

Agency Review Comments

Project

COMMENT RESPONSES 8-3-22

Project Name

Flying Horse North SKP

Applicant

HR Green

EA Number

EA21199

File Number

SKP223

Project Manager

Nina Ruiz (NinaRuiz@elpasoco.com)

(719) 520-6313

Status

Active

Created

11/2/2021 5:04:36 PM

Review Comments (35)

Agency	Comment	Date
PCD Project Manager	SKP Redlines	4/18/2022 5:23:03 PM

PCD Project Manager	Impact ID Redlines	4/18/2022 5:16:08 PM
PCD Project Manager	LOI Redlines	4/18/2022 5:15:00 PM
PCD Project Manager	MDDP Redlines	4/18/2022 5:13:41 PM
PCD Project Manager	Soils & Geology Redlines	4/18/2022 4:55:03 PM
PCD Project Manager	The subdivision summary sheet includes an acreage of 1,459 whereas all other application documents include 912.5 acres. CHANGE ACREAGE TO THE CORRECT NUMBER	4/18/2022 4:53:34 PM
Black Forest Land Use Committee		4/18/2022 8:56:20 AM
EPC Stormwater Review	Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - MDDP (to be uploaded by PM with PCD comments) Reviewed by: Christina Prete, P.E. Stormwater Engineer III christinaprete@elpasoco.com	4/16/2022 1:47:58 PM MDDP HAS BEEN REVISED ACCORDINGLY

PCD Engineering Division	<p>Review #1: Redline comments to the following documents will be uploaded by the project manager:</p> <ul style="list-style-type: none"> - Sketch Plan - Master Development Drainage Report - Master Traffic Impact Study (NOTE: Review was outsourced to third party review. See comments in "Red". County comments are in either blue, or green) - Soil, Geology Report 	4/18/2022 9:39:04 AM
DOCUMENTS AND REPORTS HAVE BEEN REVISED		
<p>Reviewed by: Gilbert LaForce, PE gilbertlaforce@elpasoco.com</p>		
PCD Project Manager	<p>Please review the attached sketch plan checklist identifying those items which are missing from the sketch plan drawing.</p> <p style="text-align: center;">SKETCH PLAN DRAWINGS HAVE BEEN REVISED ACCORDINGLY</p>	4/14/2022 4:24:29 PM
Cherokee Metro Dist	<p>CMD and FHN signed a non-binding letter of intent dated January 12, 2022, outlining the general terms upon which CMD would be willing to provide water and wastewater service to FHN. At this time, CMD has not committed a specific quantity of water or wastewater service, and CMD has not analyzed or validated any aspect of the FHN Water Resource Report, including without limitation the demand quantities stated therein. CMD and FHN will evaluate the specific water demand quantities at the Preliminary Plan stage as required by the EPC Land Development Code. Any CMD commitment to future water or wastewater service to FHN is subject to the January 21, 2022 Letter of Intent and a future binding agreement between CMD and FHN.</p> <p>In the absence of an agreement between FHN and a utility that already has reserved capacity in the CMD Wastewater Reclamation Facility, new capacity will have to be constructed at some point in the future to meet FHN's wastewater requirements.</p>	4/14/2022 4:14:22 PM

PCD Project Manager	<p>For informational purposes: The soils and geology report reflect that mitigation measures will be required in order to develop portions of the site. Staff does not require these areas being graphically depicted on a sketch plan, unless the constraints cannot be mitigated. However, the applicant does appear to be proposing open space, trails, and buffer areas in those areas depicted on the plans as being challenging (e.g. seasonally wet). Site specific design and reports will be required at the preliminary plan stage of development, and staff anticipated plat notes being required. These details will be further reviewed at this time.</p>	<p>4/14/2022 4:15:10 PM</p>
Traffic Review Consultant	<p>FHU has reviewed the traffic impact study. Our comments are summarized in the attached memo (pdf) and detailed comments have been provided in the related Bluebeam session. TIS HAS BEEN UPDATED AND REVISED</p>	<p>4/13/2022 4:46:00 PM</p>
Black Forest Land Use Committee	<p>The Black Forest Land Use Committee has reviewed this proposal and recommends DENIAL.</p> <p>This proposal must be denied for several reasons:</p> <ol style="list-style-type: none"> 1. The proposal totally violates the 2.5-acre density, conservation, and compatibility requirements of Your El Paso County Master Plan. 2. Using non-renewable water for a development of this size is risky and short-sighted. Developments such as this should be required to use renewable water. 3. The county must not allow this development to move toward annexation because of the ripple effects it will have on further annexations. 4. Lack of fire impact fees places an undue burden on current residents of the fire district. 5. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. <p>See the attached document for more detail on the above items.</p> <p style="text-align: right;">COMMENTS NOTED. THE APPLICATION PROVIDES THE JUSTIFICATION FOR OUR PROPOSAL.</p>	<p>4/18/2022 8:53:18 AM</p>

<p>Pikes Peak Regional Building Department</p>	<p>Enumeration has no comment at this time.</p> <p>Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org</p>	<p>4/13/2022 10:51:00 AM</p>
<p>PCD Project Manager</p>	<p>EPC Staff makes recommendations to the Planning Commission and Board of County Commissioners regarding conditions of approval related to mitigation of impacts as well as to put the applicant on notice in regards to requirements at later phases of development. These recommended conditions of approval will be passed along to the applicant, in their entirety, at the time of the item being scheduled for public hearing(s). Staff will likely add additional recommended conditions of approval, but at this time they are anticipated to include:</p> <ol style="list-style-type: none"> 1. Condition regarding the necessary roadway improvements. 2. Condition regarding revised water at the preliminary plan stage. 3. Condition regarding the conservation easement (use restriction). 	<p>4/14/2022 4:07:59 PM</p>
<p>ADD TO GENERAL NOTES</p>	<p>Those standard notations for a sketch plan:</p> <ol style="list-style-type: none"> 1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat. 2. Access locations and roadway classifications are conceptual only and will be determined at the time preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review. <p style="text-align: center;">NOTES HAVE BEEN ADDED</p>	
<p>Colorado Parks and Wildlife</p>		<p>4/12/2022 5:17:15 PM</p>

PCD Project Manager	Please note that the LOI from Cherokee is not signed. The county does not require a commitment letter from a water provider at the SKP stage, however, application documents should all be complete. If the desire is to include the LOI in the application, please submit a signed version. If the desire is not to include the item, please reach out to the assigned planner so that they may remove the item. WE REQUEST THIS ITEM BE REMOVED	4/12/2022 5:00:41 PM
PCD Project Manager	Please add the parcel numbers to the application as a separate page.	4/12/2022 3:43:15 PM
PCD Project Manager	Please see attached for those addresses which were not included in the neighbor notification (red). Notification should be provided to those missing addresses. NOTIFICATIONS WERE SENT TO THOSE ADDITIONAL ADDRESSES	4/12/2022 3:41:50 PM
Black Forest Fire Protection District	Black Forest Fire Rescue having reviewed Land Development plans understands that Flying Horse North plans to meet the City of Colorado Springs standards for water and roads. We have also seen preliminary plans for houses and commercial properties to include a site for a future fire station to support the increased impact on public safety needs and increased access and egress points for potential evacuations, we can say at this time we have no comment but reserve the right to submit additional comments after review with Land development later this month. JMR NOTED	4/12/2022 10:36:58 AM
Colorado Division of Water Resources		4/11/2022 3:30:27 PM
Colorado Springs Public Works	Engineering Development Review will require all public improvements to be built to full City Standards if this site is chosen for pre-annexation. Patrick V. Morris Civil Engineer II Public Works/Engineering Development Review City of Colorado Springs Phone: 719-385-5075 Patrick.morris@coloradosprings.gov	4/11/2022 1:16:08 PM

Colorado State Forest Service	<p>The primary wildland fuel type for this proposal is grassland with scattered trees having a low wildfire hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.</p> <p>NOTED</p>	<p>4/5/2022 9:18:25 AM</p>
Lewis Palmer 38	<p>Lewis-Palmer School District 38 requests cash-in-lieu of land funds for any residential lots developed in Flying Horse North that lie within the school district's boundaries.</p> <p>NOTED</p>	<p>3/31/2022 1:53:12 PM</p>
Colorado Springs Utilities, Dev, Svc.(includes water resources)	<p>Other corporations or organizations appear to be providing the water, sewer, gas, and electric utilities. As a result, we have no concerns about the project.</p> <p>After talking to Brian Whitehead (Mgr-System Extensions), I understood that CSU will not be serving any utilities for this project at this time point.</p> <hr/> <p>Corey Masoumi Engineering Support Coordinator Utilities Development Services Colorado Springs Utilities 1521 S Hancock Expy Colorado Springs, CO 80903 O: 719-668-1856 Main: 719-668-8259 cmasoumi@csu.org www.csu.org</p> <p>NOTED</p>	<p>4/6/2022 1:29:01 PM</p>
Colorado Springs Public Works	<p>Traffic Engineering has no comments on this item.</p> <p>Zaker Alazzeh, P.E. Traffic Engineering Manager/Deputy City Traffic Engineer City of Colorado Springs (719) 385-5468 Zaker.Alazzeh@coloradosprings.gov</p> <p>NOTED</p>	<p>3/30/2022 3:04:42 PM</p>
EPC Environmental Services		<p>3/30/2022 12:47:57 PM</p>

911 Authority - El Paso/Teller County	<p>There are streetnames previously approved for this development, but none are depicted on these plan drawings. Comments for E911 reserved until streetnames are depicted on plan drawings.</p> <p>Thank you Justin</p> <p style="text-align: center;">NOTED</p>	<p>3/30/2022 11:12:42 AM</p>
County Attorney - Development Review	<p>No comments from County Attorney - Development Review at this time.</p> <p style="text-align: center;">NOTED</p>	<p>3/29/2022 3:41:50 PM</p>
RBD Floodplain	<p>The project will have no impact on the floodplain as the property is not encumbered by the floodplain.</p> <p style="text-align: center;">NOTED</p>	<p>3/29/2022 10:10:36 AM</p>
Academy SD 20 Building Fund	<p>Academy District 20 is in receipt of File# SKP223 for approval of the Flying Horse North Sketch Plan.</p> <p>The District is requesting fees in lieu of land dedication per the existing El Paso County Code for all residential units that are developed within Flying Horse North and located within the District 20 boundaries.</p> <p>If you need additional information, please contact me.</p> <p style="text-align: center;">NOTED</p> <p>Don Smith Planning Consultant</p>	<p>3/28/2022 8:42:23 AM</p>
County Attorney - Water	<p>Please be advised that the County Attorney's Office will provide a written water review for this project at the Preliminary Plan or Final Plat stage as necessary. Until then, the County Attorney's Office would recommend a finding of insufficiency as to water quantity and dependability. Thank you.</p> <p style="text-align: center;">NOTED</p>	<p>3/24/2022 12:35:09 PM</p>
El Paso County Conservation Dist		<p>3/24/2022 7:55:55 AM</p>

**El Paso
County
Conservation
Dist**

**3/24/2022
7:54:19
AM**

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