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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 3, 2024

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

**Subject: Flying Horse North Phase Filing No. 4 PUD Development Plan and Preliminary Plan Amendment (PUDSP-24-004) and Final Plat (SF-24-022)**

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the Flying Horse North Filing No 4 PUD Development Plan and Preliminary Plan Amendment and Final Plat and is submitting following comments and recommendations on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on October 9, 2024:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC., for approval of the Flying Horse North Filing No. 4 PUD Development Plan and Preliminary Plan Amendment and Final Plat. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing No. 4 includes 48 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 175.78 acres. The 2022 El Paso County Parks Master Plan shows the project directly impacting the Fox Run Regional Trail.

**Background:** In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan (included in packet). At that time, Flying Horse North consisted of 283 single-family rural residential lots with a minimum lot size of 2.5 acres, 114.4 acres of open space (22%), and a 199.1-acre 18-hole golf course. A portion of the original 2016 PUD Development Plan was abandoned with the submittal of the Flying Horse North Phase II Sketch Plan / PUD Development Plan and Preliminary Plan in June 2022. Consistent with the previously endorsed plan, the Phase II Plan proposed a dedication of open space that far exceeded the 10% minimum requirement by providing 202.23 acres, or approximately 27% of the site, as open space, but also included approximately three miles of the proposed Fox Run Regional Trail. As such, El Paso County Parks integrated the realigned Fox Run Regional Trail into its 2022 El Paso County Parks Master Plan and Trails Master Plan. Over the next two years, Parks staff worked closely with HR Green to develop a viable and sustainable trail alignment.

**Current Submittal.** The current Flying Horse North Filing No. 4 PUD Development Plan and Preliminary Plan Amendment and Final Plat have reverted back to the original 2016 PUD Development Plan. Because of the new stormwater regulations and updated engineering criteria, each filing henceforth will be submitted under a similar arrangement: a PUD amendment alongside a final platting. Upon receipt of this current Amendment, Parks staff was immediately concerned about the future of the Fox Run Regional Trail and contacted HR Green for clarification. HR Green staff explained the situation and also submitted a plan for the Fox Run Regional Trail for the remainder of this development. The representative also stated that the amended PUD Development Plans and Preliminary Plans and Final Plats would also show more open space than was included in the original 2016 plan.

HR Green explained that their staff is working to create a trail alignment that is constructable and sustainable by following the terrain and avoiding steep areas. The attached Flying Horse North Trail Exhibit included in this packet shows the planned alignment, which only partially falls into the bounds of Filing No. 4. Future filings will show more of the trail alignment, as well as the planned open space. While Parks staff appreciates the applicant's willingness to provide the proposed regional trail alignment to El Paso County, **staff recommends that the applicant submit an overall PUD Development Plan and Preliminary Plan Amendment that affords all reviewing agencies an opportunity to consider the applicant's plans for each filing henceforth.**

In the submitted Letter of Intent, the applicant mentions the following in regards to parks, trails, and open space:

- *“Trail connections are proposed throughout Filing No. 4, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.”*
- *“Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily. One additional regional trail easement has also been provided for connection into a future park site in FHN.”*
- *“Based on the new lotting configuration proposed with this amendment more well thought out open space areas and full spectrum detention facilities are being proposed to complement existing drainage corridors and low spots within FHN. On the original 2016 PUD there was only area identified for detention and this amendment proposes three facilities. Additionally, consideration was given to adding additional trail connections to existing trails.”*
- *“Appropriate designs of proposed roadways linking to existing roadways with FHN are being provided with this amendment. With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.”*
- *“Future Park land, open space and trail connections will continue to be provided with future filings in FHN.”*

Although El Paso County Parks staff supports the general alignment of regional trail as shown in the Flying Horse North Trail Exhibit, staff continues to encourage the applicant to plan and develop a constructable and sustainable trail corridor in all future PUD Amendments and Final Plats. A well-planned trail alignment will allow for an easily constructable and maintainable trail in areas of rolling terrain, natural drainages, and other natural or manmade constraints, such as stormwater detention facilities and roadways.

Furthermore, and as shown in the 2022 El Paso County Parks Master Plan, the Fox Run Regional Trail does traverse the northern boundary of Flying Horse North, following the south side of Hodgen Road as it travels to the west. The current Flying Horse North Trails Exhibit does not show this alignment and instead terminates the trail when it reaches Hodgen Road. Staff recommends the applicant add this particular section of the Fox Run Regional Trail to all future plans and final plats.

