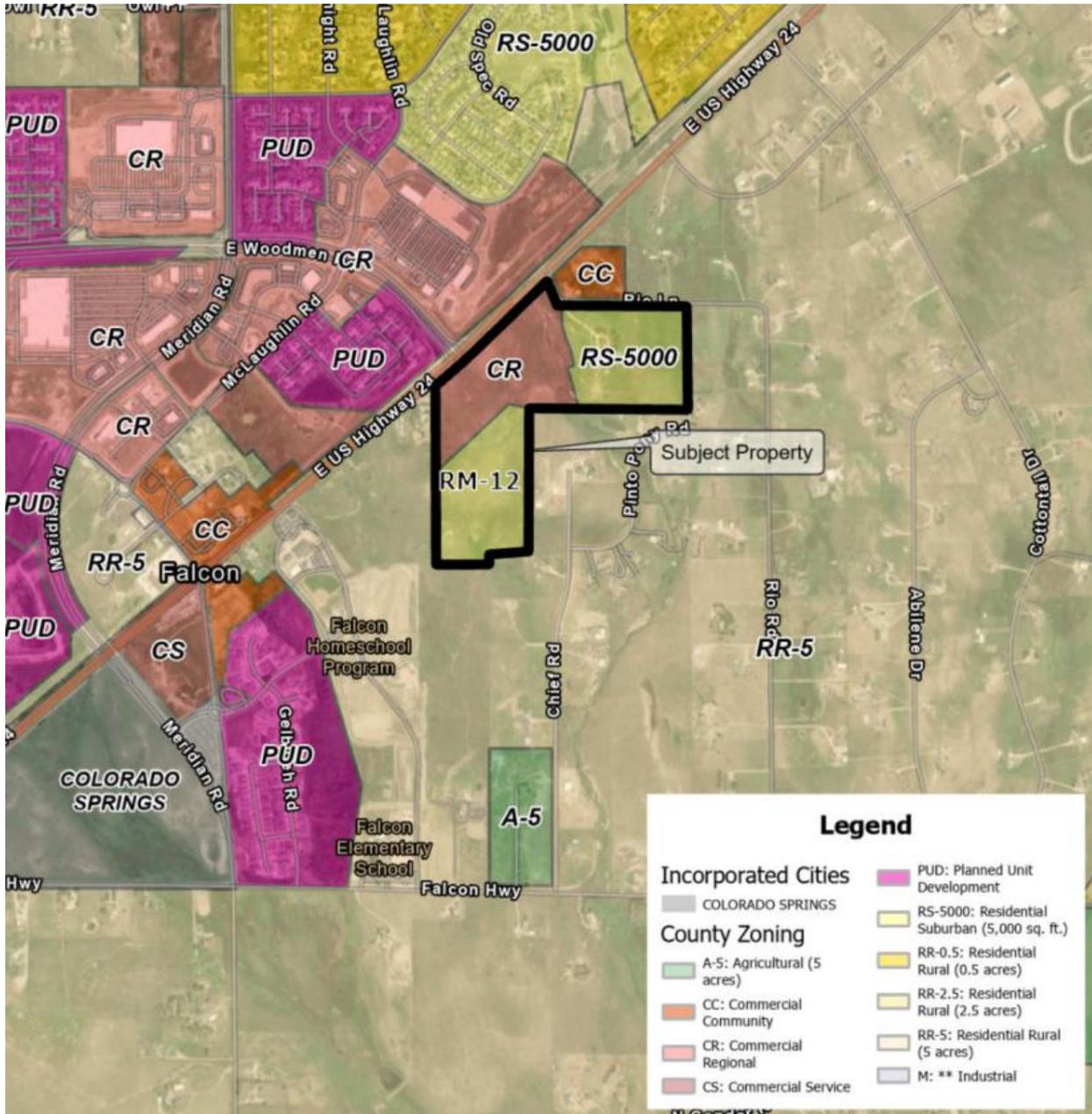
A request by Falcon Field, LLC for approval of a 57.67-acre Preliminary Plan depicting 169 single-family residential lots, 8 commercial lots, and 7 open space, utility, drainage, and right-of-way tracts. The applicant is also seeking a finding of water sufficiency with regards to water quality, quantity, and dependability. The property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling), and is located on the South side of East Highway 24, at the intersection of East Woodmen Road and East Highway 24.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

WWW.ELPASOCO.COM



Zoning Map

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

A. AUTHORIZATION TO SIGN: Approval by the Board of the Preliminary Plan with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended) states the BoCC shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of the Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;*
- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage*



a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.*

C. BACKGROUND

The Board of County Commissioners (BoCC) approved a service plan for the Falcon Field Metropolitan District on February 25, 2020 (BoCC Resolution No. 20-80, El Paso County Public Records, Resolution No. 220026816). The purpose of the District is to provide services within the District's boundaries. The services include: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement, 7) security services, 8) solid waste disposal, and 9) financing, design, permitting, construction, and installation of public water and sanitation systems.

The BoCC approved a Map Amendment (Rezoning) of the 57.67-acre property from the RR-5 zoning district to the CR (Commercial Regional) zoning district on April 28, 2020 (BoCC Resolution No. 20-160). The BoCC subsequently approved a Map Amendment of 18.55 acres from CR to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR to RS-5000 (Residential Suburban), leaving 19.852 acres of the property zoned CR, on March 1, 2022 (BoCC Resolution No. 22-64).

The applicant is now requesting Preliminary Plan approval for the Commons at Falcon Field, which consists of 74 single-family residential lots zoned RS-5000, 95 single-family



residential lots zoned RM-12, for a total of 169 single-family residential lots, 8 commercial lots, and 7 tracts. Subsequent Final Plat(s) will be required prior to the issuance of any building permits on the property.

D. ANALYSIS

1. Land Development Code Analysis

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

2. Zoning Analysis

The subject property is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential, Multi-Dwelling).

The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. The density and dimensional standards for the CR zoning district are as follows:

- *Minimum zoning district area: 5 acres*
- *Minimum setback requirement: front 25 feet, rear 25 feet, side 25 feet*
- *Maximum height: 45 feet*

The RS-5000 zoning district is a 5,000 square foot district intended to accommodate single-family and 2-family residential development. The density and dimensional standards for the RS-5000 zoning district are as follows:

- *Minimum lot size: 5,000 square feet*
- *Minimum width at the front setback line: 50 feet*
- *Minimum setback requirement: front 25 feet, rear 25 feet (5 feet for accessory structures), side 5 feet*
- *Maximum lot coverage: 40%/45%*
- *Maximum height: 30 feet*

The RM-12 zoning district is a 12 dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-



density multi-dwelling development. The density and dimensional standards for the RM-12 zoning district are as follows:

- *Maximum density: 12 units per acre*
- *Minimum lot size: 3,500 square feet*
- *Minimum width at the front setback line: 35 feet*
- *Minimum setback requirement: front 20 feet, rear 15 feet, side 5 feet*
- *Maximum lot coverage: 70%*
- *Maximum height: 40 feet*

In order to initiate any new residential uses on the property, the applicant will need to obtain Site Plan approval. In order to initiate any commercial uses on the property, the applicant will need to obtain Site Development Plan approval. Any proposed structures will need to comply with the dimensional standards included in Chapter 5 as well as the development standards of Chapter 6 of the Code.

E. MASTER PLAN COMPLIANCE

The proposed Preliminary Plan is consistent with the Master Plan analysis which was provided with the Map Amendment application approved by the BoCC on March 1, 2022 (BoCC Resolution No. 22-64).

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils & geology report was provided with the review of the proposed Preliminary Plan. Several geologic hazards and constraints were identified in the report, including artificial fill, hydrocompaction, potentially expansive soils, seasonal and potentially seasonal shallow groundwater, areas of ponded water, springs, unstable slopes, and floodplains were identified on the property. Due to the prevalence of shallow groundwater and ponded water on the property, the Preliminary Plan includes a note prohibiting basements. The Colorado Geological Survey was sent a referral and has no outstanding comments or concerns at this time.

2. Floodplain

FEMA Flood Insurance Rate Map panel numbers 08041C0553G and 08041C0561G show that a 100-year floodplain (Zone A) flows through the site. The applicant has submitted and received an approved Conditional Letter of Map Revision (CLOMR) dated July 23, 2024, Case No. 23-08-0708R, from FEMA for the proposed



modification to the floodplain within the site. The applicant will need to obtain an effective Letter of Map Revision (LOMR) upon completion of the proposed modifications to the floodplain.

3. Drainage and Erosion

The property is located within the Falcon drainage basin (CHWS1400), which is a studied drainage basin with associated drainage and bridge fees. Drainage and bridge fees will be due at the time of Final Plat recordation.

Stormwater runoff from the development will be conveyed to public and private storm systems that will convey the developed runoff to three private full spectrum extended detention basins that will provide the necessary detention and water quality mitigation for the development. The Falcon Field Metropolitan District will maintain the private stormwater facilities.

The Unnamed East Tributary to Black Squirrel Creek flows within the eastern portion of the site from northwest to the southeast boundary of the site. Improvements to this tributary have been identified in the submitted drainage report that consist of conveying the stormwater through the site via a box culvert in lieu of an open channel as identified in the Falcon Drainage Basin Planning Study. The box culvert will be privately owned and maintained by the Falcon Field Metropolitan District. Hydraulic analysis of this tributary downstream of the site to Falcon Hwy shall be provided with the final drainage report to identify necessary improvements by this development. The analysis and possible improvements may necessitate the need to amend the Preliminary Plan to meet County criteria.

The submitted preliminary drainage report concluded the development will not negatively impact the downstream facilities.

4. Transportation

The property is located southeast of the intersection of Woodmen Road and Highway 24. Highway 24 is a Colorado Department of Transportation (CDOT) state highway that is categorized as an Expressway. Per comments provided by CDOT on July 2, 2024, an access permit will be required for the improvements proposed at Woodmen Road and Highway 24 as well as the closure of Rio Lane at Highway 24. Additional coordination with the concurrent CDOT Highway 24 widening project will be provided at the Final Plat for the intersection of Woodmen Road and Highway 24.



The submitted traffic study identifies that the primary access to the site will be a new southwest leg of Woodmen Road at Highway 24 intersection. The new leg of Woodmen Road will be classified as an Urban Non-Residential Collector. Additional public and private roadways within the site as well as a roundabout are proposed for this development. The submitted traffic study is consistent with the previously submitted traffic studies for the rezone applications for the site and provides recommended off-site and on-site improvements. Additionally, the traffic analysis and recommended improvements are in conformance with the 2016 El Paso County Major Transportation Corridors Plan Update (MTCP).

Deviation requests were previously submitted by the applicant and approved by the ECM Administrator under PCD project file no. DEV238. The five approved requests consist of deviations from the Engineering Criteria Manual related to intersection spacing, access to collector roadways, turn lane modifications, and roadway cross section.

The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended. The Road Impact Fee will be assessed at the last land-use approval or when the applicant applies for a building permit. The applicant may elect to remit road impact fees at the time of plat recordation or participate in a Public Improvement District with the County.

G. SERVICES

1. Water

Water is proposed to be provided by the Woodmen Hills Metropolitan District. Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Preliminary Plan has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is proposed to be provided by the Woodmen Hills Metropolitan District.



3. Emergency Services

The property is within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities (CSU). MVEA and CSU were sent referrals and neither have outstanding comments.

5. Metropolitan Districts

The property is located within the boundaries of the Woodmen Hills Metropolitan District and the Falcon Field Metropolitan District. Woodmen Hills Metropolitan District provides water and wastewater services. The Falcon Field Metropolitan District's purposes include: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement, 7) security services, 8) solid waste disposal, and 9) financing, design, permitting, construction, and installation of public water and sanitation systems.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. Schools

The site is within the boundaries of the Falcon School District No. 49. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon School District No. 49 at time of recording the Final Plat(s).

H. STATUS OF MAJOR ISSUES

There are no major issues.

I. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El



Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.
2. Applicable school and park fees shall be paid with each Final Plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/24/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.



3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

J. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 41 adjoining property owners on July 30, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

