

# EL PASO COUNTY



## COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission  
 Brian Risley, Chair**

**FROM: Ryan Howser, Planner II  
 Daniel Torres, PE Engineer II  
 Craig Dossey, Executive Director**

**RE: Project File #: P-21-007  
 Project Name: Falcon Field Residential  
 Parcel No.: 43070-00-001 and 43072-00-015**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Falcon Field, LLC 3230 Electra Drive Colorado Springs, CO, 80906	N.E.S., Inc. 619 North Cascade Avenue Colorado Springs, CO, 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	2/17/2022
Board of County Commissioners Hearing Date:	3/1/2022

**EXECUTIVE SUMMARY**

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 18.55 acres from CR (Commercial Regional) to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR (Commercial Regional) to RS-5000 (Residential Suburban). The remainder of the property is proposed to remain zoned CR. The 57.667-acre property is located on the south side of Highway 24, at the easternmost terminus of Woodmen Road and within Section 7, Township 13 South, Range 64 West of the 6th P.M.



**A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION**

**Request:** A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 18.55 acres from CR (Commercial Regional) to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR (Commercial Regional) to RS-5000 (Residential Suburban).

**Waiver(s)/Deviation(s):** There are no waivers or deviations associated with this request.

**Authorization to Sign:** There are no documents associated with this application that require signing.

**B. Planning Commission Summary**

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

**C. APPROVAL CRITERIA**

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners (BoCC) shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2021):

1. 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;
2. 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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. 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.

**D. LOCATION**

North:	CC (Commercial Community)	Commercial offices
	CR (Commercial Regional)	Open space / commercial retail

	RR-5 (Residential Rural)	Single-family detached residential
South:	RR-5 (Residential Rural)	Single-family detached residential
East:	RR-5 (Residential Rural)	Single-family detached residential
West:	RR-5 (Residential Rural)	Single-family detached residential

**E. BACKGROUND**

The property was zoned A-4 (Agricultural) on September 21, 1965, when zoning was first initiated for this portion of El Paso County (BoCC Resolution No. 434870). Due to changes in nomenclature of the El Paso County Land Development Code, the A-4 zoning district was renamed in 1991 to RR-3 (Rural Residential) and was again renamed in 2007 to RR-5 (Residential Rural).

The property consists of two (2) parcels. The first, parcel no. 43072-00-015, is 24.53 acres in size. The second, parcel no. 43070-00-001, is 33.1 acres in size. Both parcels were illegally created outside of the El Paso County subdivision process; parcel no. 43072-00-015 was created on February 16, 2006 by quit claim deed (El Paso County Public Records, Reception No. 206024635) and parcel no. 43070-00-001 was created on February 23, 2006 by quit claim deed (El Paso County Public Records, Reception No. 206027184). The parcels would have needed to have been created prior to July 17, 1972 or have been created legally through a subdivision action recognized by El Paso County pursuant to Section 7.2.1 of the Land Development Code and in conformance with C.R.S. Sections 30-28-133 through 139 in order to be considered legal lots. Therefore, the parcels do not meet the definition of a “Legal Lot” as discussed in detail in the Code Analysis section below and cannot be considered “Legal Lots.”

The Board of County Commissioners (BoCC) approved a service plan for the Falcon Field Metropolitan District on February 25, 2020 (BoCC Resolution No. 20-80, El Paso County Public Records, Resolution No. 220026816). The purpose of the District is to provide services within the District’s boundaries. The services include: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement, 7) security services, 8) solid waste disposal, and 9) financing, design, permitting, construction, and installation of public water and sanitation systems.

The BoCC approved a map amendment (rezoning) of the 57.67-acre property from the RR-5 zoning district to the CR (Commercial Regional) zoning district on April 28, 2020 (BoCC Resolution No. 20-160, El Paso County Public Records, Reception No.

