

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 19, 2022

Nina Ruiz
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Flying Horse North Sketch Plan (SKP-22-003)

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Flying Horse North Sketch Plan and is submitting following comments and recommendations of behalf of El Paso County Parks. This development application will be presented to the Park Advisory Board for endorsement on May 11, 2022.

This is a request for endorsement by NES, Inc., on behalf of Flying Horse Development, LLC, for approval of the Flying Horse North Sketch Plan. The total proposed subdivision totals 1,459, which includes the 557-acre Filing No. 1 and golf course, which have already been plated and partially constructed and are not located in this Sketch Plan. The remaining 912.5 acres are included in this Sketch Plan, and include approximately 1,571 mixed-density residential lots, commercial lots, and open spaces. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

Previously, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016. Consistent with the endorsed PUD Development Plan, the Flying Horse North Sketch Plan proposes a dedication of open space that exceeds the 10% minimum requirement by providing 200.9 acres, or nearly 22% of the site, as open space. This includes a fitness center adjacent a large community park, numerous neighborhood parks, no-build zones along local drainageways, approximately 2.8 miles of the proposed Fox Run Regional Trail, and approximately 4.5 miles of interconnected neighborhood trails. The Sketch Plan also includes transitionary residential lots (smaller acreages transitioning to larger lots) landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.



As noted, the 2013 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. During early assistance meetings, the applicant's representative worked closely with Parks staff to plan the proposed conceptual trail alignment. This was an important step of the initial process, as this Primary Regional Trail links to several other regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park.

The Flying Horse North Sketch Plan shows the regional trail alignment commencing at the northeastern corner of Black Forest Regional Park, running primarily north/south through interconnected open spaces, neighborhood parks, and drainages, where the trail connects to Hodgen Road at the project's northeast corner. Additionally, the applicant is proposing an internal trail system throughout the project area to be owned and maintained by a Homeowners Association. The County trail will be designated as multi-use and allow for hiking, biking, and equestrian access.

In the submitted and thorough Letter of Intent, the applicant takes numerous opportunities to describe the recreational nature of the overall Sketch Plan:

- *"...the FHN project promotes walkability and bikeability with the significant open space and trail system that is well connected internally to the site and externally to the regional County Trail. This system will provide an important connection to Black Forest Regional Park, allowing walkers and bikers to easily access the park..."*
- *"...FHN will be utilizing the FHN Metro District to construct many of the high-quality facilities and plentiful parks and open space areas, such as the large park and fitness center..."*
- *"The overall FHN (sketch plan) proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. A Regional Trail is provided that will go through FHN connecting from the south near Cathedral Pines to the east/northeast along the FHN southern boundary. Then the alignment will generally connect through the FHN open space system, ultimately connecting to Hodgen Road. The County Trail will be open to the public and will be placed in an easement. The remaining trail system for FHN will be owned and maintained by the District or a Homeowners Association."*

Staff is pleased with the applicant's continuing efforts to provide a high level of recreational facilities and amenities to the residents and visitors of Flying Horse North. The interconnected system of parks, trails, and open spaces will only serve to promote recreation, fitness, and a healthy lifestyle. In addition, El Paso County Parks staff fully supports the regional trail as shown on the Sketch Plan, and recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access, construction, and maintenance of the primary regional trail.

Although regional and urban park fees are calculated generally at the Preliminary Plan stage, and assessed on the Final Plats, the applicant has included a Subdivision Summary Sheet stating the preliminary number of residential lots as 1,571. As such, 2022 regional and urban park fees have been calculated for this Sketch Plan, but minor changes in lot numbers should be expected as the planning process moves forward. In the future, regional and urban park fees will be calculated based upon the calendar year of each plat submittal, and therefore required for each Final Plat.

Recommended Motion (Sketch Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$722,660 and urban park purposes in the amount of \$455,590 will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).