K. ATTACHMENTS

Map Series

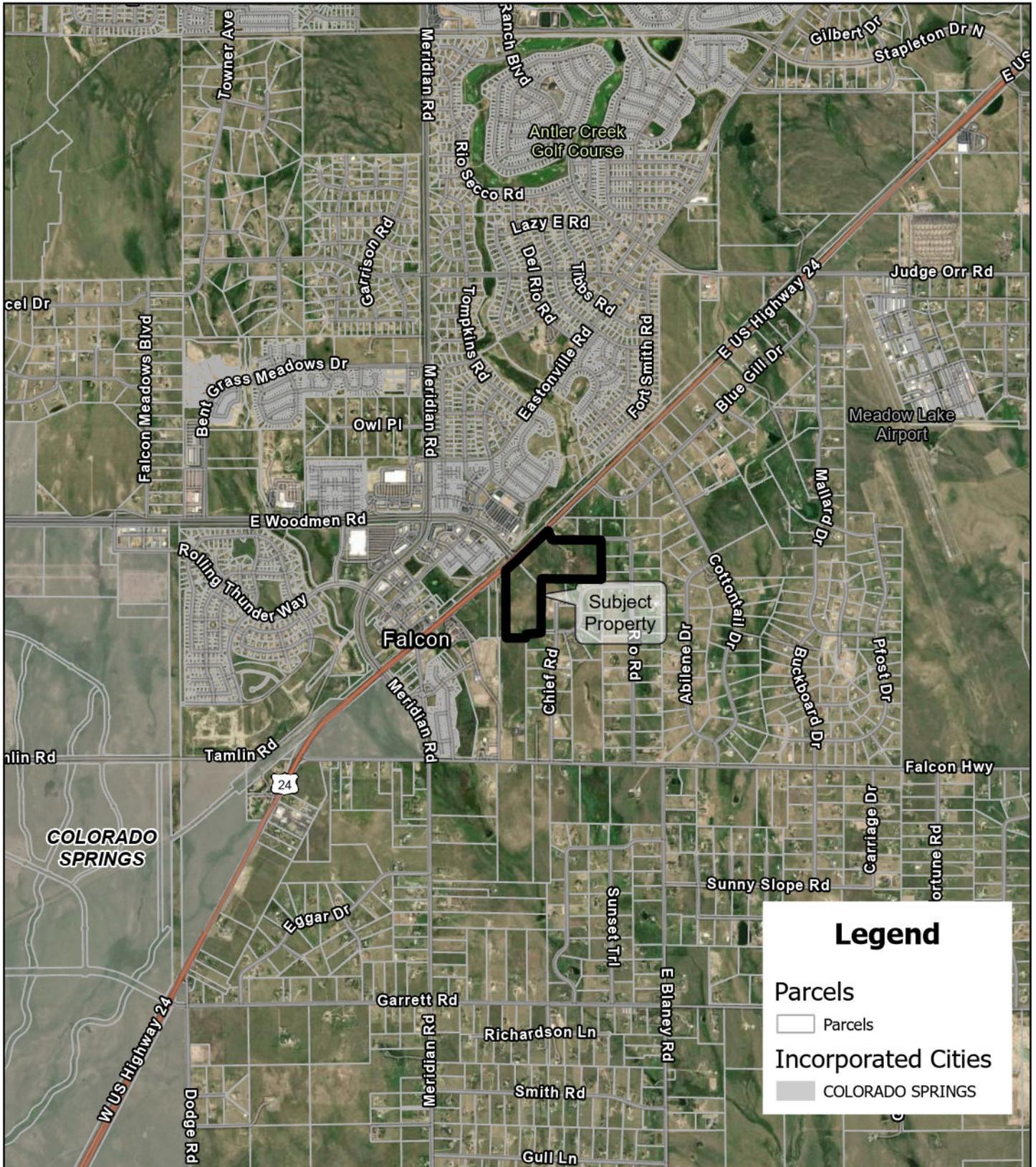
Letter of Intent

Preliminary Plan Drawing

County Attorney's Water Supply Review and Recommendations

Draft Resolution





Aerial Map

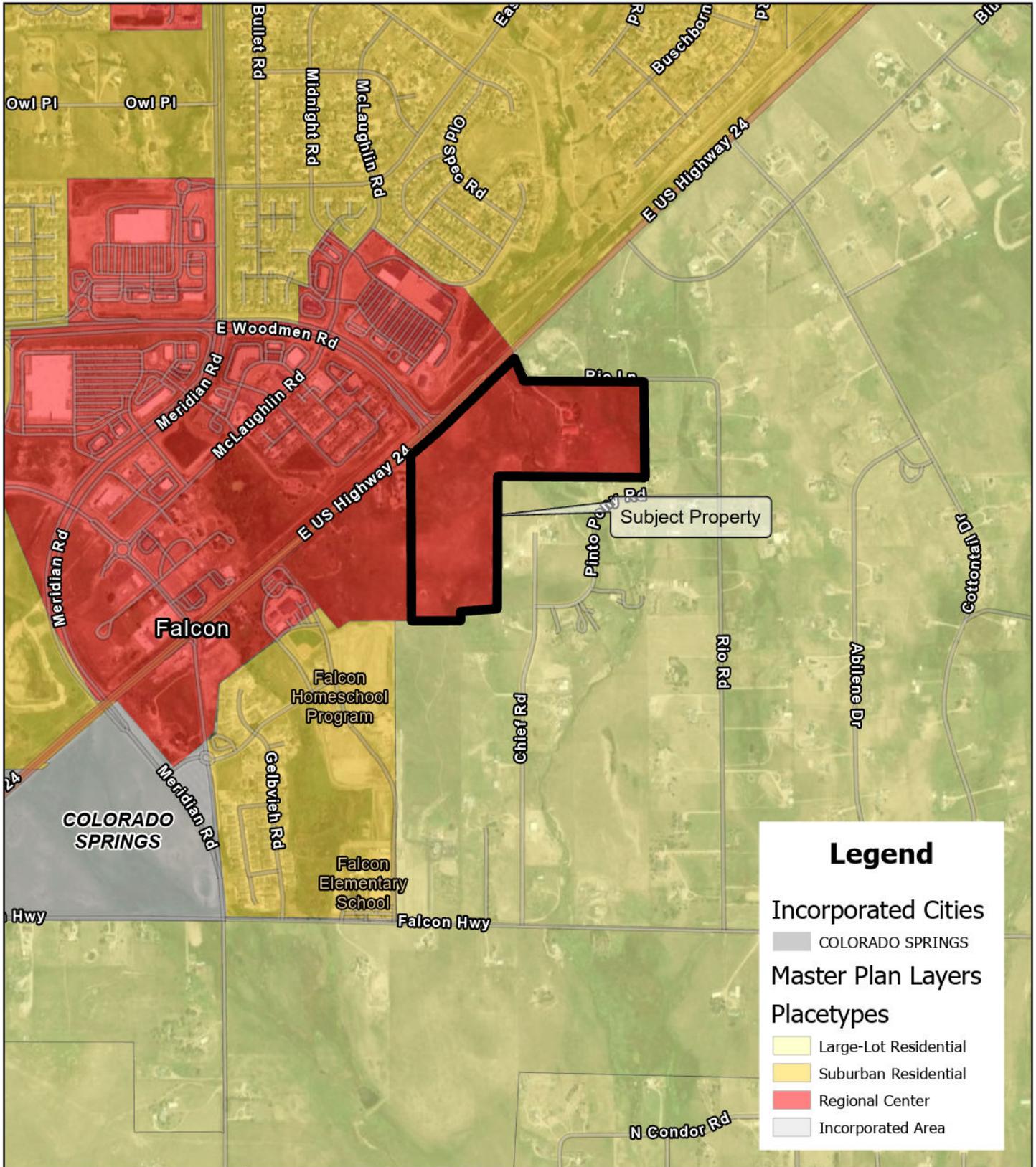
File No. SP232

Map Series No. 1



0 0.1 0.3 0.6 Miles

A horizontal scale bar with four segments, corresponding to the 0, 0.1, 0.3, and 0.6 mile markings.



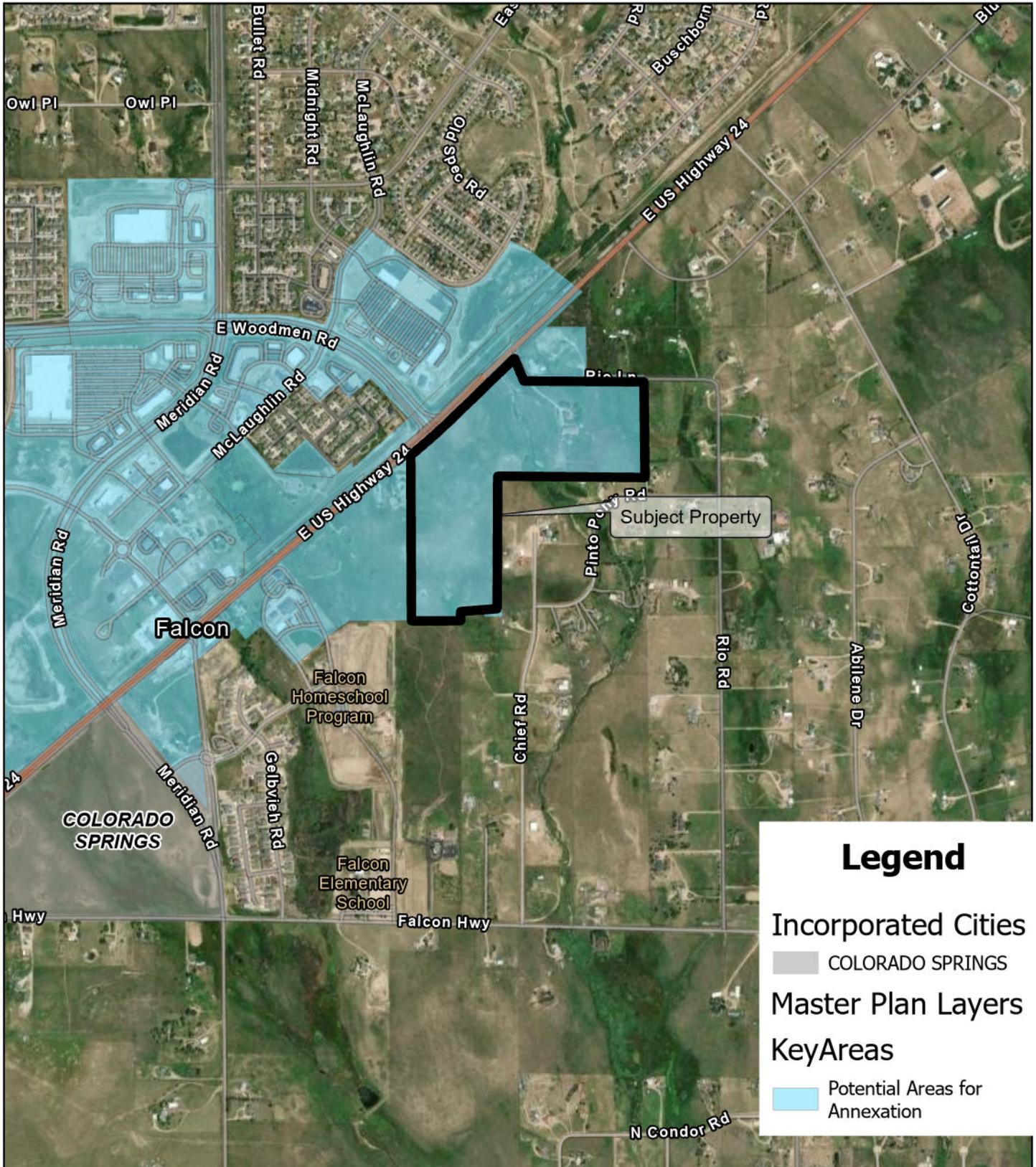
Placetype Map

File No. SP232

Map Series No. 0



0 0.1 0.1 0.2 Miles



Legend

Incorporated Cities

■ COLORADO SPRINGS

Master Plan Layers

Key Areas

■ Potential Areas for Annexation



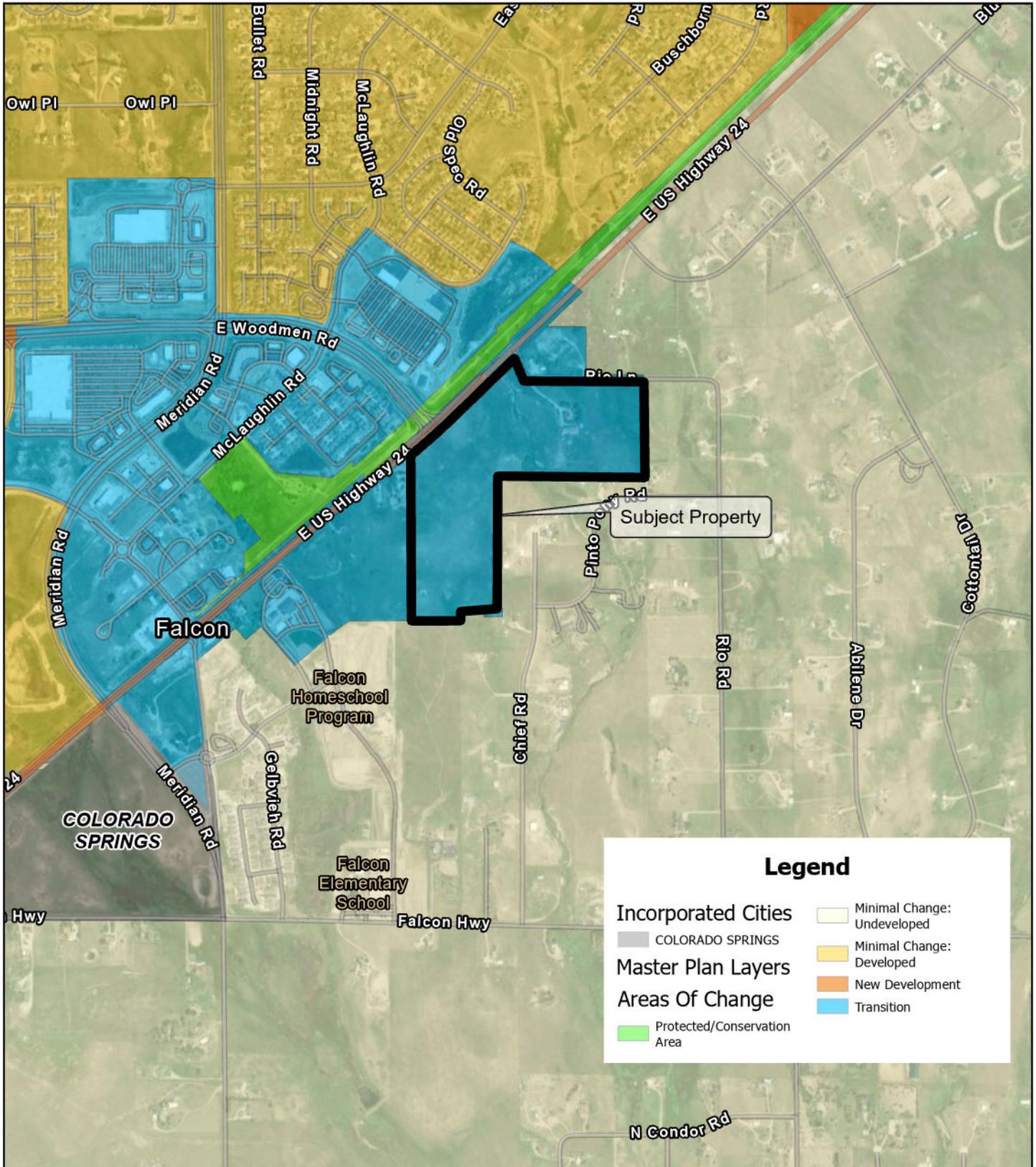
Key Area Map

File No. SP232

Map Series No. 2



0 0.1 0.1 0.2 Miles

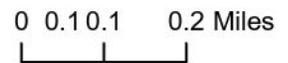


Area of Change Map



File No. SP232

Map Series No. 3





Drexel, Barrell & Co.

June 7, 2024

El Paso County Planning & Community Development

Attn: Ryan Howser

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch St, Suite 100
Colorado Springs, CO 80903

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent - The Commons at Falcon Field Preliminary Plan
PCD File No: SP-232**

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Preliminary Plan submittal for The Commons at Falcon Field, on behalf of Falcon Field, LLC.

Project Location & Description

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northern most parcel (4307000001) contains an area of Zone A Floodplain designation. Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. Initially overlot grading for the entire development is proposed along with storm culvert installation to modify the floodplain. The development is then proposed to be phased into three separate areas. Phase 1 is the commercial area with 8 lots over 19.4 acres. The second phase is the RS-5000 residential area with 74 lots proposed over 20.9-acres and the third phase is the RM-12 residential area with 95 lots proposed over 17.4-acres. The existing residence will be removed from the property.

The site is currently bounded to the north and northwest by commercial uses. The properties to the east and south are generally large lot residential area. The proposed residential uses to the east and south will provide for appropriate buffers and transitional uses along the edges of the property.

Project Justification

The proposed application is supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area. Supportive

development reports and land use applications have been provided to address the proper mitigation of any impacts the development may have in the area. These studies in addition, look at the capacities of existing streets, public facilities and the like, to lessen the potential burden of the proposed development moving forward.

The enhanced range of mixed use residential and commercial opportunities in the region have not yet been seen on the south side of Highway 24 as further described below.

Land Development Criteria for Approval

The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan

This request is in general conformance with goals, objectives and policies of the County's Master Plan Vision for creating strategic areas for development that create complete communities with necessary housing and commercial opportunities.

The subdivision is consistent with the purposes of this Code

This subdivision is in conformance with the general purposes of this Code, by providing design for a sound, economical, stable neighborhood development, thereby creating a healthy environment for present and future inhabitants of El Paso County. This preliminary plan application meets all Code requirements as further described below.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan

The El Paso County subdivision design standards and regulations are being utilized for the project design and are met by this letter of intent and all supportive documents submitted with this application.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided.

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

A geotechnical study has been completed and included with this submittal. Geological hazards present at the site include: artificial fill; hydrocompaction; potentially expansive soils; seasonal and potentially seasonal shallow groundwater; areas of ponded water; springs; unstable slopes and floodplain.

Groundwater monitoring is underway and potential mitigation measures will be discussed further with the final plat.

As further described below a CLOMR is underway to modify the floodplain and mitigate a number of the geological hazards listed above.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

The proposed use addresses a proposed development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

The final plat(s) for each of the proposed phases will establish legal and physical access to all parcels. Legal access to the development will be provided off Highway 24 at the Woodmen Road intersection. The Rio Lane intersection with Highway 24 will be removed, and Rio Lane rerouted through this property.

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the

subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The proposed development focuses on a use that is consistent with the planned land use for the area. The goals and policies of the County's Master Plan look at the development of this corridor as a strong central node, corridor for activity and more specific regional center. This development enhances the policies seen vital to growth in the corridor by continuing the intent of clustered urban development in areas that can be supportive of such growth.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.