220059739). The applicant is requesting approval of a map amendment of 18.55 acres from CR (Commercial Regional) to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR (Commercial Regional) to RS-5000 (Residential Suburban). The remaining 19.852 acres of the property is proposed to remain zoned CR.

If the application for a map amendment is approved, the applicant will be required to receive approval of a preliminary plan and final plat(s) to legalize the illegal division of land through the El Paso County subdivision process prior to the issuance of any building permits on the property. The final plat(s) must be recorded prior to initiating any land disturbing activities unless approval of a pre-subdivision site grading request is granted by the Board of County Commissioners. In order to initiate any uses on the property, the applicant will need to obtain site development plan approval for commercial uses and multifamily residential structures or site plan approval for single-family residential structures.

There are several existing structures on the property. The principal structure is a single-family residence that was constructed in 1962, prior to the initiation of zoning on the property. There are seven (7) agricultural structures on the property which were constructed between 1993 and 1995. All of the existing structures on the property are proposed to be removed prior to development of the property.

## **F. ZONING ANALYSIS**

### **1. Land Development Code Analysis**

Section 3.2 of the Code states the following as the intent of the RM-12 zoning 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.”

Section 3.2 of the Code states the following as the intent of the RS-5000 zoning district:

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

The applicant intends to use the property as a mixed-use regional center consisting of a mix of different housing types and commercial uses. The portion of the property proposed to be rezoned to RM-12 is anticipated to be used for multifamily residential purposes and the portion of the property proposed to be rezoned to RS-5000 is anticipated to be used for suburban residential purposes,

including single-family attached housing products (also referred to as townhouses and row houses). The map amendment (rezoning) request is intended to provide a buffer between the commercial uses that would be allowed in the CR zoning district and the low-density rural residential properties surrounding the subject property to the east and south, while simultaneously creating a walkable, mixed-use community.

There is existing urban level development located immediately adjacent to the subject parcels along the west side of Highway 24 consisting of commercial land uses as well as urban single-family attached and detached dwelling units. In addition, the Falcon Vista subdivision located approximately one-quarter of a mile southwest of the subject property, along the east side of Highway 24, consists of single-family attached dwelling units. The property could be deemed suitable for high-intensity residential uses due to the close proximity of both urban residential and commercial land uses.

To the south and east are large-lot residential developments consisting of single-family residential lots with a minimum lot size of 5 acres. The densities proposed on the property could be considered incompatible with the residential density to the south and east. If the proposed map amendment (rezoning) is approved, then the applicant will be required to receive preliminary plan and final plat approval prior to initiating any land disturbance activities. As a part of the preliminary plan review process, staff will assess the specific layout of the development, including buffering and transitions to adjacent properties. See the Master Plan Analysis sections below for further analysis of compatibility with surrounding uses. If buffering and transition is provided with the preliminary plan, the proposed zoning districts could be considered compatible and harmonious with the surrounding area due to the similarity to surrounding uses, which are a mix of high-intensity commercial and low-density residential uses.

Both parcels were illegally created outside of the El Paso County subdivision process; parcel no. 43072-00-015 was created on February 16, 2006 by quit claim deed (El Paso County Public Records, Reception No. 206024635) and parcel no. 43070-00-001 was created on February 23, 2006 by quit claim deed (El Paso County Public Records, Reception No. 206027184).

Section 1.15 of the Code defines a “Legal Lot” as:

“A lot, parcel or tract of land created by a legal conveyance of the lot, parcel or tract prior to July 17, 1972; a lot, parcel or tract shown on a

subdivision plat which was approved and recorded prior to July 17, 1972, according to the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by legally prepared survey dated prior to July 17, 1972; a lot, parcel or tract created by approval of the County commissioners in conformance with the subdivision regulations in effect at the time of approval; a lot, parcel or tract created by a contract for deed or signed but unrecorded deed, each dated prior to July 17, 1972; a parcel exempted from subdivision by the Board of County Commissioners (BoCC), or any parcel of 35 acres or more, which, when created, did not cause a parcel of less than 35 acres to remain; a parcel created by any court pursuant to the law of eminent domain, operation of law, or by order of any court if the BoCC has been given timely notice and opportunity to join in the action; a parcel modified or reduced in size due to land acquisition by a governmental entity.”

