
FALCON FIELD – REZONE/MAP AMENDMENT

PROJECT JUSTIFICATION

SEPTEMBER 2021

REQUEST

Falcon Field, LLC requests approval of the following applications:

1. Rezone/Map Amendment to a portion of parcels 4307000001 & 4307200015 from CR to RM 12

LOCATION & DESCRIPTION

The property is located directly east of the Woodmen Road and Highway 24 Intersection. The sites are currently vacant and was recently zoned CR. The proposal will address a portion of the two parcels (4307000001 & 4307200015) directly south of Rio Lane. Parcel 4307000001 is a 33.14-acre parcel & 4307200015 is a 24.53-acre parcel. Access to the site currently is off of Rio Lane and access changes and improvements will be addressed further with future land use applications. The existing topography slopes generally to the south with a smaller portion in the middle near the intersection of Woodmen and Highway 24, sloping to the southwest. The northern most 33.14-acre parcel contains a Zone A Floodplain designation going southeast through the site. Future efforts will address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

Include:

Owner name, contact telephone number,
and email for responsible party

Applicant name (if not owner), contact
telephone number, and email for responsible
party

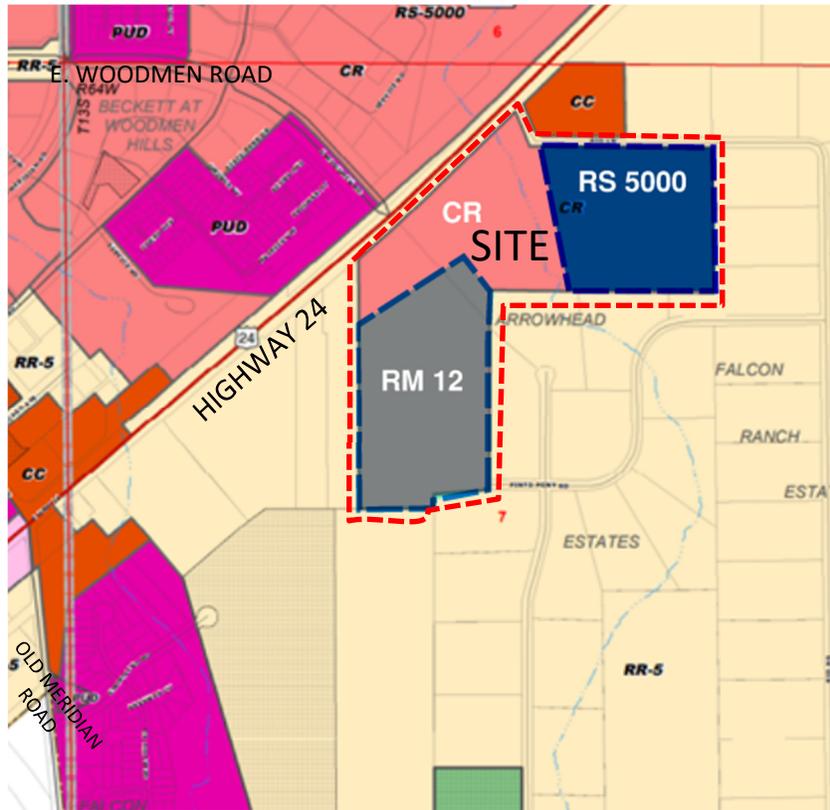
Property address (where applicable)



CONTEXT

The site currently is framed largely by Commercial uses to north and northwest with CR and CC zone districts. The properties to the east and south are generally designated for residential RR-5 zone districts. The table below outlines the surrounding zoning and land uses. The noted area is within the Falcon/Peyton Small Area Plans “Falcon Town Site Area” designated as the primary center for commercial business and service activities.

LOCATION	ZONE DESIGNATION	LAND USE	JURISDICTION
North/Northwest	CR PUD	Commercial Mixed Use Commercial/ Residential	County
East	RR-5	Residential - low	County
South	RR-5	Residential - low	County



Falcon/Peyton Small Area Plan no longer applicable. Please revise or remove.