The site lies within the Falcon Fire Protection District, and a commitment letter to serve the development has been provided.

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

Public infrastructure is to be constructed with the development to include roads, drainage and utilities and are adequate to mitigate the demand produced by the development.

Your El Paso Master Plan

This preliminary plan is in conformance with the core principles and goals of the recently adopted Your El Paso Master Plan, and the El Paso County Parks Master Plan Update.

This area of Falcon, specifically the Highway 24 corridor is identified in the Your El Paso Master Plan as a suburban residential priority development area. This preliminary plan is in conformance with the goals of the Plan to meet corridor improvement plans for growth and access to goods and services in the area, as listed below:

Goal 2.3 – Locate attainable housing that provides convenient access to goods, services and employment.

The proposed development follows the goals of the Master Plan and intends to provide proper transitional uses and buffers addressing all potential impacts for the adjacent uses. Additional access and drainage improvements lessen and ultimately improve the impacts of the area.

Goal 9.2 – Promote sustainable best practices with regard to development and infrastructure.

The proposed plan brings improvements to the corridor that meet the standards of the County ECM and implement CDOT US Highway 24 Linkage Study Improvements. In particular, this project eliminates an unsignalized intersection at Rio Lane and Highway 24 as envisioned by CDOT's long range plans.

Goal 4.1 – Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion and promoting safe and efficient travel.

The proposed development meets the intent for commercial development south of highway 24 and provides adequate improvements in the way of utilities and transportation needs. Buffering is provided for the adjacent properties to the east and south of the subject property.

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District, Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services.

El Paso County – Water Master Plan

The proposed subdivision also satisfies the intent and policies of the El Paso County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

El Paso County – Parks Master Plan

The 2022 El Paso County Parks Master Plan, an Update from the 2013 Parks Master Plan, has as its primary goals focusing on promoting regional facilities and services and working with other providers of parks and recreation facilities and services to address existing and future needs. It shows the Falcon Field development as having local access to parks (5 minute drive) and regional access to the Pinery and Drake Lake regional parks (15 minute drive). It also shows the Rock Island Regional Trail immediately across Highway 24 from Falcon Field as well as other proposed primary trails, secondary trails and bicycle routes in the immediate Falcon area. The inclusion agreement for Falcon Field into the Woodmen Hills Metropolitan District requires all residents to pay the then current Parks and Recreation fees into that district and enjoy the same rights and privileges as existing WHMD residents with regard to its recreation center and park system.

Traffic / Access / Noise

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2043 total traffic volumes shown in Traffic Impact Study and the criteria contained in the ECM and the State of Colorado Highway Access code, deceleration and acceleration lanes are to be provided on Highway 24 and Woodmen Road along with other noted development improvements for proper access. Coordination is ongoing with CDOT to establish a contiguous design for the improvements to Woodmen Road and Highway 24 in accordance with the concurrent CDOT widening project.

Utilities

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Sewer connection will be provided via offsite connection to the south and water connection via offsite connection to the existing system to the north. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Drainage/Floodplain

The site currently lies within the Falcon Watershed, and was studied as part of the Falcon Drainage Basin Planning Study (DBPS). The Falcon Creek East Tributary currently bisects the site. Design and analysis for a Conditional Letter of Map Revision (CLOMR) is underway to modify the floodplain. A Letter of Map Revision (LOMR) will be prepared upon completion of the site improvements. A Preliminary Drainage Report has been prepared outlining the design for the commercial and residential areas. The area is intended to become an urban closed system, with three full-spectrum detention basins providing detention and water quality prior to discharge at historic rates.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

Falcon Field, LLC
3230 Electra Drive N.
Colorado Springs, CO 80906

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., President
101 Sahwatch Street, Suite 100
Colorado Springs, CO 80903
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Commons at Falcon Field Preliminary Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
President

PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
100 HUNTERS LANE
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. MACCONNELL, P.E.
(719) 560-0887
COLORADO SPRINGS • LAPALETTE

CLIENT:

FALCON FIELD, LLC.
3230 ELECTRA DR. N. 80906
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE DATE
INITIAL ISSUE 3/16/23
RESUBMITAL 7/5/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21604-00SP1
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

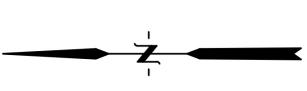
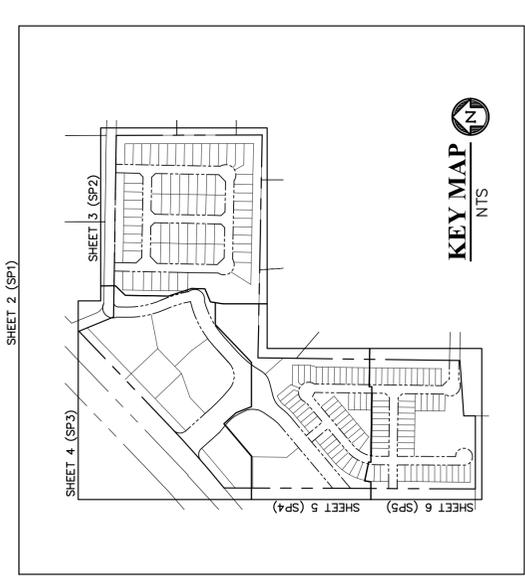
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY OVERALL SITE PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

SP1

SHEET: 2 OF 19

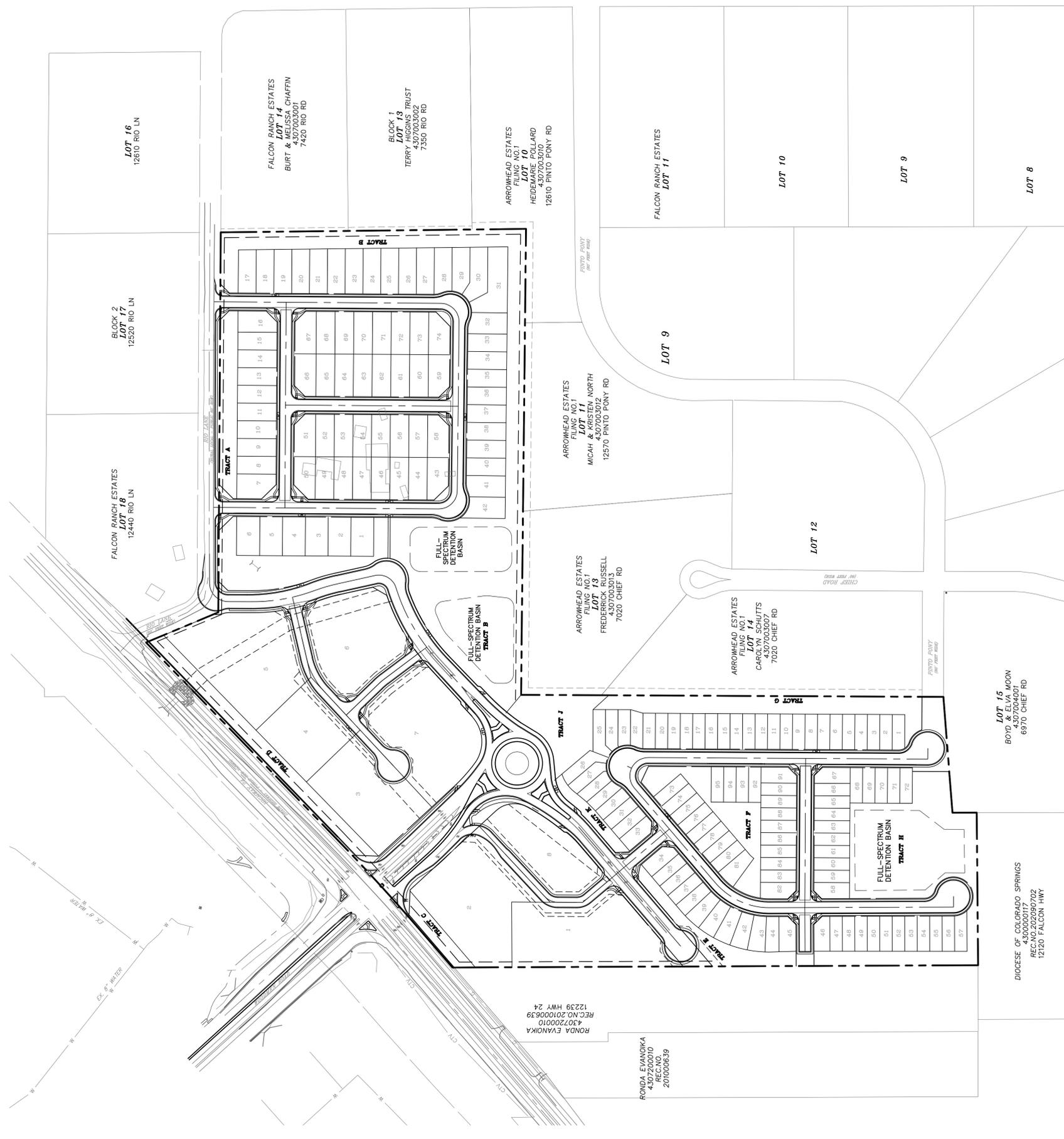


LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SETBACK
- POND
- PHASE LINE
- SHEET MATCHLINE
- LOT NUMBER
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN

TYPICAL LOT SIZE PER ZONE DISTRICT

ZONE DISTRICT	# LOTS	LOT SIZE	AREA
RS-5000	74	50' X 110'	5,500 SF
RM-12	95	35' X 100'	3,500 SF



PREPARED BY:



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REGISTERED PROFESSIONAL ENGINEERS
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CLIENT:

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COLORADO SPRINGS, CO 80906
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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE DATE

INITIAL ISSUE 3/16/23

RESUBMITTAL 7/5/24

DESIGNED BY: KGV

DRAWN BY: SOM

CHECKED BY: TOM

FILE NAME: 21604-00SP2

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

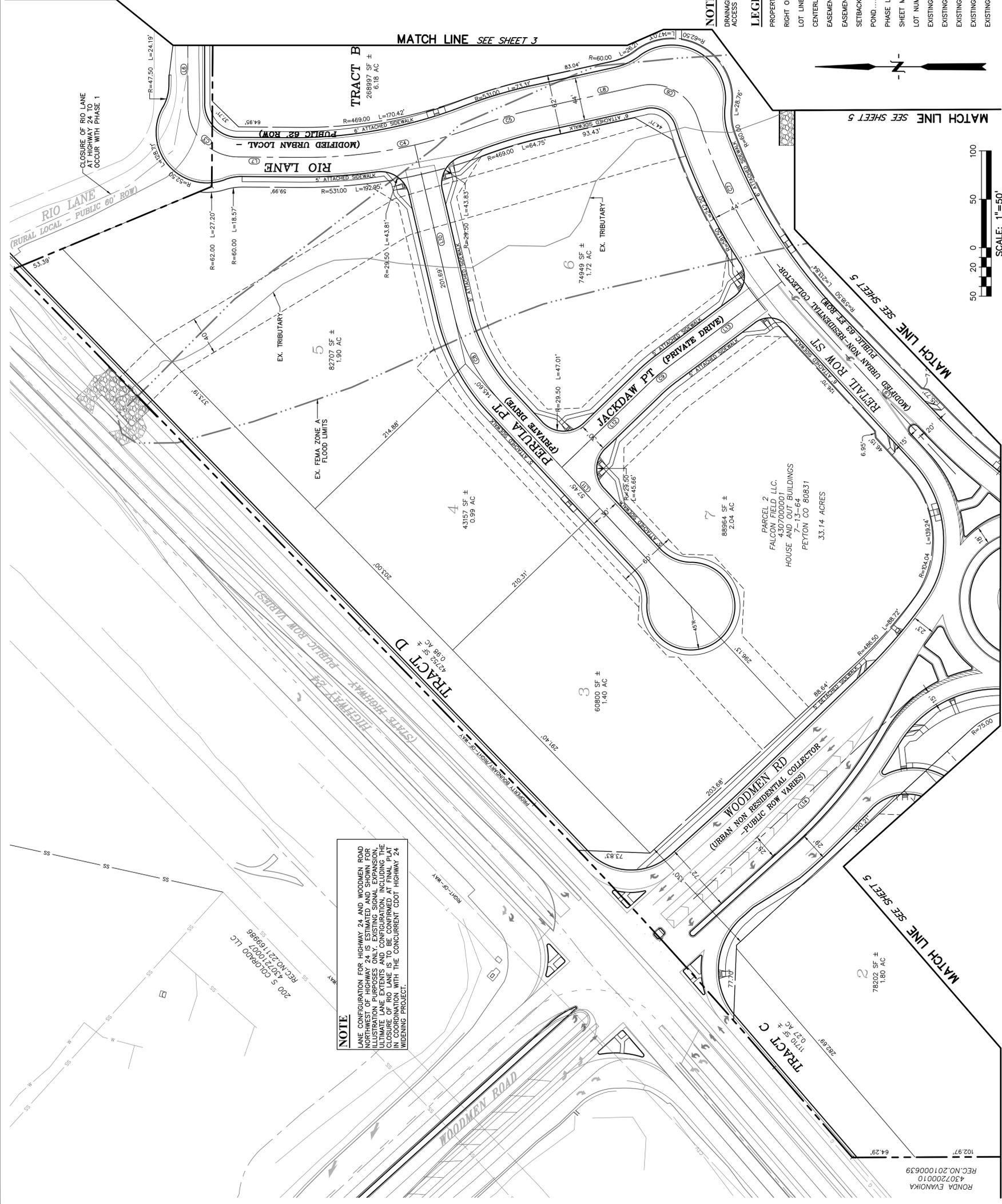
PRELIMINARY
SITE PLAN

PROJECT NO. 21604-00CS07

DRAWING NO.

SP3

SHEET: 4 OF 19



LINE TABLE

LINE #	LENGTH	DIRECTION
L6	82.65'	N89°50'20"E
L7	64.95'	S07°24'17"W
L8	106.59'	S32°30'15"E
L9	215.47'	S47°34'30"W
L10	178.54'	S76°59'22"W
L11	287.51'	S47°13'26"W
L12	124.56'	N44°05'22"W
L13	147.77'	N37°04'38"W
L14	307.49'	N42°46'34"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C3	81.77'	52.00'	89°26'03"
C4	181.68'	500.00'	20°49'10"
C5	69.03'	500.00'	7°54'37"
C6	74.37'	50.00'	85°13'11"
C7	241.33'	550.00'	25°08'27"
C8	103.90'	200.00'	29°45'55"
C9	24.48'	200.00'	7°00'44"

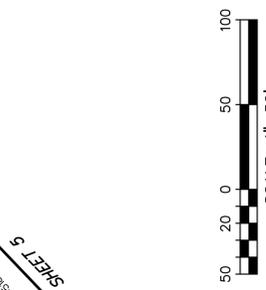
NOTE

DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

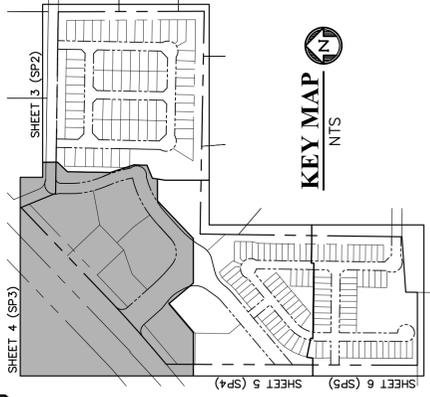
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITY)
- SETBACK
- POND
- PHASE LINE
- SHEET MATCHLINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN

MATCH LINE SEE SHEET 5



NOTE
LANE CONFIGURATION FOR HIGHWAY 24 AND WOODMEN ROAD NORTHWEST OF HIGHWAY 24 IS ESTIMATED AND SHOWN FOR ILLUSTRATION PURPOSES ONLY. EXISTING SIGNAL EXPANSION, TRAFFIC SIGNALS, AND TRAFFIC SIGNALS TO BE CONFIRMED AT FINAL PLAT. CLOSURE OF RIO LANE IS TO BE CONFORMED AT FINAL PLAT IN COORDINATION WITH THE CONCURRENT CDOT HIGHWAY 24 WIDENING PROJECT.