Lastly, the submitted PUD Development Plan and Preliminary Plan Amendment and Final Plat both show a “20’ Regional Trail Easement” located at the far southwestern corner of Filing No. 4. A conversation with HR Green revealed that this is actually an internal trail that will connect to the Fox Run Regional Trail and therefore should not be identified as a regional trail, nor an easement dedicated to El Paso County. However, the Trails Exhibit does show the Fox Run Regional Trail running east-west through the northern portion of Filing No. 4, along Old Stagecoach Road. As such, staff requires a 25’ public trail easement to be located on the southern side of Old Stagecoach Road, through Lots 31-33, and dedicated to El Paso County on this Final Plat.



**Recommended Motion (PUD Development Plan / Preliminary Plan Amendment):**

*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 Filing No. 4 PUD Development Plan and Preliminary Plan Amendment: (1) submit an overall PUD Development Plan and Preliminary Plan Amendment that includes all future filings henceforth and show all parks, trails, and open spaces, as well as the final alignment for the Fox Run Regional Trail; (2) add the Fox Run Regional Trail conceptual alignment to the Flying Horse North Trails Exhibit, to be located along the south side of Hodgen Road, terminating at the northwesternmost corner of the development; (3) designate and provide to El Paso County 25-foot wide public regional trail easement along the south side of Old Stagecoach Road through Filing No. 4 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 shown, noted, and dedicated to the County via the forthcoming Final Plat; and (4) fees in lieu of land dedication for regional park purposes in the amount of \$24,240 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat.*

**Recommended Motion (Final Plat):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing No. 4 Final Plat: (1) designate and provide to El Paso County 25-foot wide public regional trail easement along the south side of Old Stagecoach Road through Filing No. 4 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 shown, noted, and dedicated to the County via this Final Plat; and (2) fees in lieu of land dedication for regional park purposes in the amount of \$24,240 will be required at time of the recording of this Final Plat.*

