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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 22, 2021

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

Subject: Falcon Field Residential Rezone (P-21-007)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the rezoning application for Falcon Field Residential, and has the following comments on behalf of El Paso County Parks:

This is a request by N.E.S., Inc., on behalf of Falcon Field, LLC., for approval of a partial rezone of the Falcon Field development from the current commercial CR designation to the RM-12 and RS-5000 multi-family and single-family residential uses, respectively. The site was previously slated for a commercial development, which consisted of 20 mixed-use commercial lots on approximately 58 acres. The current application calls for the rezoning of two sections of the property, consisting of approximately 32.8 acres. The property is located directly east of the Woodmen Road and East Highway 24 intersection and is located within the bounds of the Falcon/Peyton Small Area Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the northern property boundary, running southwest-northeast along the northern side of East Highway 24, and the existing Rock Island Trailhead Park is located approximately 0.25 mile west of the project site. The proposed Woodmen Road Bicycle Route terminates at the intersection of East Highway 24 and Woodmen Road, immediately adjacent the northern boundary of the project site. Dedicated public right-of-ways already exist along the aforementioned bicycle route, so no easement request is necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the right-of-way in the future. Lastly, the Drake Lake Natural Area and proposed Drake Lake Secondary Regional Trail and both located approximately 0.75 mile east of the property.

These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration. However, when preliminary plans and final plats are submitted for agency review for the residential portions of Falcon Field, fees for regional and urban park purposes will be calculated, as preliminary review of this application and the previous commercial preliminary plan indicated no trail easements or park land dedications necessary for this proposed development. Furthermore, the Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none will be calculated for that portion of the Falcon Field development.



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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