RONDA EVANKO
430720010
REC.NO.201000639

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CLIENT:

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SOM
CHECKED BY: TOM
FILE NAME: 21604-00SP2
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

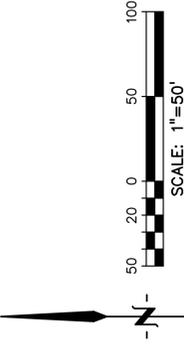
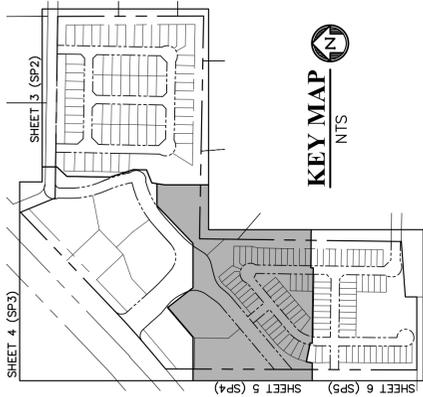
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
SITE PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

SP4

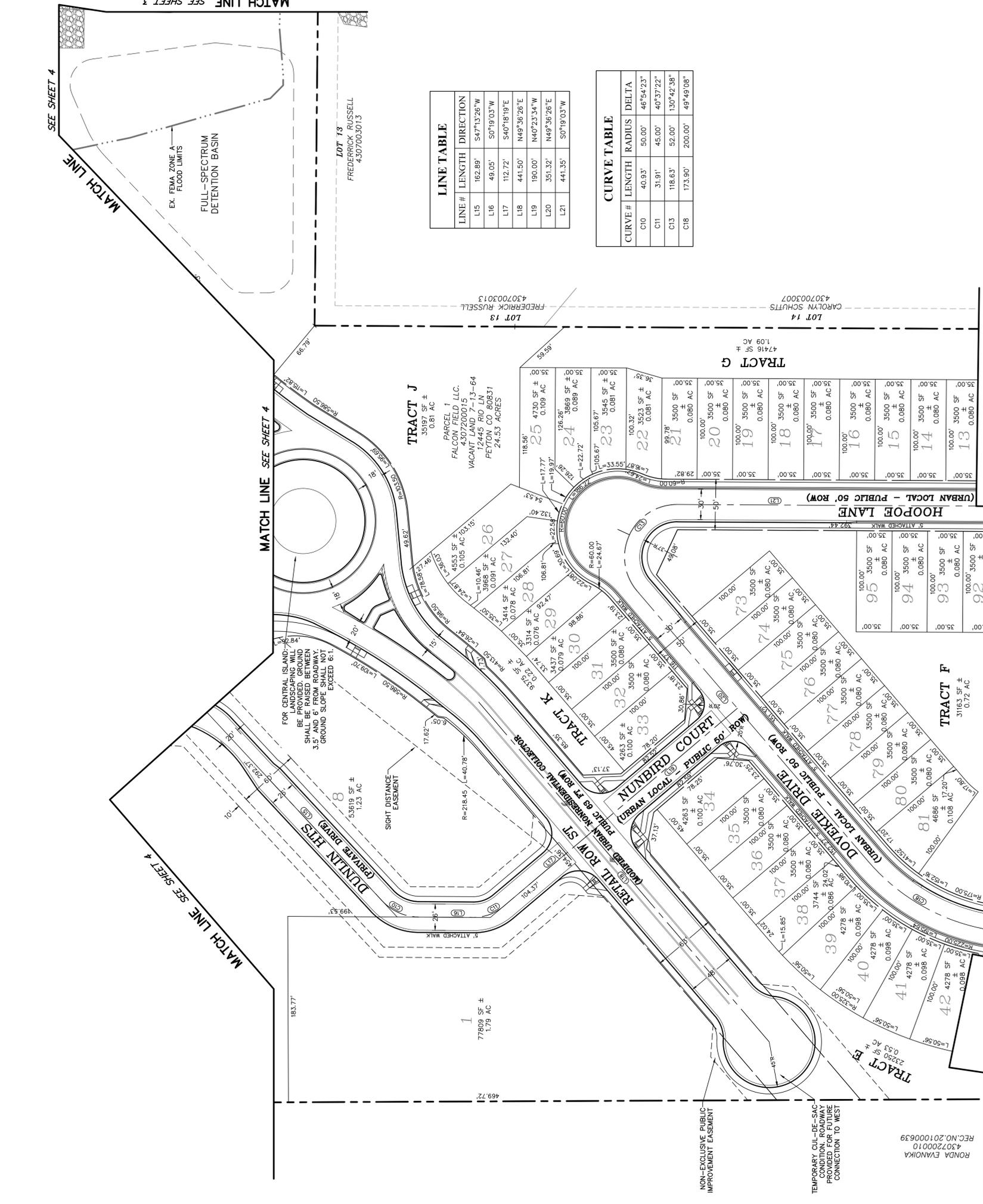
SHEET: 5 OF 19



NOTE
DRAINAGE, UTILITY, SIGHT, VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
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- EASEMENT (UTILITY)
- SETBACK
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- SHEET MATCHLINE
- LOT NUMBER
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CENTERLINE ROAD
- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN



RONDA EVANOKA
REC.NO.201000639
507200010

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

KEY MAP
N.T.S.

PREPARED BY:



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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
 DRAWN BY: SDM
 CHECKED BY: TOM
 FILE NAME: 21604-00SP2

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
 DREXEL, BARRELL & CO.

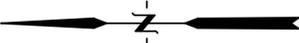
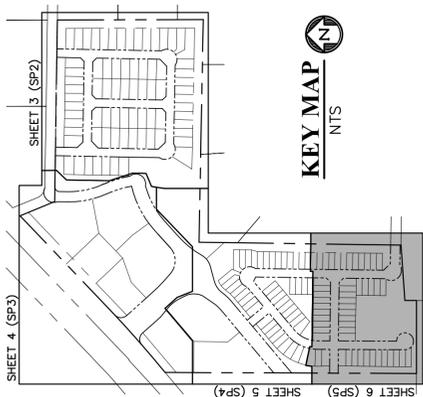
DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY
 SITE PLAN

PROJECT NO. 21604-00CS07
 DRAWING NO.

SP5

SHEET: 6 OF 19

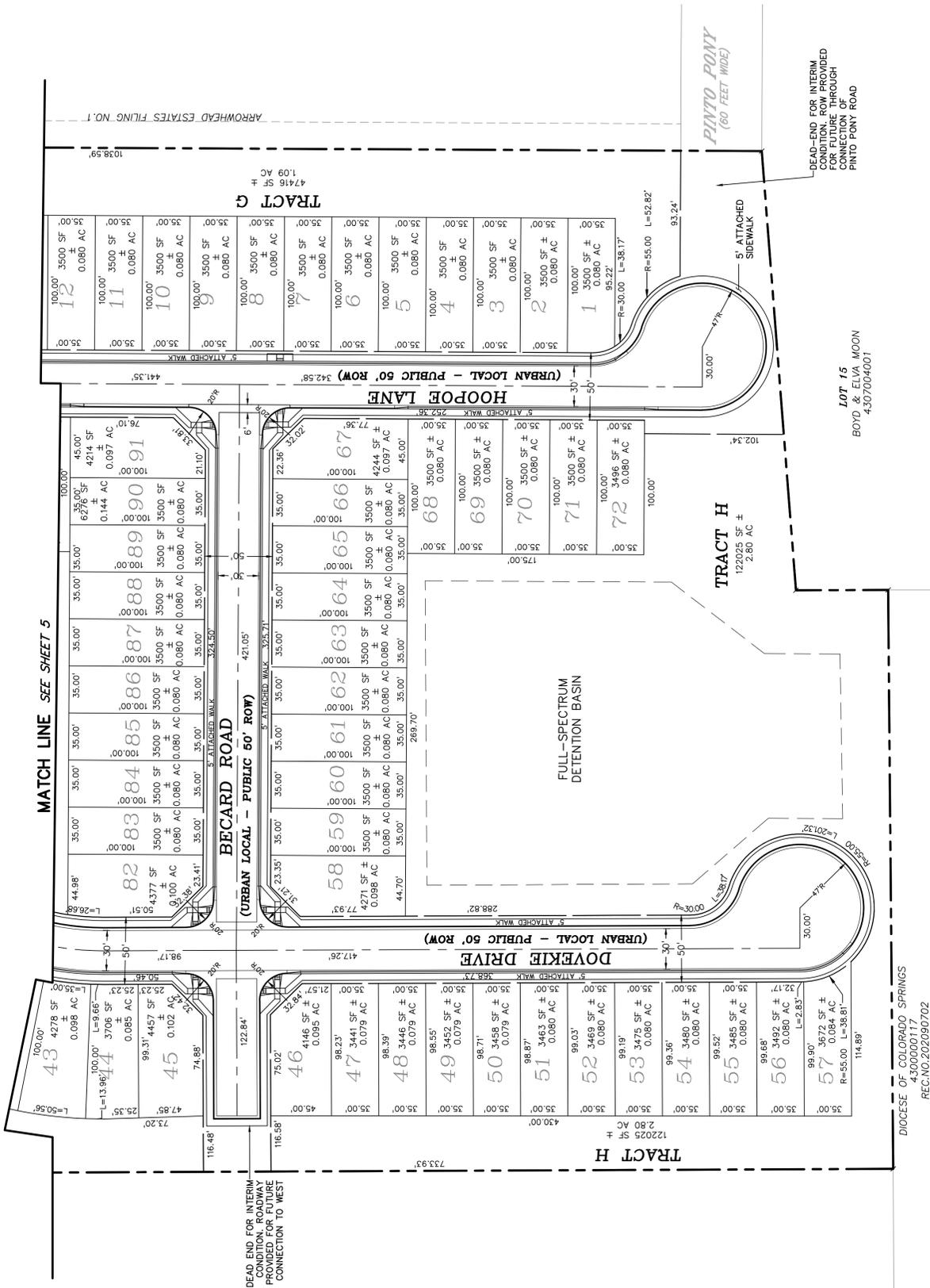


NOTE

DRAINAGE, UTILITY, SIGHT VISIBILITY, PUBLIC IMPROVEMENT AND ACCESS EASEMENTS TO BE ESTABLISHED AT FINAL PLAT

LEGEND

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- EXISTING FENCE LINE
- EXISTING EDGE OF ASPHALT
- EXISTING SIGN



DIocese OF COLORADO SPRINGS
 4300000117
 REC.NO.202090702

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
 12445 RIO LANE, AND VACANT LAND
 PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: TDM
 DRAWN BY: SDM
 CHECKED BY: TDM