PROJECT DESCRIPTION

The proposed 57.67ac zone district is located directly southeast of the Woodmen Road and Highway 24 intersection. No major site changes are being proposed at this time as future development will be dictated by subsequent Preliminary and Site Development Plan applications. At this time the proposal addresses a request for a rezone of the property, setting the framework for forthcoming entitlement applications.

There will still be some CR zoned property adjacent to RR-5, so this won't completely transition from rural residential to suburban residential to commercial. Additionally, the transition from RR-5 to RM-12 can be seen as quite substantial as well. If this argument is going to be made, it will need to be strengthened.

No SAP

The proposal for the map amendment looks to rezone a portion of the recently approved CR parcels 4307000001 & 4307200015 to RS 5000 and RM 12 zone designation to support a mixed use approach in the noted area. The RS 5000 RM-12 Zone Districts are defined as follows:

RS-5000, Residential Suburban District

The RS-5000 zoning district is a 5,000 square foot district intended to accommodate single-family and 2-family residential development.

RM-12, Residential Multi-Dwelling District

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

The addition of the RS 5000 and RM-12 zone districts will specifically look to strengthen the notion of a mixed use regional development center to support the recent request for commercial opportunities. Continued efforts to considering the adjacent existing RR5 zoning will address appropriate buffers and transitional uses on the edges of the property. The proposal for the residential zoning is aimed specifically at providing less intense commercial uses near the development edges and look to transitional residential uses in keeping with adjacent uses. Specific consideration to residential layouts, increased buffering and transitional densities will be developed further with subsequent Site Plan applications. Attention to proper buffers will be in the way of increased open space and setbacks to ensure the best cohesion between the proposed and existing zone district. The rezone specifically looks to provide adequate services and access south of Highway 24 not yet seen in this area and as envisioned in the Small Area Plan and recent County Master Plan.

PROJECT JUSTIFICATION Put the Master Plan analysis under the first bullet point for Sec. 5.3.5 analysis

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 future commercial development moving forward.

The amendment for the RS 5000 and RM-12 Zone Districts will provide opportunity for an enhanced range of mixed use residential and commercial opportunities in the region not yet seen on the southern side of Highway 24 all Area plan (Policy 4.4.5.1). The request for the residential zone county's Master Plan Vision for creating strategic areas for development with necessary housing and commercial opportunities. The residential plan of expanded opportunities for employment and access to retail in centers. This proposal further intends to implement the future corridor goals of improvement and enhancement through thoughtful land use planning that strengthens and provides additional diversity in the range of mixed use opportunities.

The development application seeks to locate a revised Zone District in an area that provides proper connectivity to major corridors and extends services to areas south of Highway 24 with proper access improvements. This application increases connectivity across Highway 24 strengthening east- west connections envisioned for the larger county-wide master plan. The supportive traffic report provided by LSC notes reduced traffic patterns from the current zoning classification.

LSC's Traffic Report shows an almost 50% decrease in traffic from past approvals with the new residential zoning proposal. Previous report findings for the entire development being identified as a commercial zone district warranted approximately 14,333 average daily trips, in and out of the site. With the newly proposed

residential zone district and reduced commercial zone district approximately 6,887 are the resultant average daily trips. The proposed zoning and traffic improvements are largely the same as past reports identified and carried with the current application.

No SAP

The Intended Zone change strengthens and furthers the intent of the County wide Master Plan and more specific small area plan by continuing the development goals, policies and land use planning efforts envisioned in this area. The County Master Plan specifically identifies this as a “Transitional” Area of Change. Considerate of the expected County wide growth, the County Master Plan identifies the Transition areas as targeted for redevelopment of multi-family housing and commercial centers. These transition areas anticipate a change in character and intend to facilitate the larger new County-wide “Place-based Approach” for expected county-wide growth.

The proposed Zone Change area is identified in the County Master Plan Place-Based Approach as Regional Center placetype (see figure A below). Regional Center placetypes specifically note the intention for residential and commercial use types. The RS 5000 and RM-12 zone districts allow for a single family use and low density multi-family development which allows for proper transitional density considerations.