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














Sincerely,



Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

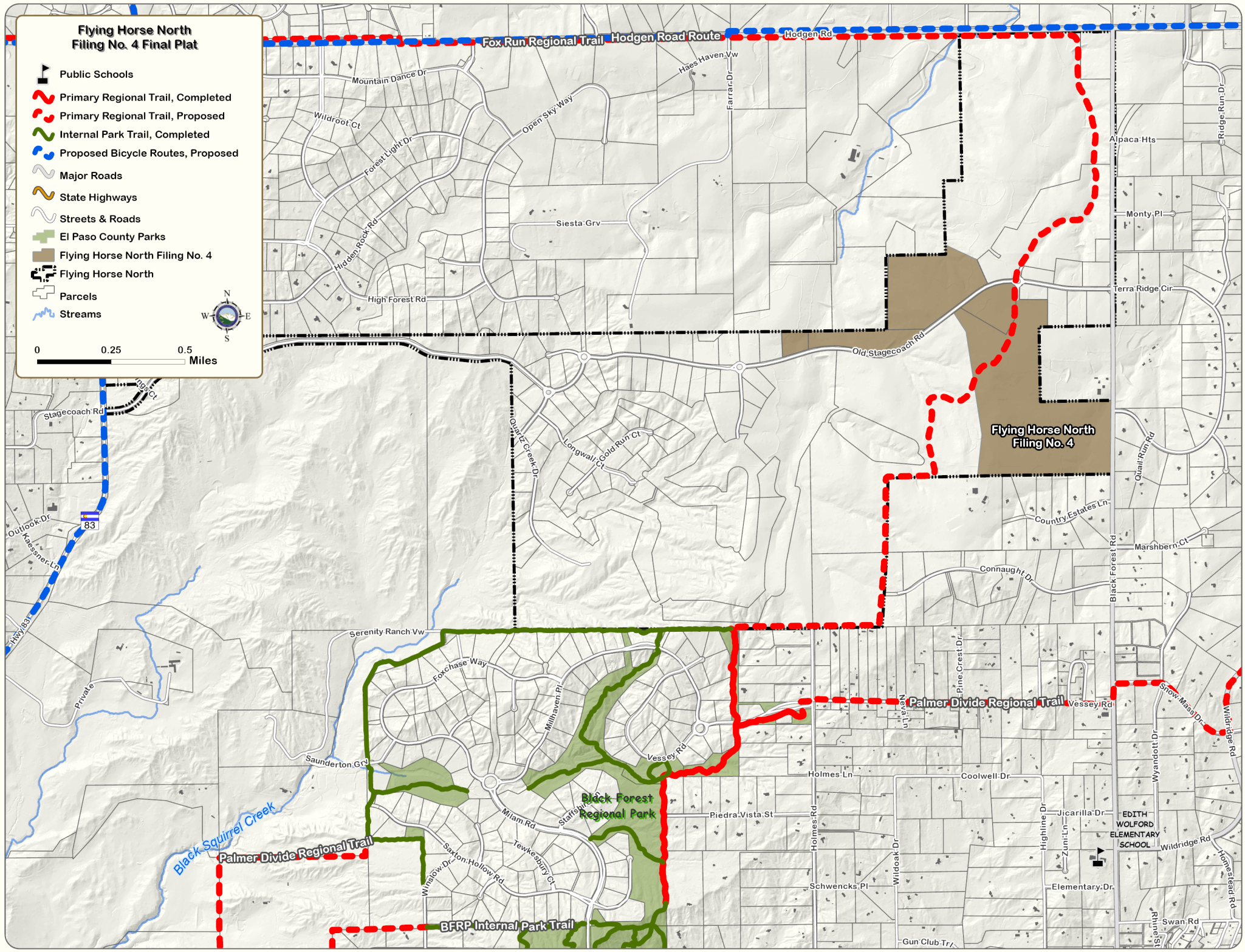


# Flying Horse North Filing No. 4 Final Plat

-  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 Filing No. 4
-  Flying Horse North
-  Parcels
-  Streams



0 0.25 0.5 Miles



# Development Application Permit Review



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 9, 2023

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

<b>Name:</b>	Flying Horse North Filing No. 4 PUD Prelim Plan Amendment	<b>Application Type:</b> PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-24-004	<b>Total Acreage:</b> 175.78
		<b>Total # of Dwelling Units:</b> 48
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b> 0.68
PRI #2, LLC.	HR Green Development, LLC.	<b>Regional Park Area:</b> 2
Drew Balsick	Richie Lyon / Blaine Perkins	<b>Urban Park Area:</b> 1,2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	<b>Existing Zoning Code:</b> PUD
Colorado Springs, CO 80919	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b> PUD

### 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.
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>NO</b>
<b>Regional Park Area: 2</b>  0.0194 Acres x 48 Dwelling Units = 0.931 <b>Total Regional Park Acres: 0.931</b>	<b>Urban Park Area: 1,2</b>  Neighborhood: 0.00375 Acres x 48 Dwelling Units = 0.00 Community: 0.00625 Acres x 48 Dwelling Units = 0.00 <b>Total Urban Park Acres: 0.00</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>  \$505 / Dwelling Unit x 48 Dwelling Units = \$24,240 <b>Total Regional Park Fees: \$24,240</b>	<b>Urban Park Area: 1,2</b>  Neighborhood: \$119 / Dwelling Unit x 48 Dwelling Units = \$0 Community: \$184 / Dwelling Unit x 48 Dwelling Units = \$0 <b>Total Urban Park Fees: \$0</b>

### 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 Filing No. 4 PUD Development Plan and Preliminary Plan Amendment: (1) submit an overall PUD Development Plan and Preliminary Plan Amendment that includes all future filings henceforth and show all parks, trails, and open spaces, as well as the final alignment for the Fox Run Regional Trail; (2) add the Fox Run Regional Trail conceptual alignment to the Flying Horse North Trails Exhibit, to be located along the south side of Hodgen Road, terminating at the northwesternmost corner of the development; (3) designate and provide to El Paso County 25-foot wide public regional trail easement along the south side of Old Stagecoach Road through Filing No. 4 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 shown, noted, and dedicated to the County via the forthcoming Final Plat; and (4) fees in lieu of land dedication for regional park purposes in the amount of \$24,240 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

# Development Application Permit Review



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Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

October 9, 2023

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<b>Name:</b>	Flying Horse North Filing No. 4 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-24-022	<b>Total Acreage:</b>	175.78
		<b>Total # of Dwelling Units:</b>	48
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.68
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Colorado Springs, CO 80919	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	PUD

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