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

Sincerely,



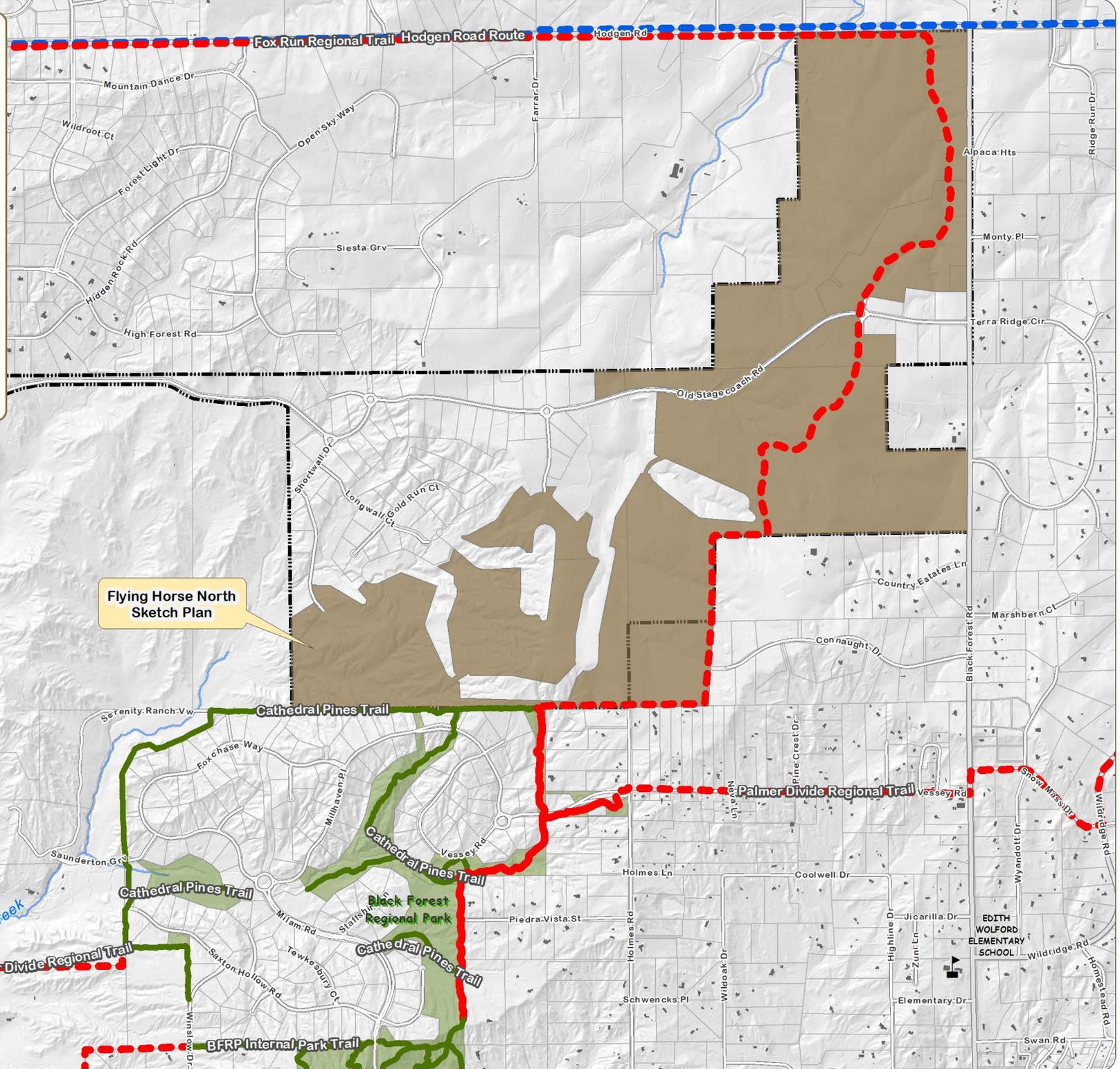
Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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**Flying Horse North
Sketch Plan Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Flying Horse North Sketch Plan
-  Flying Horse North
-  Parcels
-  Streams



0 0.125 0.25 0.5 Miles



Flying Horse North
Sketch Plan

Black Squirrel Creek

Black Forest
Regional Park

EDITH
WOLFORD
ELEMENTARY
SCHOOL

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

May 11, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Flying Horse North Sketch Plan	Application Type:	Sketch Plan
PCD Reference #:	SKP-22-003	Total Acreage:	912.50
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	1,571
Flying Horse North Development, LLC	HR Green Development, LLC	Dwelling Units Per 2.5 Acres:	4.30
Drew Balsick	Phil Stuepfert	Regional Park Area:	2
2138 Flying Horse Club Drive	1975 Research Parkway, Suite 230	Urban Park Area:	1, 2
Colorado Springs, CO 80921	Colorado Springs, CO 80920	Existing Zoning Code:	PUD/RR-2.5
		Proposed Zoning Code:	PUD/RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

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

Regional Park Area: 2

Urban Park Area: 1, 2

0.0194 Acres x 1571 Dwelling Units = 30.477
Total Regional Park Acres: 30.477

Neighborhood:	0.00375 Acres x 1571 Dwelling Units =	5.89
Community:	0.00625 Acres x 1571 Dwelling Units =	9.82
	Total Urban Park Acres:	15.71

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1, 2

\$460 / Dwelling Unit x 1571 Dwelling Units = \$722,660
Total Regional Park Fees: \$722,660

Neighborhood:	\$114 / Dwelling Unit x 1571 Dwelling Units =	\$179,094
Community:	\$176 / Dwelling Unit x 1571 Dwelling Units =	\$276,496
	Total Urban Park Fees:	\$455,590

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$722,660 and urban park purposes in the amount of \$455,590 will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).

Park Advisory Board Recommendation: