

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 7, 2022

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

Subject: Flying Horse North Sketch Plan, Review #2 (SKP-22-003)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Flying Horse North Sketch Plan, Review #2, and is submitting following comments and recommendations of behalf of El Paso County Parks. The original Sketch Plan application was be presented to and endorsed by the Park Advisory Board on May 11, 2022, however, changes to the regional trail alignment prompted discussions with the applicant and their representative.

The current Sketch Plan application is similar to the original in many aspects. 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, although the total residential lot count has been reduced from approximately 1,571 mixed-density residential lots to 1,121. 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 203.9 acres, or approximately 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 transitional 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 original Flying Horse North Sketch Plan showed 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. In the current application, the trail has been relocated to the development's boundary. The Sketch Plan map included with this current submittal showed the Fox Run Trail leaving, then reentering the development along Black Forest Road, but this alignment was recently updated to keep the trail alignment within the bounds of the Flying Horse North development.

In early discussions, EPC Parks staff noted that the County trail would be designated as multi-use and allow for hiking, biking, and equestrian access. During the aforementioned virtual meeting between Parks staff and the applicant and applicant's representative, staff asked for an explanation for the relocation of the Fox Run Regional Trail from within the Flying Horse North Development to its outer landscape buffers. The reason was primarily centered on the multi-use aspect of the trail, specifically the use of the trails by equestrian users. While the applicant understands the need for the multi-use component of the regional trail, they feel that equestrian use would not be compatible with the overall character and nature of the community. Therefore, the regional trail was relocated to the perimeter of the subdivision.

While 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, staff finds the realigned regional trail corridor less than adequate. This is primarily due to the confined nature of the trail, which restricts the trail designer's ability to work with the natural terrain features, thus resulting in a generally straight, non-sustainable trail. Staff recommends that the applicant design a corridor that allows for a more variable, interesting, and sustainable regional trail. Furthermore, staff 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 revised Subdivision Summary Sheet stating the preliminary number of residential lots as 1,121. As such, 2022 regional and urban park fees have been recalculated for this Sketch Plan, but continuing changes in lot numbers should be expected as the planning process moves forward. ***Please see the attached Subdivision Review Form for the recalculated regional and urban park fees.*** 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.

Staff appreciates the applicant's willingness to work with El Paso County Parks and looks forward to future discussions regarding parks, trails, and open space opportunities in Flying Horse North. Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

September 7, 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, Review #2	Application Type:	Sketch Plan
PCD Reference #:	SKP-22-003	Total Acreage:	912.50
		Total # of Dwelling Units:	1,121
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	3.07
Flying Horse North Development, LLC	HR Green Development, LLC	Regional Park Area:	2
Drew Balsick	Phil Stuepfert	Urban Park Area:	1, 2
2138 Flying Horse Club Drive	1975 Research Parkway, Suite 230	Existing Zoning Code:	PUD/RR-2.5
Colorado Springs, CO 80921	Colorado Springs, CO 80920	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 1121 Dwelling Units = 21.747
Total Regional Park Acres: 21.747

Neighborhood:	0.00375 Acres x 1121 Dwelling Units =	4.20
Community:	0.00625 Acres x 1121 Dwelling Units =	7.01
	Total Urban Park Acres:	11.21

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1, 2

\$460 / Dwelling Unit x 1121 Dwelling Units = \$515,660
Total Regional Park Fees: \$515,660

Neighborhood:	\$114 / Dwelling Unit x 1121 Dwelling Units =	\$127,794
Community:	\$176 / Dwelling Unit x 1121 Dwelling Units =	\$197,296
	Total Urban Park Fees:	\$325,090

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 \$515,660 and urban park purposes in the amount of \$325,090 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:

Originally PAB Endorsed on 06/08/2022

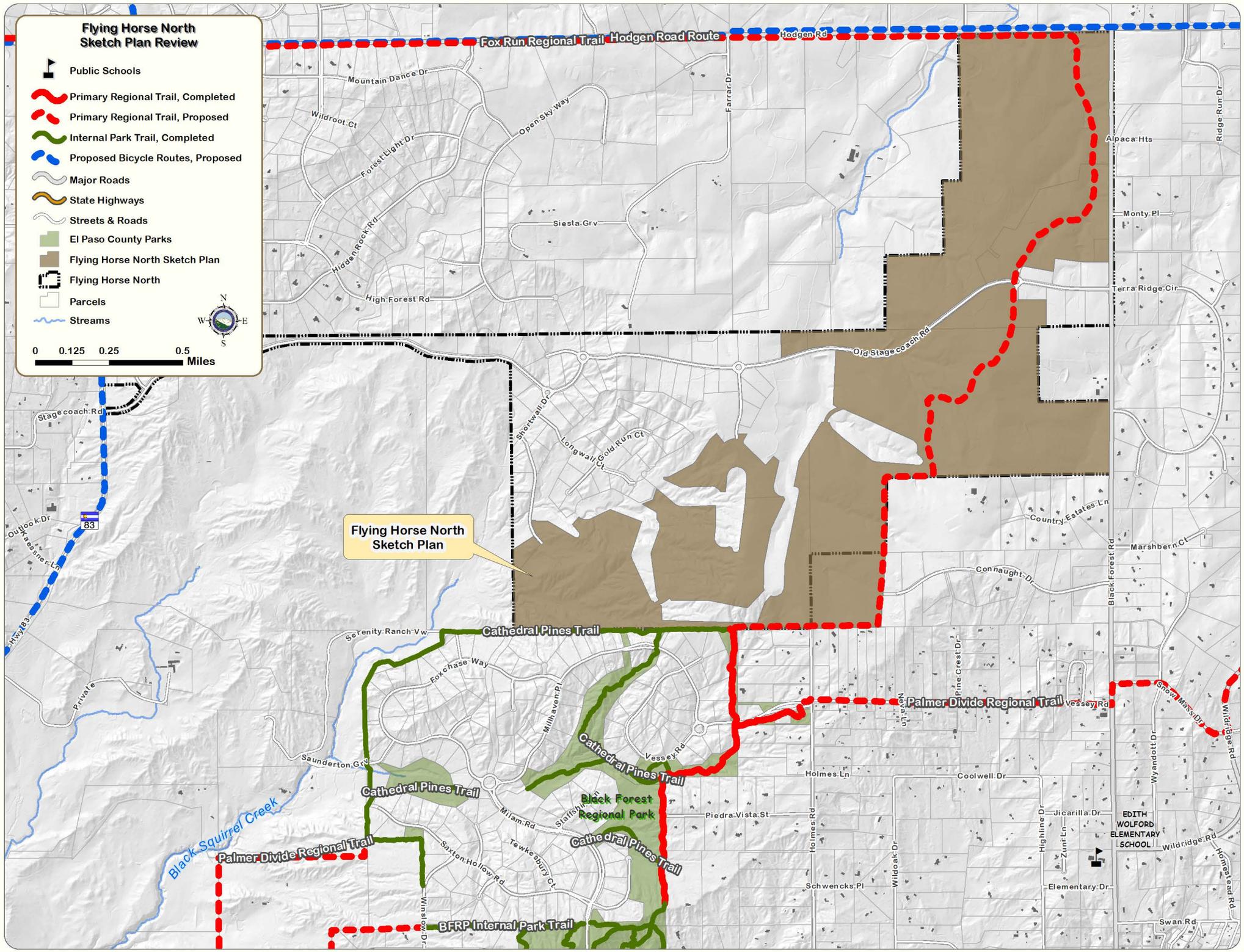
Flying Horse North Sketch Plan Review

-  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

Cathedral Pines Trail

Cathedral Pines Trail

Cathedral Pines Trail

Palmer Divide Regional Trail

BFRP Internal Park Trail

Cathedral Pines Trail

Palmer Divide Regional Trail

Fox Run Regional Trail

Hodgen Road Route

Hodgen Rd

Alpaca Hts

Monty Pl

Terra Ridge Cir

Country Estates Ln

Connaught Dr

Cathedral Pines Trail

Foxchase Way

Cathedral Pines Trail

Cathedral Pines Trail

Palmer Divide Regional Trail

BFRP Internal Park Trail

Holmes Ln

Coolwell Dr

Holmes Rd

Highline Dr

Jicarilla Dr

Zuni Ln

Elementary Dr

Schwencks Pl

Wildcat Dr

Swan Rd

EDITH WOLFORD ELEMENTARY SCHOOL

Swan Rd

Marshburn Ct

Black Forest Rd

Pine Crest Dr

Vessey Rd

Wyandott Dr

Wildridge Rd

Homesead Rd

Ridge Run Dr

Ridge Run Dr

Monty Pl

Terra Ridge Cir

Country Estates Ln

Connaught Dr

Cathedral Pines Trail

Foxchase Way

Cathedral Pines Trail

Cathedral Pines Trail

Palmer Divide Regional Trail

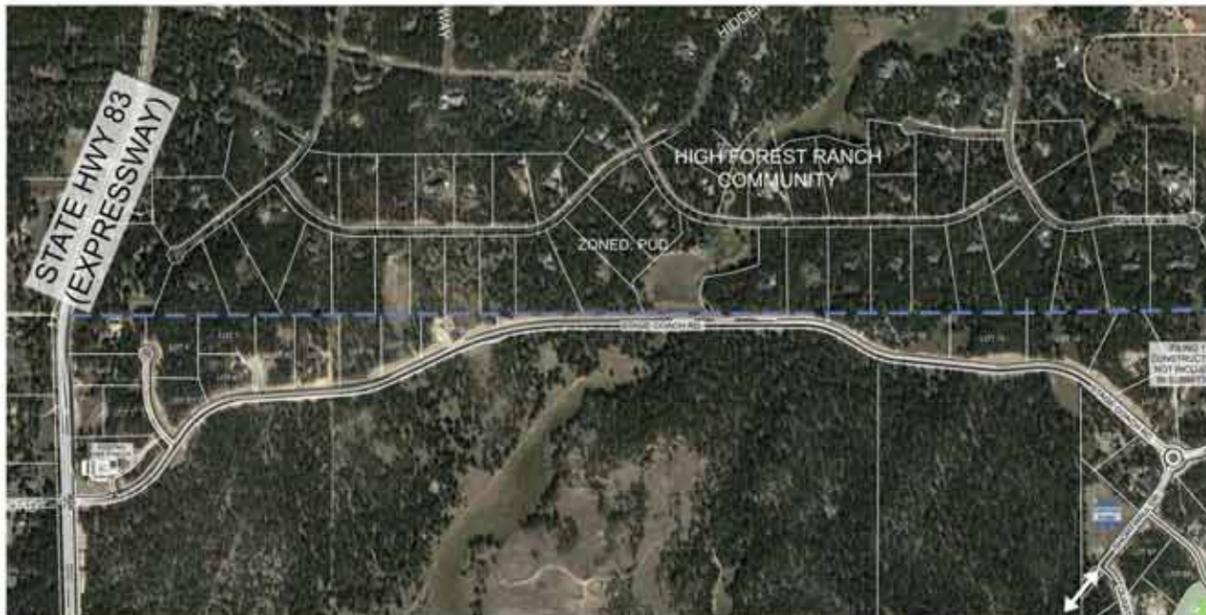
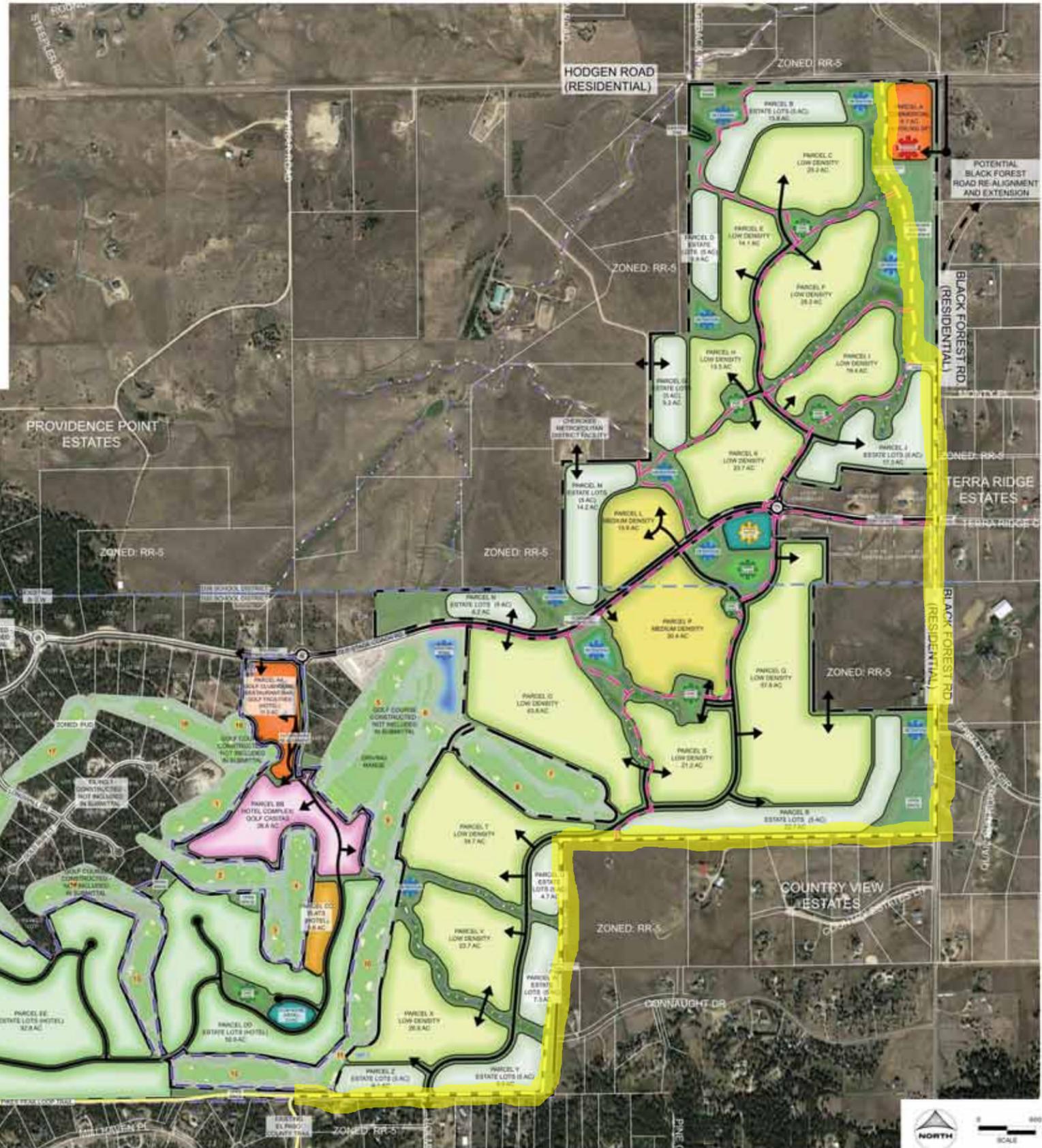
BFRP Internal Park Trail

Swan Rd

FLYING HORSE NORTH SKETCH PLAN

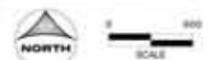
LEGEND

- ESTATE LOTS (5 AC)
- ESTATE LOTS (2.5 AC)
- LOW DENSITY
- MEDIUM DENSITY
- BRANDED FLATS (HOTEL)
- COMMERCIAL
- GOLF CLUB, FITNESS CENTER, RESTAURANT/BAR (HOTEL)
- HOTEL COMPLEX
- CLUBHOUSE
- ROADWAY
- DETENTION
- SITE BOUNDARY
- HOTEL PARCELS
- SCHOOL DISTRICT LINE
- FHN TRAIL
- PUBLIC COUNTY TRAIL
- DRAINAGE WAY
- PARK/POCKET PARK
- FITNESS CENTER
- POTENTIAL FIRE STATION
- PROPOSED DETENTION



LAND USE SUMMARY				
LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	DU/AC	UNITS
GROSS RESIDENTIAL ACREAGE (+/-)				
ESTATE LOTS (5 ACRES)	118.3 AC.	13.0%	0.225	27
ESTATE LOTS (2.5 ACRES)	152.7 AC.	16.7%	0.32	49
LOW DENSITY RESIDENTIAL	332.9 AC.	36.5%	1.9	632
MEDIUM DENSITY RESIDENTIAL	46.0 AC.	5.0%	3.0	138
ESTIMATED OPEN SPACE	203.9 AC.	22.3%	N/A	N/A
GROSS RESIDENTIAL SUB-TOTAL	853.8 AC.	71.2%		846
HOTEL/COMMERCIAL ACREAGE (+/-)				
HOTEL ROOMS/GOLF CASITAS	26.6 AC.	2.9%	N/A	225
BRANDED FLATS	5.6 AC.	0.6%	9.0	50
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL)	11.0 AC.	1.2%	N/A	N/A
ESTATE CLUBHOUSE (HOTEL)	2.4 AC.	0.3%	N/A	N/A
COMMERCIAL	9.1 AC.	1.0%	N/A	N/A
FITNESS CENTER	4.1 AC.	0.4%	N/A	N/A
TOTAL	912.6 AC	100.0%		1121

NOTE: - OPEN SPACE INCLUDES: PARKS, POCKET PARKS, DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS



COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG
 APPROVED: PLS
 CAD DATE: 07/01/2022
 CAD FILE: J:\2021\211030\CAD\Drawn\Sketch-Plan\BUBBLE-PLAN

JOB DATE: 05/21/2023
 JOB NUMBER: 211030

SCALE: 1" = 100' (AS SHOWN ON OFFICIAL DRAWINGS)
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH DEVELOPMENT, LLC.
 EL PASO COUNTY, COLORADO

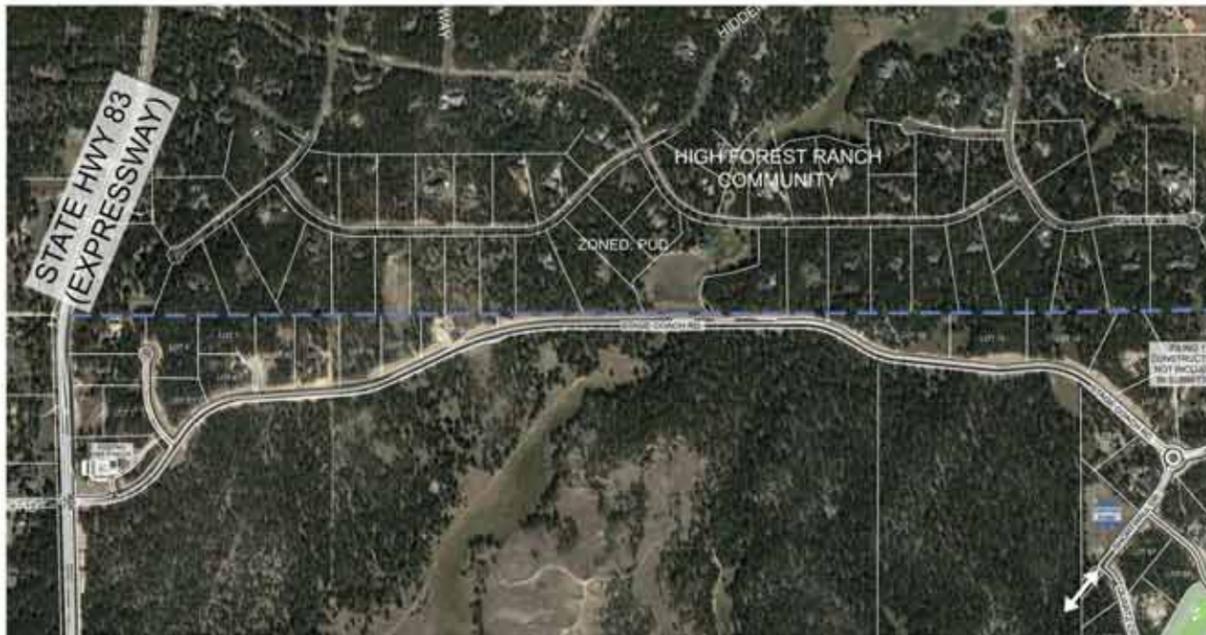
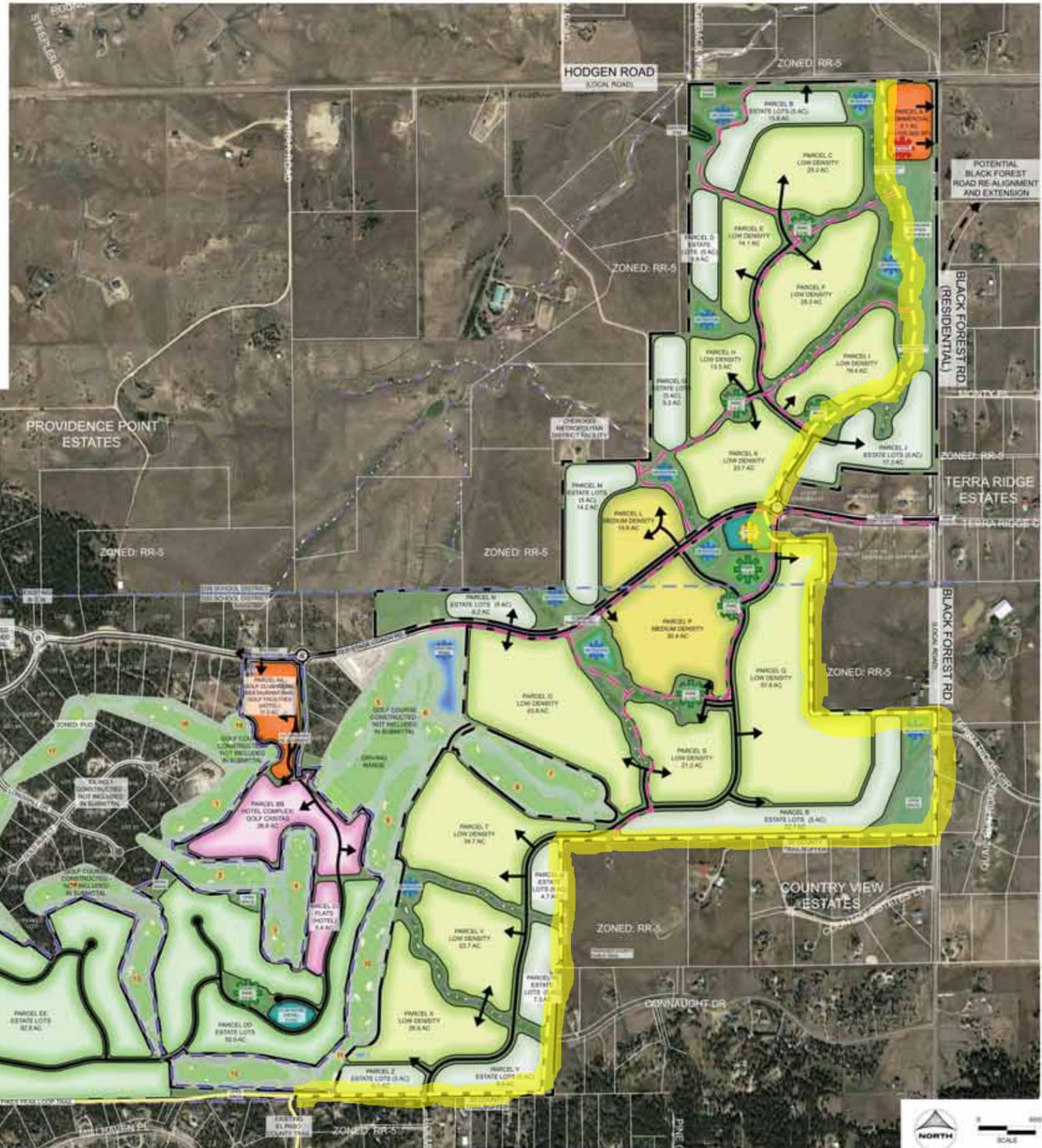
FLYING HORSE NORTH SKETCH PLAN
 SKETCH PLAN DRAWING

SHEET SP.2 2

FLYING HORSE NORTH SKETCH PLAN

LEGEND

- ESTATE LOTS (5 AC)
- ESTATE LOTS (2.5 AC)
- LOW DENSITY
- MEDIUM DENSITY
- COMMERCIAL
- GOLF CLUB, FITNESS CENTER, RESTAURANT/BAR (HOTEL)
- HOTEL COMPLEX
- CLUBHOUSE
- ROADWAY
- DETENTION
- SITE BOUNDARY
- HOTEL PARCELS
- SCHOOL DISTRICT LINE
- FHN TRAIL
- PUBLIC COUNTY TRAIL
- EXISTING DRAINAGE WAY
- PARK/POCKET PARK
- FITNESS CENTER
- POTENTIAL FIRE STATION
- DETENTION



LAND USE SUMMARY				
LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	DU/AC	UNITS
GROSS RESIDENTIAL ACREAGE (+/-)				
ESTATE LOTS (5 ACRES)	118.3 AC.	13.0%	0.225	27
ESTATE LOTS (2.5 ACRES)	152.7 AC.	16.7%	0.32	49
LOW DENSITY RESIDENTIAL	332.9 AC.	36.5%	1.9	632
MEDIUM DENSITY RESIDENTIAL	46.0 AC.	5.0%	3.0	138
ESTIMATED OPEN SPACE	203.9 AC.	22.3%		
GROSS RESIDENTIAL SUB-TOTAL	853.8 AC.	71.2%		846
HOTEL/COMMERCIAL ACREAGE (+/-)				
HOTEL ROOMS/CASITAS/FLATS	32.2 AC.	3.5%		275
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL)	11.0 AC.	1.2%		
ESTATE CLUBHOUSE (HOTEL)	2.4 AC.	0.3%		
COMMERCIAL	9.1 AC.	1.0%		
FITNESS CENTER	4.1 AC.	0.4%		
TOTAL	912.6 AC	100.0%		

NOTE: OPEN SPACE INCLUDES PARKS, POCKET PARKS, DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG
 APPROVED: PLS
 CAD DATE: 07/01/2022
 CAD FILE: J:\2021\211030\CAD\Drawn\Sketch-Plan\BUBBLE-PLAN

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
 HRGreen

FLYING HORSE NORTH DEVELOPMENT, LLC.
 EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
 SKETCH PLAN DRAWING

SHEET SP.2 2