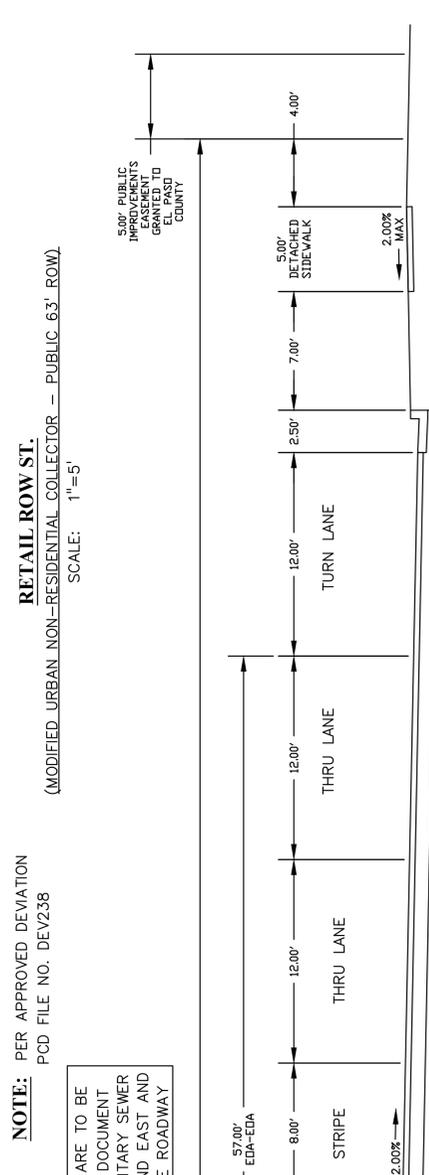
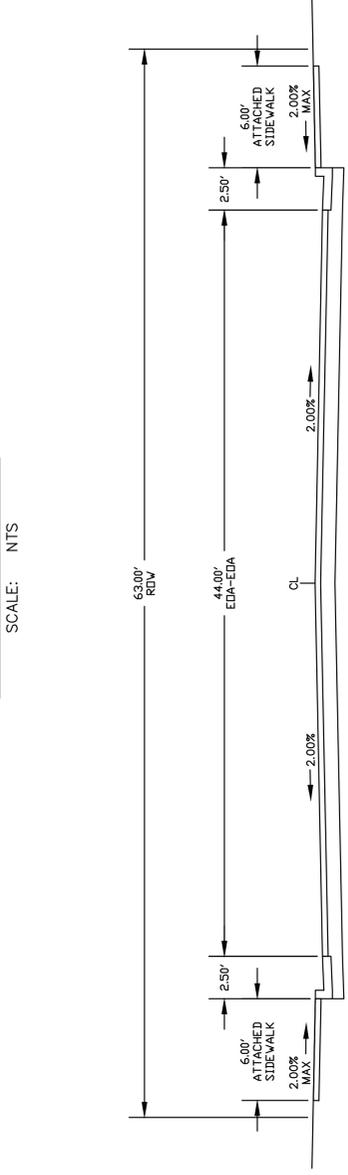
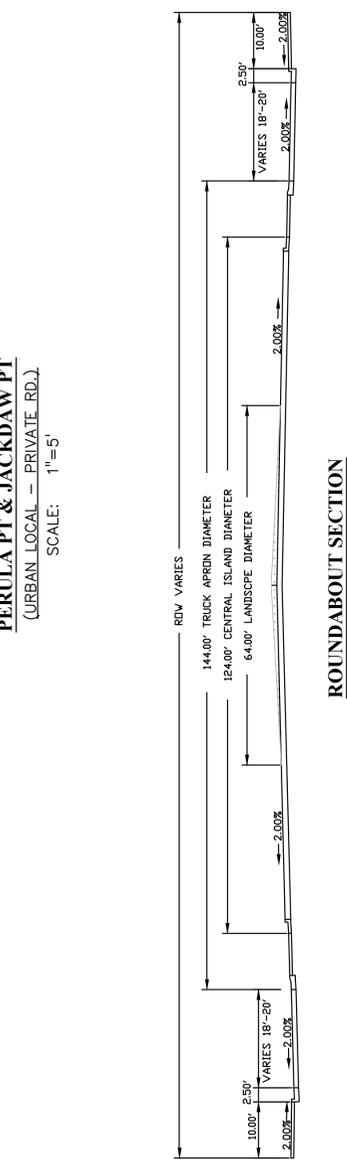
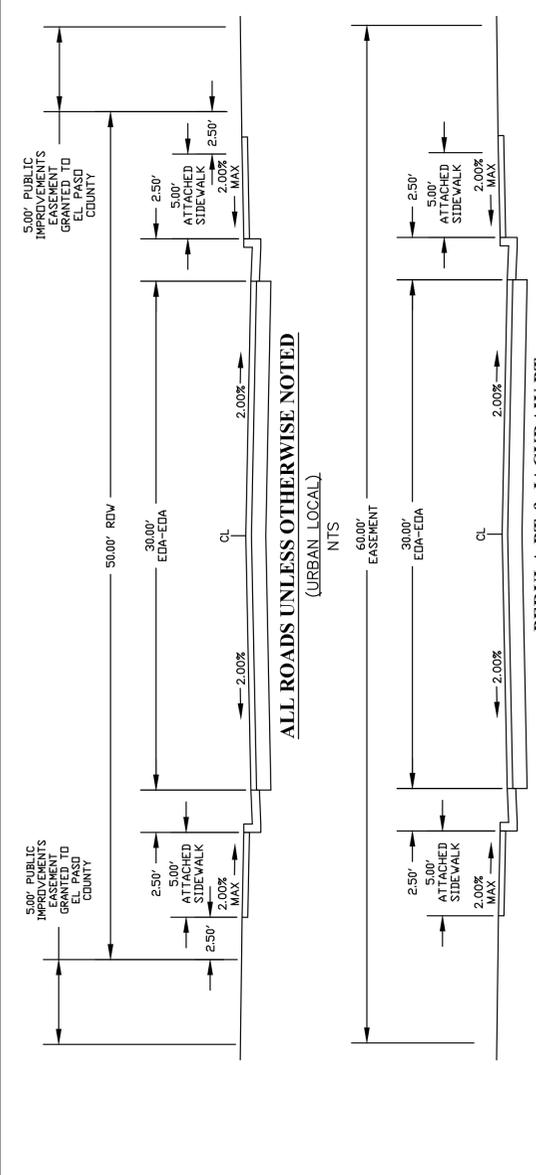
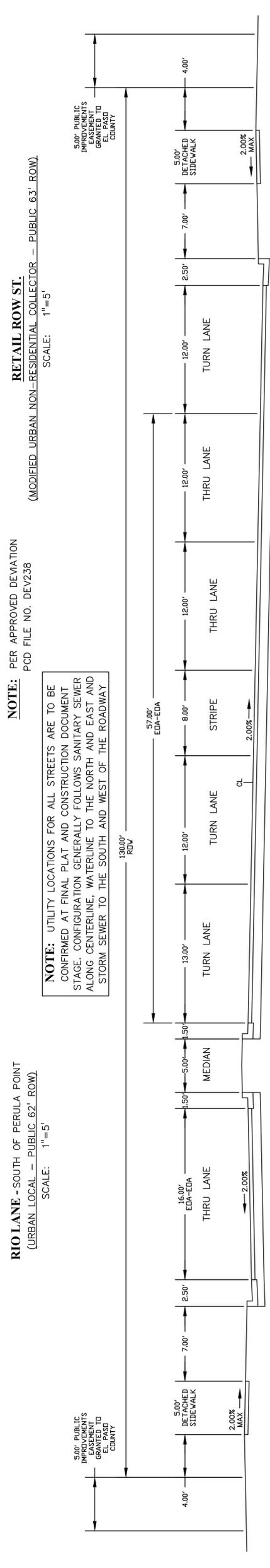
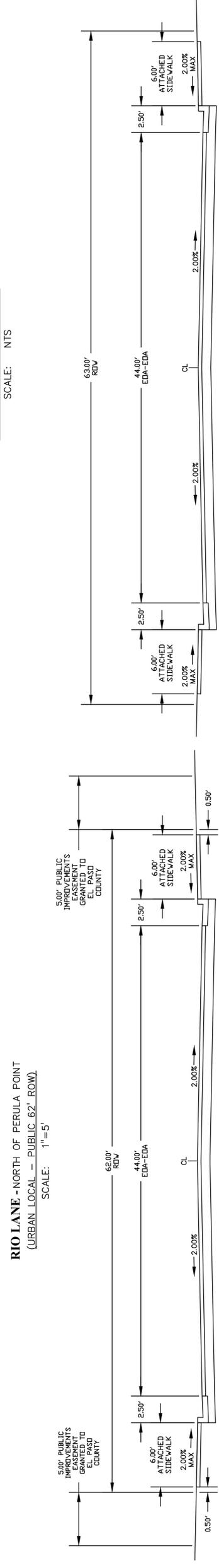
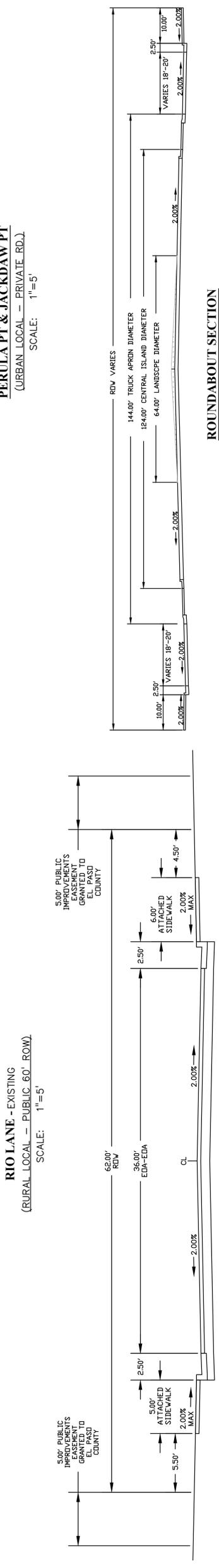
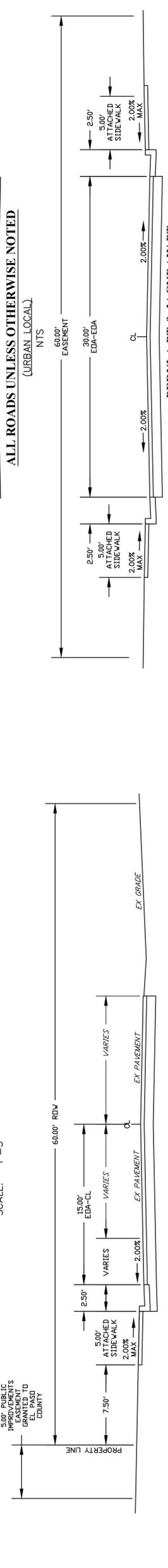
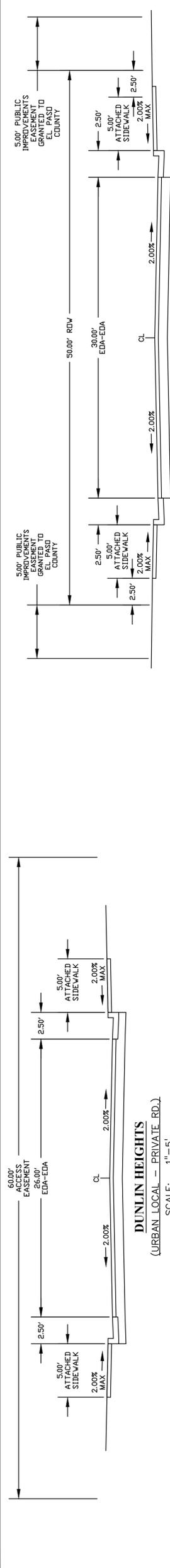
FILE NAME: 21604-00RS1
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

PRELIMINARY ROAD SECTIONS

PROJECT NO. 21604-00CS07
 DRAWING NO.

RS01
 SHEET: 7 OF 19



NOTE: PER APPROVED DEVIATION PCD FILE NO. DEV238
 (MODIFIED URBAN NON-RESIDENTIAL COLLECTOR - PUBLIC 63' ROW)
 SCALE: 1"=5'

NOTE: UTILITY LOCATIONS FOR ALL STREETS ARE TO BE CONFIRMED AT FINAL PLAT AND CONSTRUCTION DOCUMENT STAGE. CONFIGURATION GENERALLY FOLLOWS SANITARY SEWER ALONG CENTERLINE; WATERLINE TO THE NORTH AND EAST AND STORM SEWER TO THE SOUTH AND WEST OF THE ROADWAY

ALL ROADS UNLESS OTHERWISE NOTED
 (URBAN LOCAL)
 NTS
 EASEMENT
 60.00'

5.00' PUBLIC IMPROVEMENTS EASEMENT GRANTED TO EL PASO COUNTY
 26.00' EDA-EDA
 5.00' ATTACHED SIDEWALK
 2.50'
 CL
 2.00%
 EX. GRADE

PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
1410 W. WATSON ST. SUITE 100
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CONTACT: TIM D. MCCONNELL, P.E.
(719) 560-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

FALCON FIELD, LLC.
3230 ELECTRA DR. N. 80906
COLORADO SPRINGS, CO 80906
(719) 475-7474
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY:	KGV
DRAWN BY:	KGV
CHECKED BY:	TKM
FILE NAME:	21604-00GEO

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: "X" = "XX"
VERTICAL: "X" = "XX"

GEOLOGICAL
MAP

PROJECT NO. 21604-00CSS07
DRAWING NO.

GM1

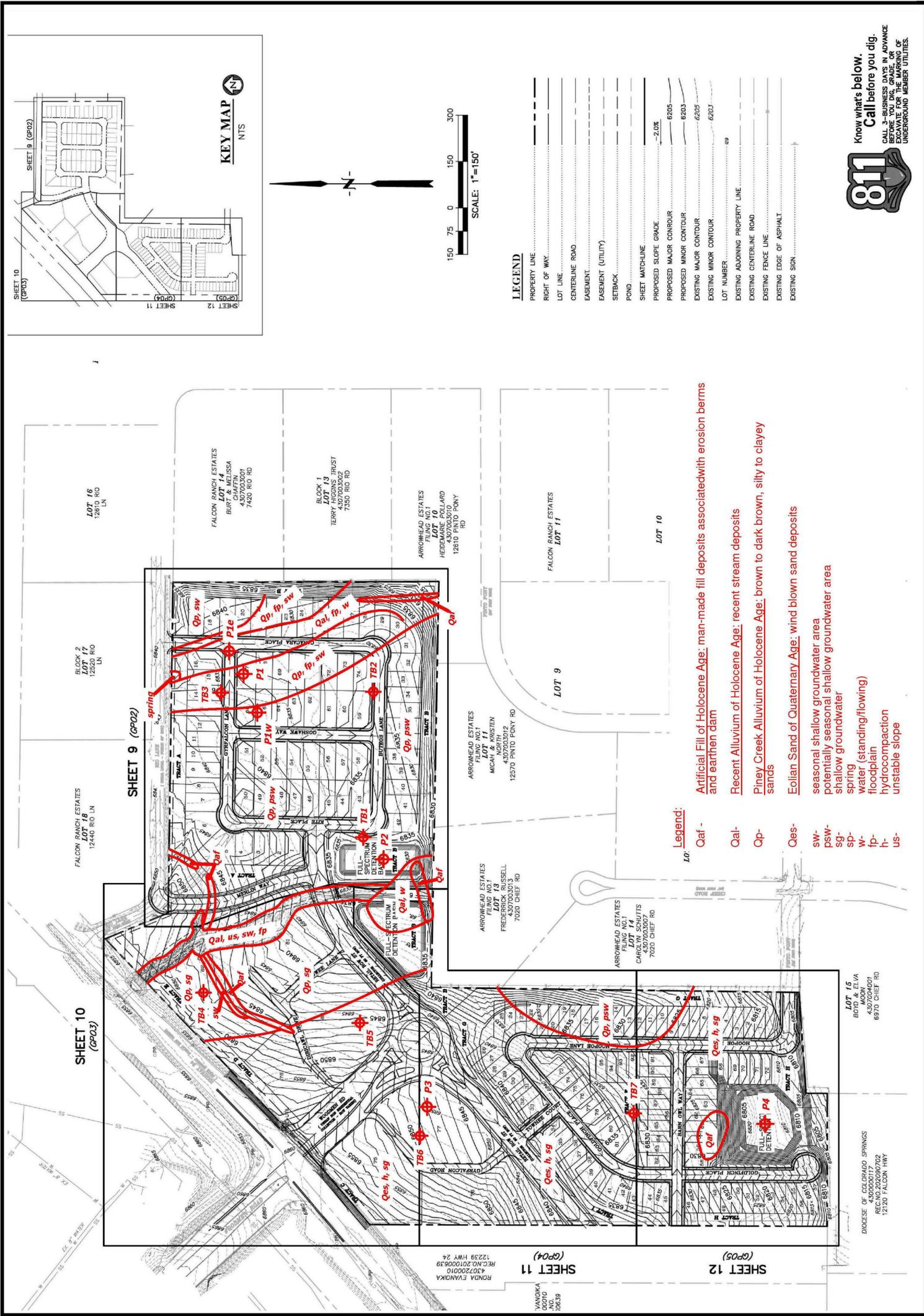
SHEET: 8 OF 19

REVISION BY	DATE	DESCRIPTION



GEOLOGY/ENGINEERING GEOLOGY MAP
THE COMMONS AT FALCON FIELD
EL PASO COUNTY, COLORADO
FALCON FIELD, LLC

JOB NO.
202649
FIG. 6



PREPARED BY:



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PRELIMINARY PLANS FOR:
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PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
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RESUBMITAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM

FILE NAME: 21604-00GP1
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

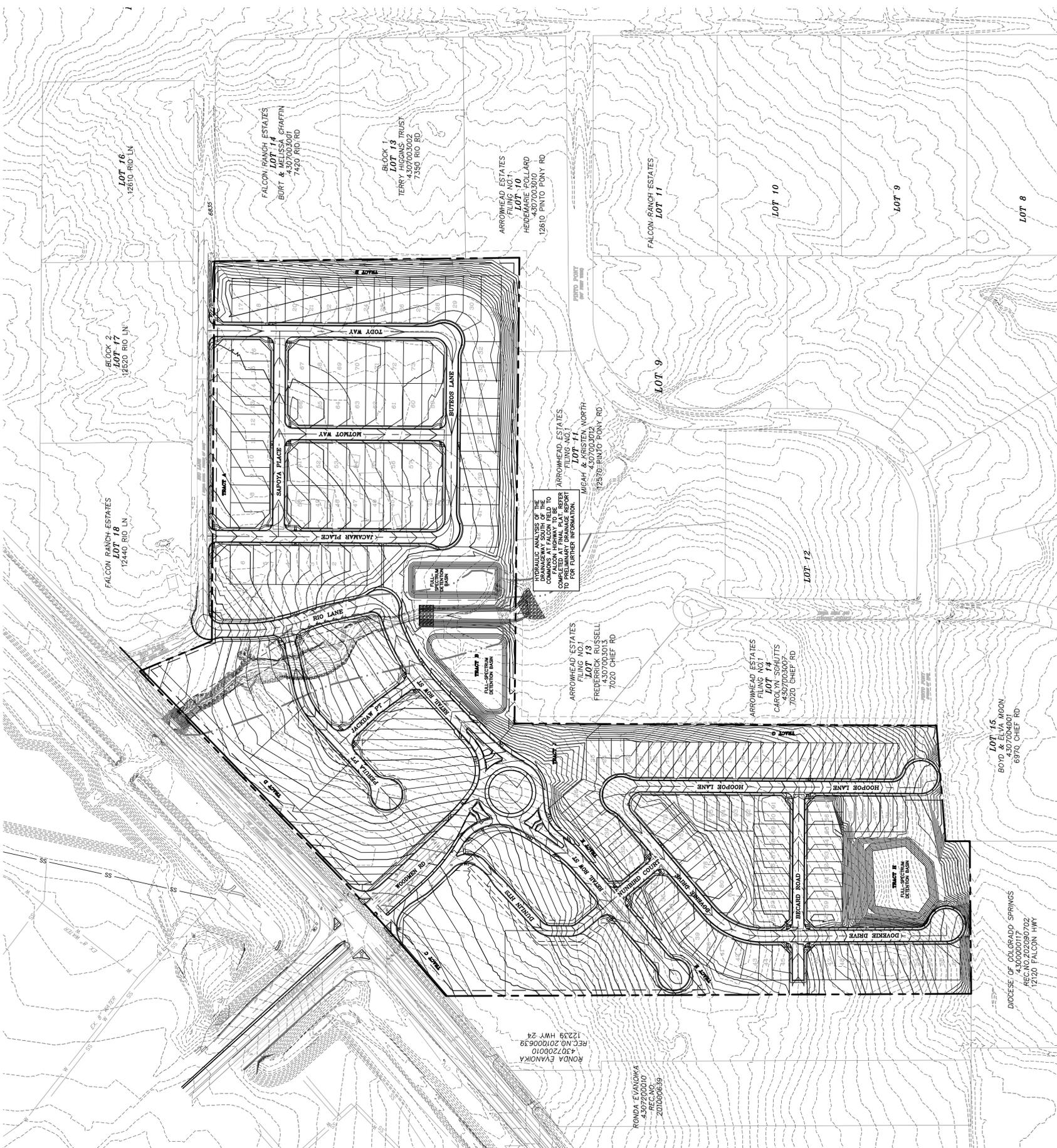
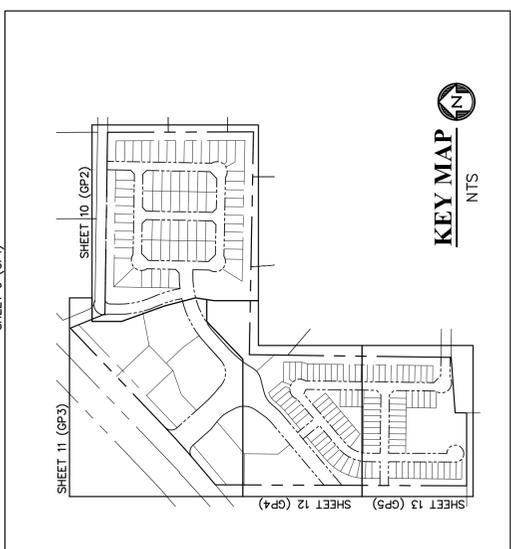
PRELIMINARY
OVERALL
GRADING PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

GP1

SHEET: 9 OF 19

SHEET 9 (GP1)



RONDA EVANGOKA
4307200010
REC. NO. 201000639
12239 HWY. 24

FONDA EVANGOKA
4307200010
REC. NO. 201000639

DIOCESE OF COLORADO SPRINGS
4300000117
REC. NO. 2022080702
12120 FALCON HWY

LOT 15
BOYD & ELVA MOON
4307004001
6970 CHIEF RD

ARROWHEAD ESTATES
LOT 14
PUBLIC AC.
CAROLYN SGHUTTS
4307003007
7020 CHIEF RD

ARROWHEAD ESTATES
LOT 13
FREDERICK RUSSELL
4307003013
7020 CHIEF RD

ARROWHEAD ESTATES
LOT 11
MIGAH & KRISTEN NORTH
125570 PINTO PONY RD

ARROWHEAD ESTATES
LOT 10
HEIDEMARIE POLLARD
4307003010
12610 PINTO PONY RD

BLOCK 1
LOT 13
TERRY & JENNIFER
4307003012
7350 RIO RD

FALCON RANCH ESTATES
LOT 14
BURT & JENNIFER
4307003001
7420 RIO RD

BLOCK 2
LOT 17
12520 RIO LN
12610 RIO LN

FALCON RANCH ESTATES
LOT 18
12440 RIO LN

HYDRAULIC ANALYSIS OF THE COMMONS AT FALCON FIELD TO BE COMPLETED AND REPORT TO PRELIMINARY DRAINAGE REPORT FOR FURTHER INFORMATION.

TRINITY #1
FULL SECTION DETERMINATION BASIN

TRINITY #2
FULL SECTION DETERMINATION BASIN

TRINITY #3
FULL SECTION DETERMINATION BASIN

TRINITY #4
FULL SECTION DETERMINATION BASIN

TRINITY #5
FULL SECTION DETERMINATION BASIN

TRINITY #6
FULL SECTION DETERMINATION BASIN

TRINITY #7
FULL SECTION DETERMINATION BASIN

TRINITY #8
FULL SECTION DETERMINATION BASIN

TRINITY #9
FULL SECTION DETERMINATION BASIN

PREPARED BY:



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CLIENT:

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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00GP1

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

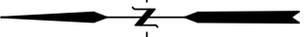
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

GP3

SHEET: 11 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- EASEMENT (UTILITIES).....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- 5' ATTACHED SIDEWALK.....
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED STORM SEWER MANHOLE.....
- PROPOSED SLOPE GRADE.....
- PROPOSED MAJOR CONTOUR.....
- PROPOSED MINOR CONTOUR.....
- EXISTING MAJOR CONTOUR.....
- EXISTING MINOR CONTOUR.....
- LOT NUMBER.....



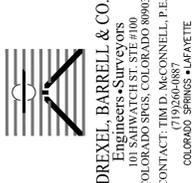
EX FENCE
CLOSURE OF
RIO LANE
AT HIGHWAY 24 ANE
TO OCCUR WITH OUR WITH
PHASE 1

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 12

PREPARED BY:



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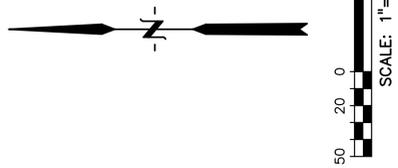
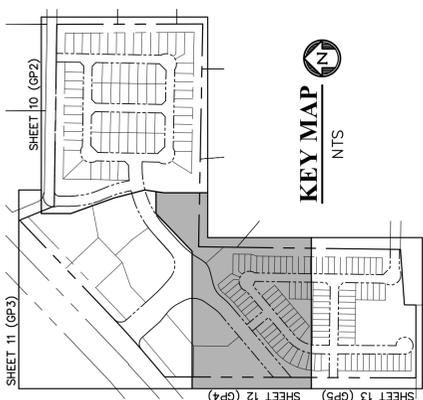
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VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604-00CSS07
DRAWING NO.

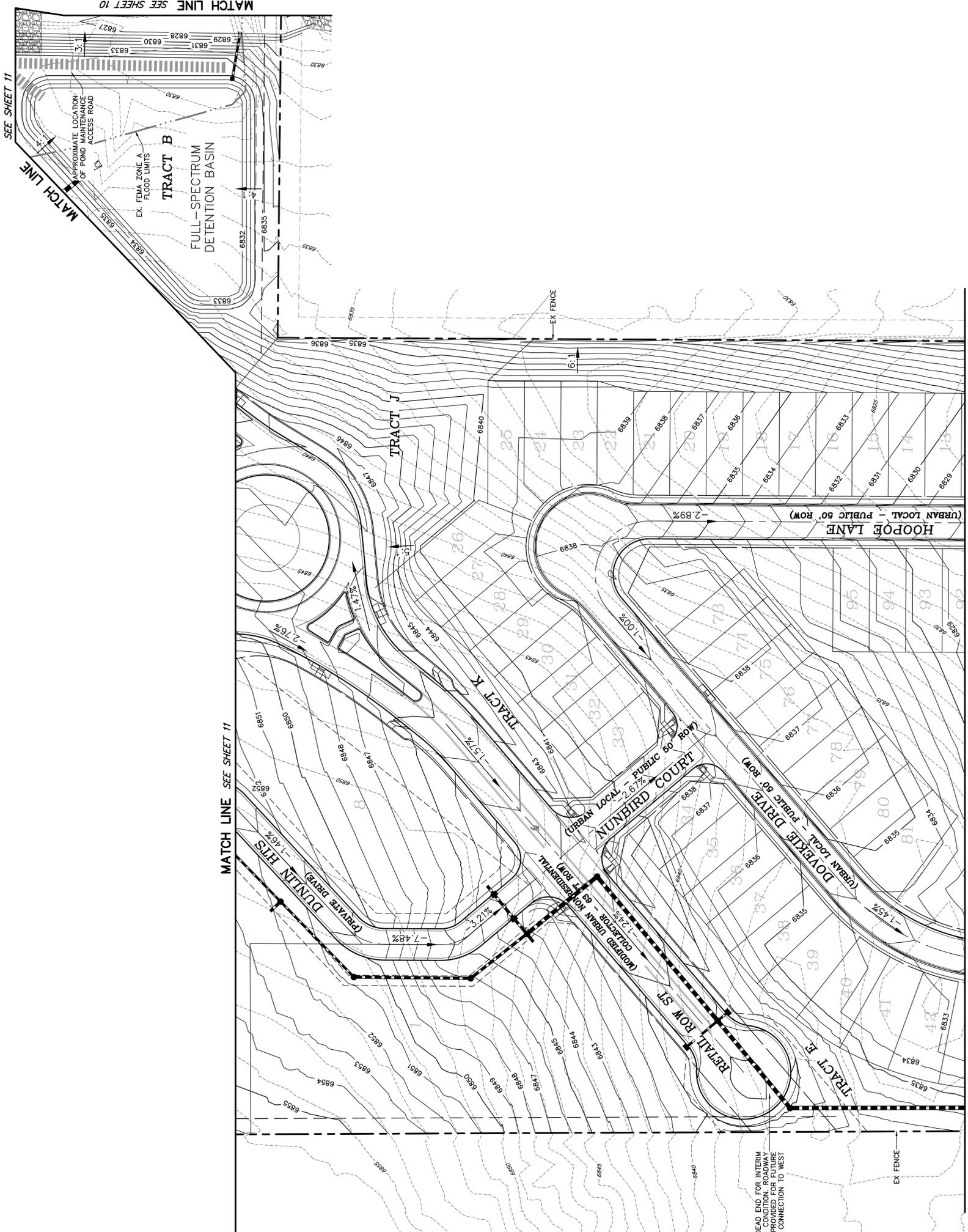
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SHEET: 12 OF 19



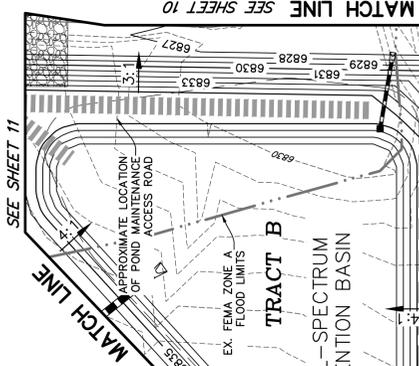
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT (UTILITIES)
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER



MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 13



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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

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INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00GP1

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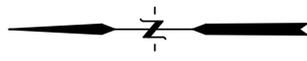
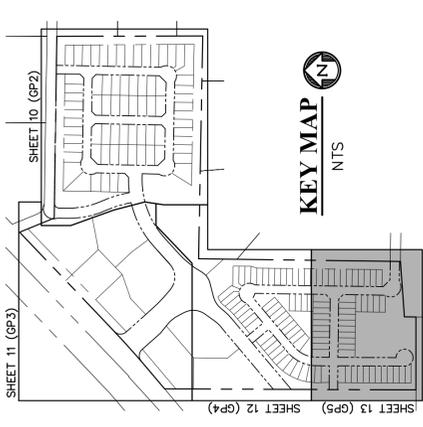
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21604-00CSS07
DRAWING NO.

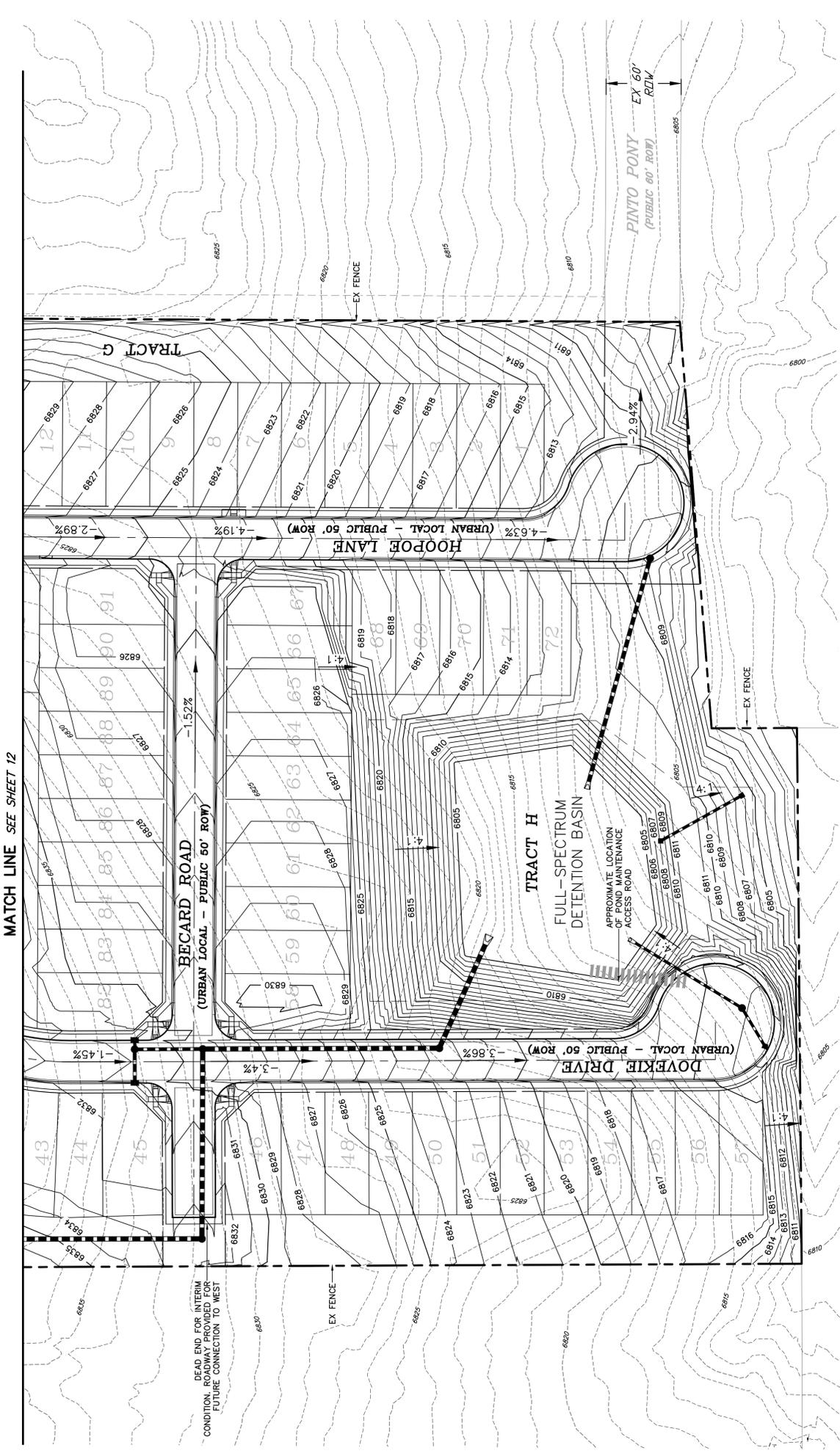
GP5

SHEET: 13 OF 19



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE ROAD
- EASEMENT
- EASEMENT (UTILITIES)
- POND
- FLOWLINE, CURB & GUTTER
- 5' ATTACHED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SLOPE GRADE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOT NUMBER



MATCH LINE SEE SHEET 12

DEAD END FOR INTERIM CONDITION. ROADWAY PROVIDED FOR FUTURE CONNECTION TO WEST

29

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PRELIMINARY PLANS FOR:
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12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: TDM
DRAWN BY: GES
CHECKED BY: TDM
FILE NAME: 21604-00011
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

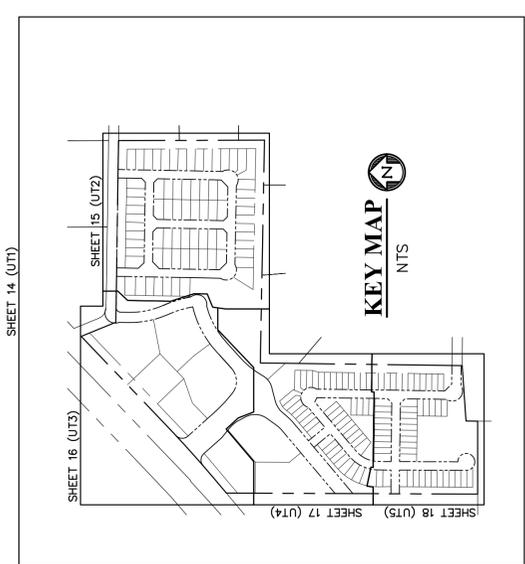
DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

PRELIMINARY
OVERALL
UTILITY PLAN

PROJECT NO. 21604-000CS07
DRAWING NO.

UT1

SHEET: 14 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER.....
- PROPOSED SANITARY SEWER..... SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER..... W

TYPICAL LOT SIZE PER ZONE DISTRICT

ZONE DISTRICT	# LOTS	LOT SIZE	AREA
RS-5000	74	50' X 110'	5,500 SF
RM-12	95	35' X 100'	3,500 SF



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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00011

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

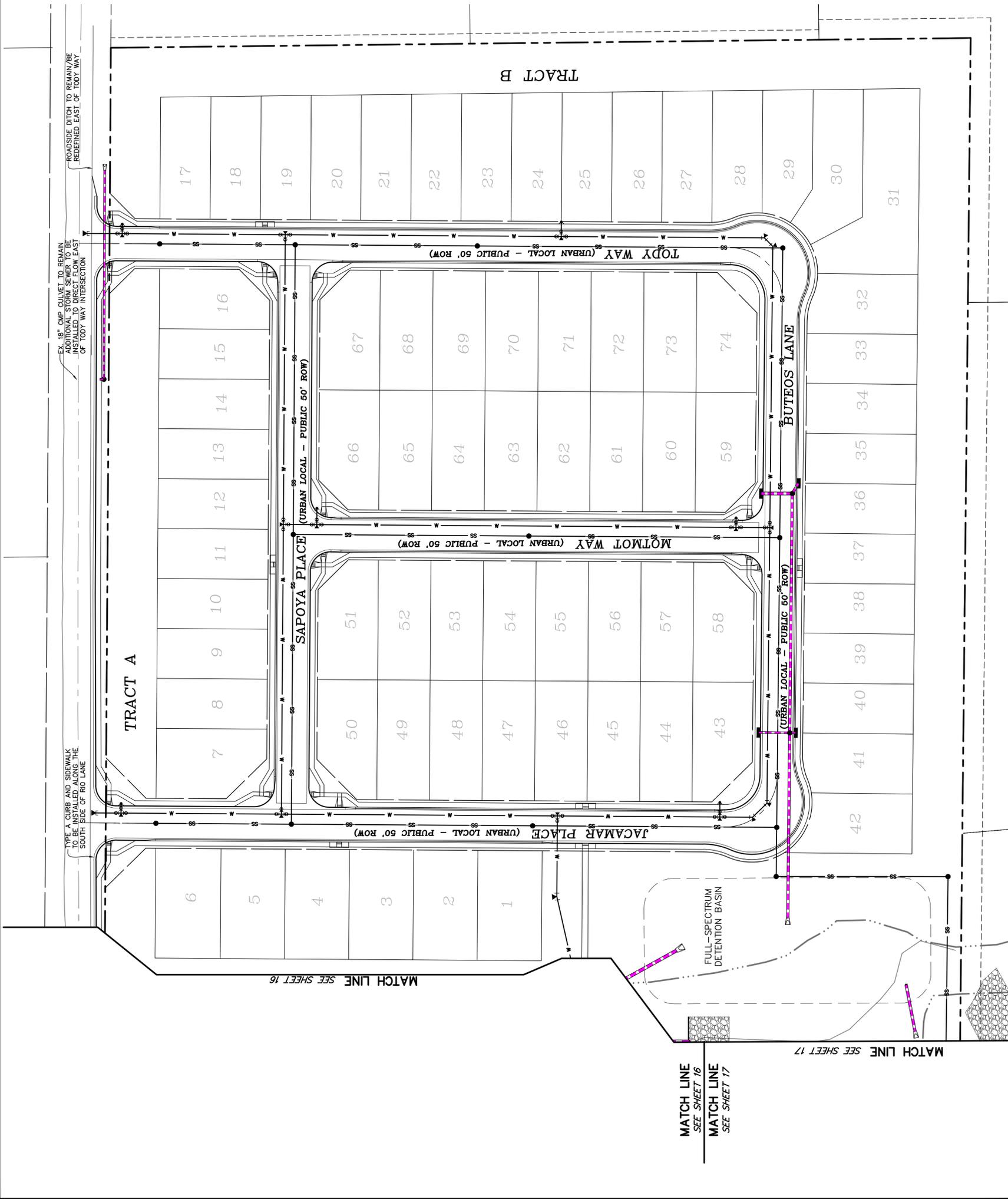
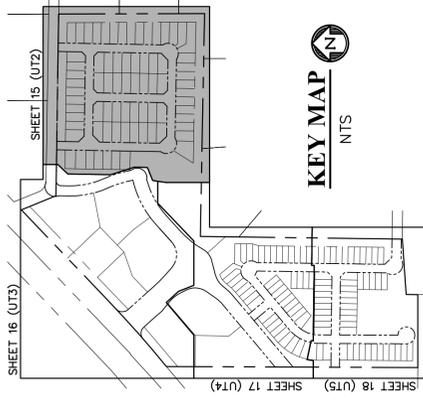
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-000CS07
DRAWING NO.

UT2

SHEET: 15 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER..... 29
- PROPOSED SANITARY SEWER..... SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER..... W

PREPARED BY:



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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 21604-00011

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
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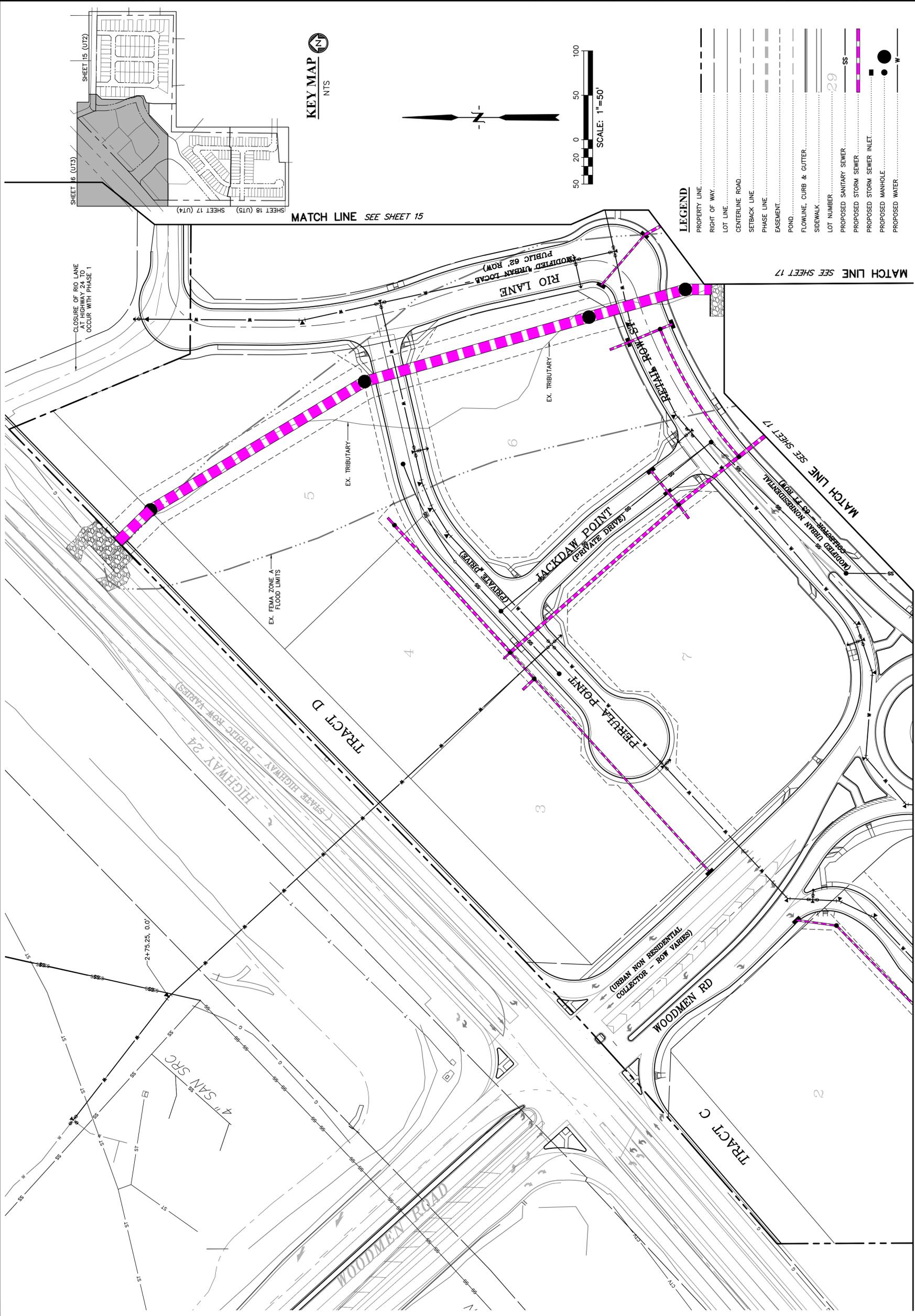
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-000307
DRAWING NO.

UT3

SHEET: 16 OF 19

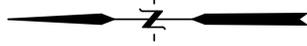


LEGEND

PROPERTY LINE
RIGHT OF WAY	-----
LOT LINE	-----
CENTERLINE ROAD	-----
SETBACK LINE	-----
PHASE LINE	-----
EASEMENT	-----
POND
FLOWLINE, CURB & GUTTER	-----
SIDEWALK	-----
LOT NUMBER
PROPOSED SANITARY SEWER	-----
PROPOSED STORM SEWER	-----
PROPOSED STORM SEWER INLET
PROPOSED MANHOLE
PROPOSED WATER	-----



KEY MAP
NTS



CLOSURE OF RIO LANE
WILL OCCUR WITH PHASE 1

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 17

PREPARED BY:



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PRELIMINARY PLANS FOR:
THE COMMONS AT FALCON FIELD
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
RESUBMITTAL	7/5/24

DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TOM
FILE NAME: 21604-00011

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
DREXEL, BARRELL & CO.

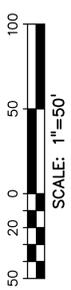
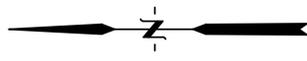
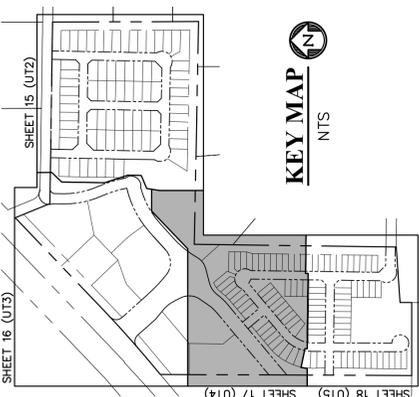
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-000CS07
DRAWING NO.

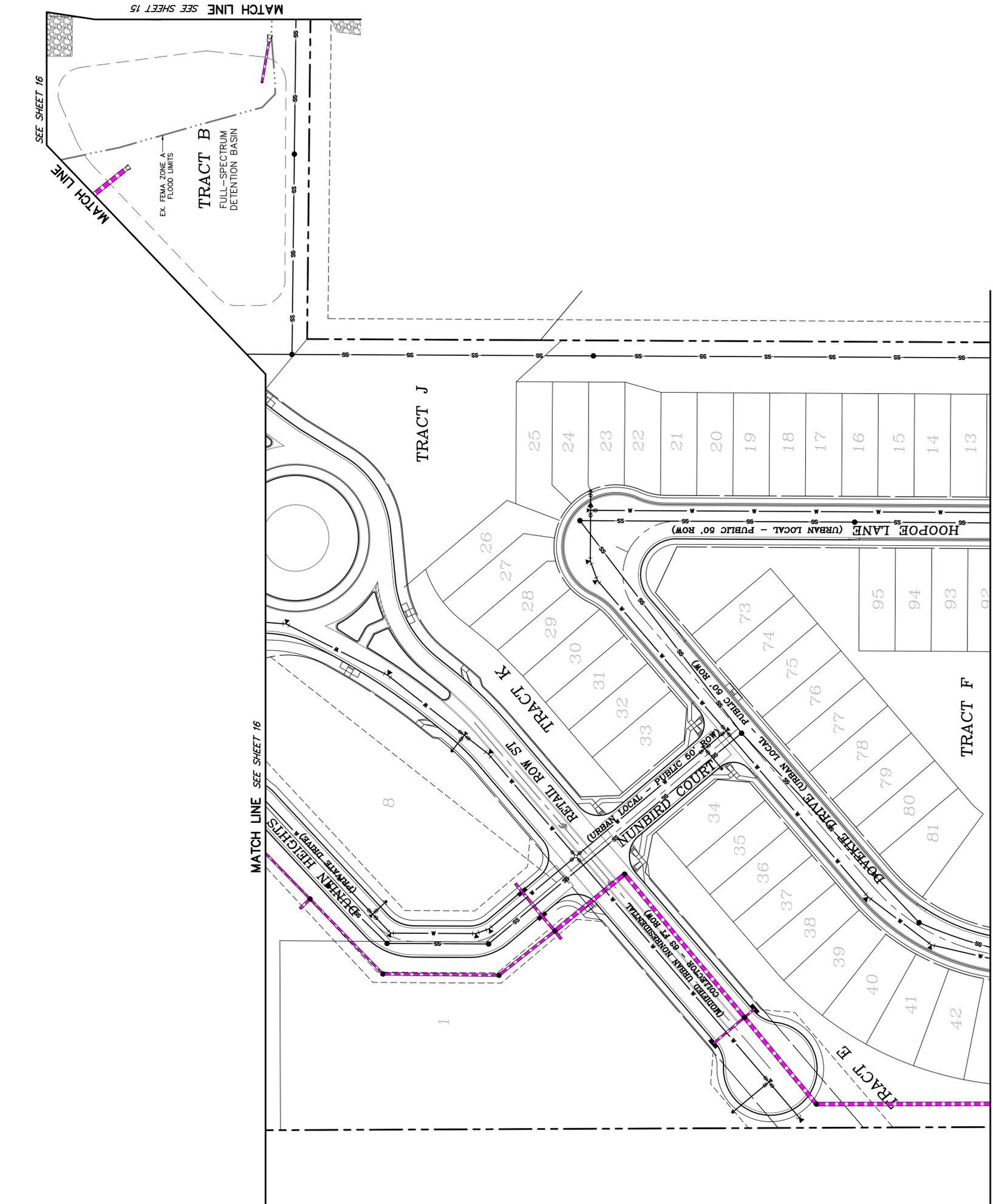
UT4

SHEET: 17 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER..... 29
- PROPOSED SANITARY SEWER..... SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER..... W



PREPARED BY:



DREXEL, BARRELL & CO.
REGISTERED PROFESSIONAL ENGINEERS
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DESIGNED BY: KGV
DRAWN BY: SDM
CHECKED BY: TDM
FILE NAME: 21604-0011

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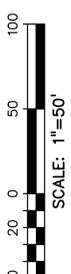
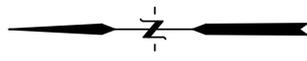
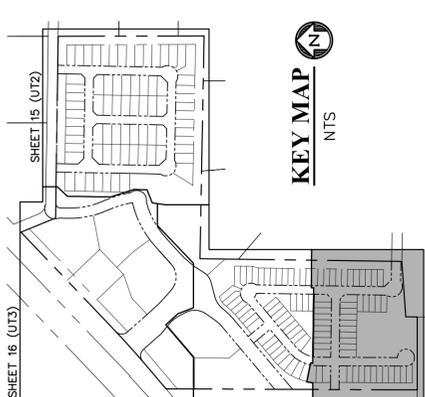
DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21604-00CS07
DRAWING NO.