Where does it say this in the Master Plan? Cite a policy or goal.

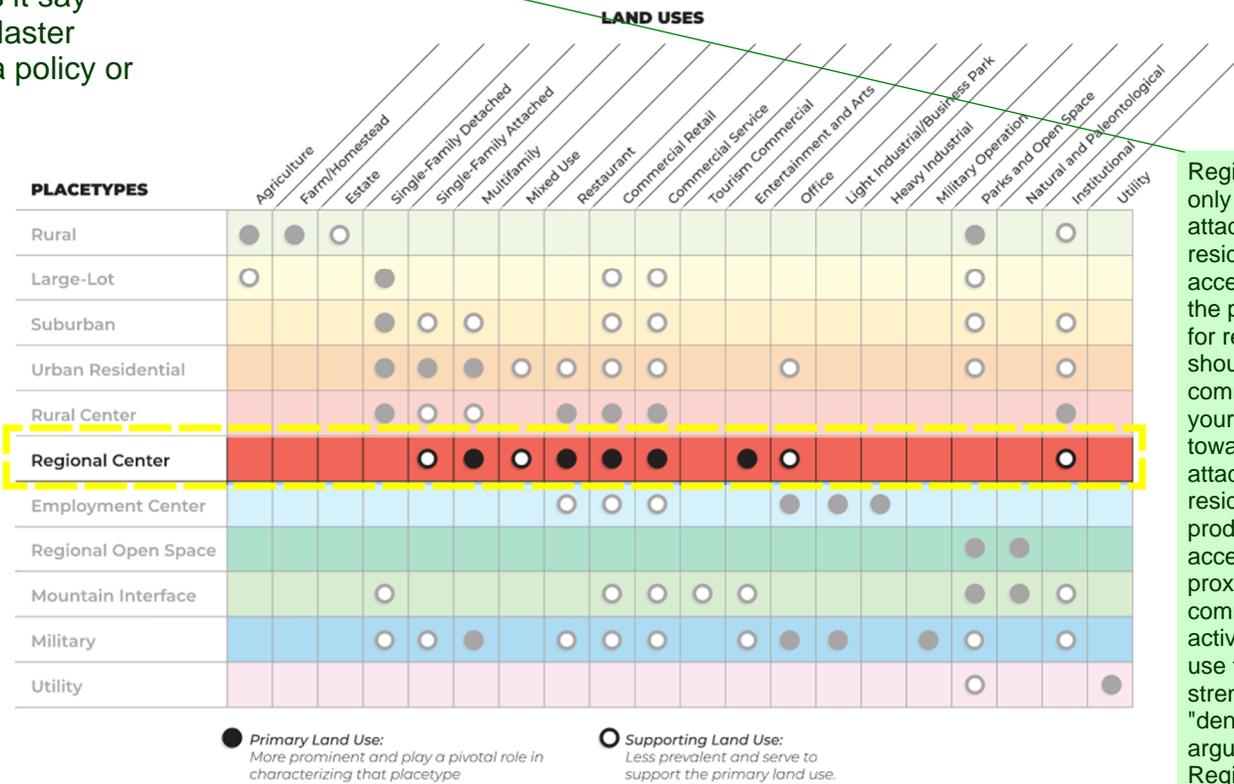


FIGURE A: Placetypes Land Use Chart

Regional center only allows attached residential as an accessory use - so the primary focus for regional center should be commercial. Tailor your argument toward providing attached residential products as accessory to proximate commercial activity. You can use this to strengthen the "density transition" argument. Regional Center is primarily intended for commercial purposes so you will need to justify how reducing the commercial square footage will still be consistent. See pg 68 of the master plan

All necessary site design and supportive reports will be provided with subsequent plans. In addition, application for channel improvements and map revisions further addressing needing drainage improvements are to be pursued with future applications. A separate application for a proposed Service P addressing the proposed zone and intended use applications has been submitted in support of the needed improvements to serve the future development.