UT5

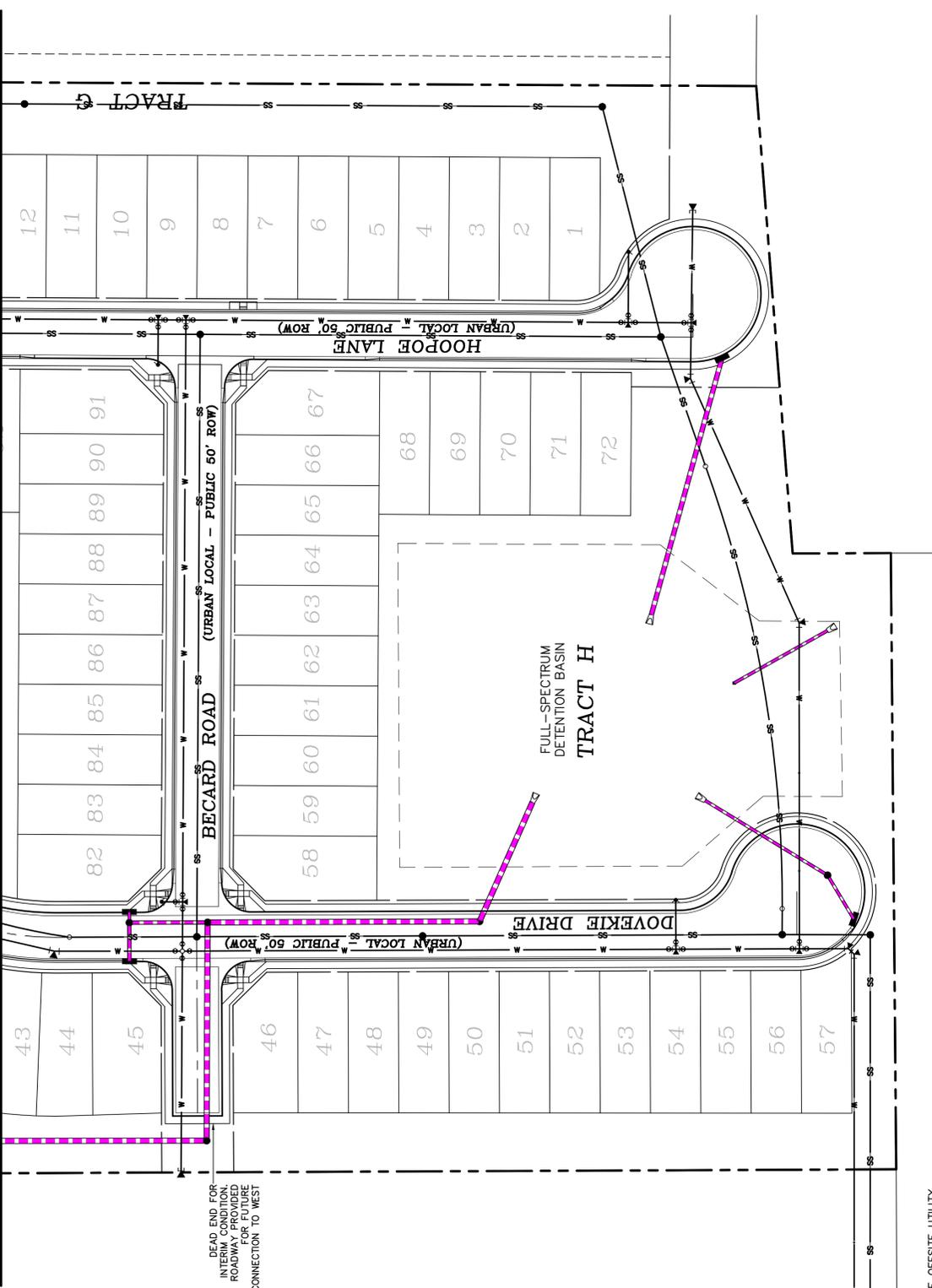
SHEET: 18 OF 19



LEGEND

- PROPERTY LINE.....
- RIGHT OF WAY.....
- LOT LINE.....
- CENTERLINE ROAD.....
- SETBACK LINE.....
- PHASE LINE.....
- EASEMENT.....
- POND.....
- FLOWLINE, CURB & GUTTER.....
- SIDEWALK.....
- LOT NUMBER..... 29
- PROPOSED SANITARY SEWER..... SS
- PROPOSED STORM SEWER.....
- PROPOSED STORM SEWER INLET.....
- PROPOSED MANHOLE.....
- PROPOSED WATER..... W

MATCH LINE SEE SHEET 17



NOTE:
REFERENCE OFFSITE UTILITY
PLAN FOR CONTINUATION.

PREPARED BY:



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DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM

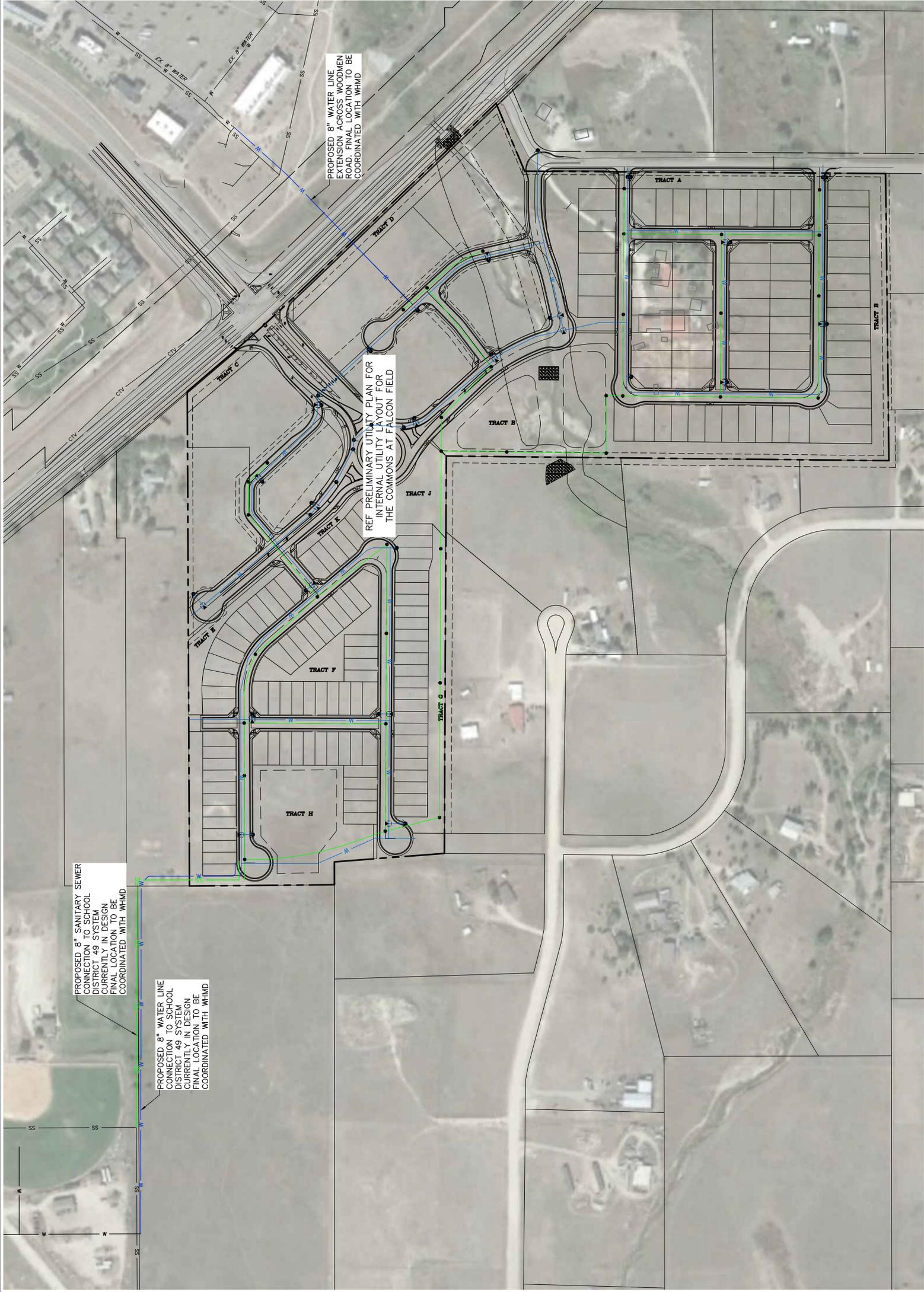
FILE NAME: 21604-00-OFF UT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF:
 DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 150'
 VERTICAL: N/A

OFFSITE UTILITY MAP

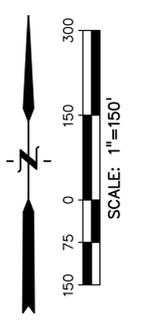
PROJECT NO. 21604-00CS07
 DRAWING NO.
UT05

SHEET: 19 OF 19



LEGEND

PROPERTY/LOT LINE	---
ROW	----
SETBACK LINE
EX. WATER LINE	---
EX. SANITARY SEWER	---
PP OFFSITE WATER LINE	---
PP OFFSITE SANITARY SEWER	---



County Attorney

Kenneth R. Hodges, County Attorney
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Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

April 24, 2024

SP-23-2 The Commons at Falcon Field
Preliminary Plan

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a preliminary plan proposal by Falcon Field LLC (“Applicant”), to develop an approximately 57.67 +/- acre tract of land into 177 lots (the “Property”) for mixed-use commercial and residential development. The property is zoned CR and RS-5000 (Commercial Regional and Residential).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the subdivision demand is 79.14 acre-feet per year for residential and commercial uses comprised of 0.353 acre-feet per lot for 169 household units totaling 59.66 acre-feet per year and commercial use of 1.059 acre-feet per undeveloped acre of commercial use totaling 19.49 acre-feet per year. The Applicant must therefore be able to provide a supply of 23,742 acre-feet of water (79.14 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmen Hills Metropolitan District (“District”). As detailed in the *Water Resources Report* dated March 2023 (“Report”), the average annual demand will be 59.66 acre-feet for household use (0.353

ASSISTANT COUNTY ATTORNEYS

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STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
ERIKA KEECH

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER
DOREY L. SPOTTS

per lot for 169 lots) and 19.49 acre-feet for commercial lots (1.059 acre-feet, or 3 single-family equivalents, per undeveloped acre of commercial use) for a total water demand of 79.14 acre-feet/year. According to the *Water Resource Report* the District's current 300-year water rights total 1,457.6 acre-feet, with use varying from 699 to 918 acre-feet annually from 2012-2022. This leaves an excess of 539 acre-feet or more, which is adequate to supply the current demand for The Commons at Falcon Field.

4. The District provided a letter of commitment for The Commons at Falcon Field dated March 14, 2023, in which the District stated that it "is already committed to serving both water and wastewater to the subdivision. . ." The District estimates the water usage at 79.14 acre-feet of water per year.

State Engineer's Office Opinion

5. In a letter dated July 31, 2023, the State Engineer reviewed the proposal for subdivision of 57.67 acres into 169 single family residential lots and 8 regional commercial lots. The State Engineer stated that the proposed supply of water is to be served by Woodmen Hills Metropolitan District.

The State Engineer provided their opinion, ". . . pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to existing water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for The Commons at Falcon Field is 79.14 acre-feet per year to be supplied by the Woodmen Hills Metropolitan District.

Based on the water demand of 79.14 acre-feet/year for the subdivision and WHMD's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Commons at Falcon Field.

7. Quality. The water quality requirements of Section 8.4.7.B.10.g. of the El Paso County Land Development Code must be satisfied. **El Paso County Public Health shall provide a recommendation as to the sufficiency of water quality.**

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated March 2023, the *Woodmen Hills Metropolitan District letter* dated March 14, 2023, and the *State Engineer Office's Opinion* dated July 31, 2023. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below***

requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc. Ryan Howser, Project Engineer, Planner

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN
THE COMMONS AT FALCON FIELD (SP232)

WHEREAS, Falcon Field, LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Commons at Falcon Field Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on August 15, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on September 12, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. That the subdivision is in conformance with the subdivision design standards and any approved sketch plan.

7. That the subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. That a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
9. That a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
10. That all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
11. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
12. That the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.
13. That legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.
14. That the proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encouraging a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

15. That necessary services, including police and fire protection, recreation, utilities, open space, and transportation system are or will be available to serve the proposed subdivision.
16. That the subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
17. That the proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
18. That for the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Commons at Falcon Field Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.
2. Applicable school and park fees shall be paid with each Final Plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 4/24/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 12th day of September 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT HE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W) BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'12"W A DISTANCE OF 1,185.42 FEET;
- 2) THENCE S86°00'46"W A DISTANCE OF 327.52 FEET;
- 3) THENCE S00°25'05"W A DISTANCE OF 68.17 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'43"W A DISTANCE OF 430.45 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'15"E A DISTANCE OF 1,475.39 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 PAGE 258 OF SAID RECORDS;

THE FOLLOWING THREE COURSES ARE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE;

- 1) THENCE N50°05'41"E A DISTANCE OF 125.34 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,800.00 FEET, A DELTA ANGLE OF 03°40'20", AN ARC LENGTH OF 371.73 FEET, WHOSE LONG CHORD BEARS N48°15'41"E A DISTANCE OF 371.67 FEET;
- 3) THENCE N46°25'11"E A DISTANCE OF 760.04 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY OF RIO ROAD;

- 1) THENCE S22°22'28"E A DISTANCE OF 219.81 FEET;
- 2) THENCE S89°10'21"E A DISTANCE OF 1,071.23 FEET TO THE NORTHWEST CORNER OF LOT 14, OF SAID "FALCON RANCH ESTATES SUBDIVISION";

THENCE S00°10'51"E A DISTANCE OF 705.04 FEET ON THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO.1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (2) TWO COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1"

- 1) THENCE S00°10'51"E A DISTANCE OF 151.74 FEET;
- 2) THENCE N88°55'44"W A DISTANCE OF 1,314.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.