The application is compliant with the Criteria for Approval for the Map Amendment as follows:

Chapter 5.3.5.B Map Amendment (Rezoning) - Criteria for Approval

- **The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

The proposed zone district and map amendment focus a future use that is consistent with past land use actions for this area. The goals and policies of both the larger County Master Plan and more specific Falcon/Peyton Area Plan, look at the development of this corridor as a strong central node, corridor for activity and more specific Regional Center. The proposed amendment for the RM12 zone district 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. Locating commercial districts as this near supportive infrastructure strengthens the goals of the Master Planned direction and only improves upon the infrastructure in place to lessen potential burden on these systems seen in less centralized corridors. In addition, the proposed land use provides access to goods and services in an area seen vital to the growth of the corridor and more specific Small Area plans goal of growth nodes and Town Centers. Future land use applications will integrate proper policy context in regards to adjacent uses and needs for transitions between such uses for effective growth in the area.

Land Use and Development Goal 1.3

Encourage a range of development types to support a variety of land uses.

Housing and Communities Goal 2.1

Promote development of a mix of housing types in identified areas.

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

Economic Development Goal 3.1 - Recruit new businesses and spur the development of growing sectors.

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

Falcon/Peyton Small Area Plan Policy 3.5.1

Encourage land uses that make efficient use of existing transportation infrastructure and limit the cost of

Remove all references to the
Falcon/Peyton SAP

transportation needs with current requirements.

transportation planning.

Allow for potential commercial development south of Highway 24 near its intersection with Woodmen Road, provided that adequate transportation improvements are made, utility extensions can be made, and adjoining existing land uses are adequately buffered.

- **The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;**

The proposed rezone is in compliance with the applicable statutory provisions that allow County's to establish limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

See above comment on urban residential uses as accessory to commercial in regional center placetype. You need to justify how removing commercial sq. ft. in regional center is consistent.

See below for more comments / suggestions on master plan compliance. Also include water master plan analysis.

No discussion of Parks Master Plan.

- **The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and**

The proposal for the zone change supports the Falcon/Peyton Small areas plan for development on the south side of Highway 24. The existing uses to the north and west of the development complement the current zone district application and strengthen future goals of development in the area. The location of the zone district enhances the accessibility to services and will address future needed improvements to supportive infrastructure. Increased open space and transitional uses between use types will be incorporated for proper buffering of the adjacent zone districts. Proper inclusion of transitional uses and buffering strengthen the needed compatibility by providing access to needed goods and services in a way that balances the need for such with effective implementation.

- **The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.**

The site and future land use are suitable for the proposed district with proper access opportunities and support of planned improvements both for the small area plan goals and future infrastructure goals. Future land use plans will further define and address the zone district requirements for proper buffering and transitional uses proposals that are considerate of the adjoining districts and relevant uses.

No Falcon/Peyton SAP. This section should focus on the actual zoning districts that surround the property and provide a discussion of how the proposed rezoning is compatible (or maybe more compatible than existing zoning) with the surrounding zoning districts. There should be a discussion of the surrounding density as compared to the potential proposed density / number of units, etc.

This doesn't really provide an answer to the question: how is the site suitable for the proposed use? Perhaps this would be a good place to include a discussion of provision of utilities and an explanation of how available services are adequate to support the potential density increase that could come with the rezoning

Make sure you have addressed these questions (pg. 143 master plan) for your master plan analysis. There is not much of a discussion on the area of change and there is no mention of the key area

Guidance for Evaluating Land Use Applications

The **Master Plan** should be relied upon for guidance when considering land use applications and determining consistency with the **Plan** should be added to the Land Development Code as one of the criteria for approval when taking formal action to approve or deny a land use application. By using the **Master Plan** as an evaluation tool and decision-making guide, questions like those below can help determine land use compatibility and overall appropriateness and desirability from a planning perspective:

- Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?
- Does the proposed use promote the level of change identified in the Areas of Change map?
- Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?
- Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality's plan(s)?
- Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?
- Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?
- Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?
- Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?
- Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?
- Does the proposed use/development incorporate appropriate conservation design principles as identified in the **Master Plan**?
- Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the **Master Plan**?
- Does the proposed use/development support the Implementation Objectives and Specific Strategies of the **Master Plan**?