The parcels were created after July 17, 1972 and were not created legally through a subdivision action recognized by El Paso County pursuant to Section 7.2.1 of the Land Development Code and in conformance with C.R.S. Sections 30-28-133 through 139. The parcels were illegally created outside of the El Paso County subdivision process on April 3, 2006 and, therefore, do not meet the above definition to be considered “Legal Lots.” Pursuant to Section 1.13.3 of the Code, no building permits may be authorized for a parcel of land that has not been included within a final plat action or otherwise exempted by the Code.

The applicant will be required to legalize the illegal division of land through the El Paso County subdivision process prior to the issuance of any building permits on the property. The applicant has not yet submitted an application to legalize the property through the subdivision process. Additionally, in order to initiate any uses on the property, the applicant will need to obtain site development plan approval for commercial uses and multifamily residential structures or site plan approval for single-family residential structures.

County review and administrative approval of site development plans will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, parking, and lighting standards.

## 2. Zoning Compliance

The density and dimensional standards for the RM-12 (Residential, Multi-Dwelling) zoning district are as follows:

- Maximum density (Dwelling units/acre): 12
- Minimum lot size: 3,500 square feet<sup>1</sup>
- Width at front setback line: 35 feet
- Setbacks
  - Front: 15 feet<sup>2</sup>
  - Side: 20 feet<sup>2</sup>
  - Rear: 10 feet<sup>2</sup>
- Maximum lot coverage: 70 percent
- Maximum height: 40 feet

<sup>1</sup> The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

<sup>2</sup> The minimum distance between buildings shall be 10 feet.

The density and dimensional standards for the RS-5000 (Residential Suburban) zoning district are as follows:

- Minimum lot size: 5,000 square feet<sup>1</sup>
- Width at front setback line: 50 feet
- Setbacks
  - Front: 25 feet
  - Side: 25 feet for principal structure, 5 feet for accessory structure
  - Rear: 5 feet
- Maximum lot coverage: 40 percent/45 percent<sup>2</sup>
- Maximum height: 30 feet

<sup>1</sup> Minimum lot area applies to single-family detached dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.

<sup>2</sup> Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45% of the total lot area.

The applicant will be required to legalize the illegal division of land through the El Paso County subdivision process prior to the issuance of any building permits on the property. In order to initiate any uses on the property, the applicant will need to obtain site development plan approval for commercial uses and multifamily residential structures or site plan approval for single-family residential structures. The subdivision, site development plans, and site plans will be reviewed to ensure that all proposed structures will comply with the zoning district dimensional standards as well as the General Development Standards of the Code and Engineering Criteria Manual requirements.

## **G. MASTER PLAN ANALYSIS**

### **1. Your El Paso Master Plan**

#### **a. Placetype: Regional Center**

##### **Placetype Character:**

The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. This placetype differs from Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties. Regional Centers often incorporate a lifestyle live-work-play environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments.

This placetype includes large scale shopping centers that house a variety of commercial businesses and support a high activity of users on a regular basis such as grocery stores, pharmacies, clothing stores, automotive centers, restaurants, entertainment opportunities, home improvement stores, and other major retailers. Multifamily apartments provide commercial businesses direct access to potential customers.

Regional Centers are major commercial destinations for residents and are easily accessible from major transportation routes throughout the County. Regional Centers in El Paso County are surrounded by Urban Residential, Suburban Residential, and Employment Center placetypes. In addition, Regional Centers can also be extensions of commercial areas within incorporated municipalities such as the Gleneagle area.

##### **Recommended Land Uses:**

*Primary*

- Restaurant
- Commercial Retail
- Commercial Service
- Entertainment
- Multifamily Residential

*Supporting*

- Office
- Institutional
- Mixed Use
- Single-family Attached Residential

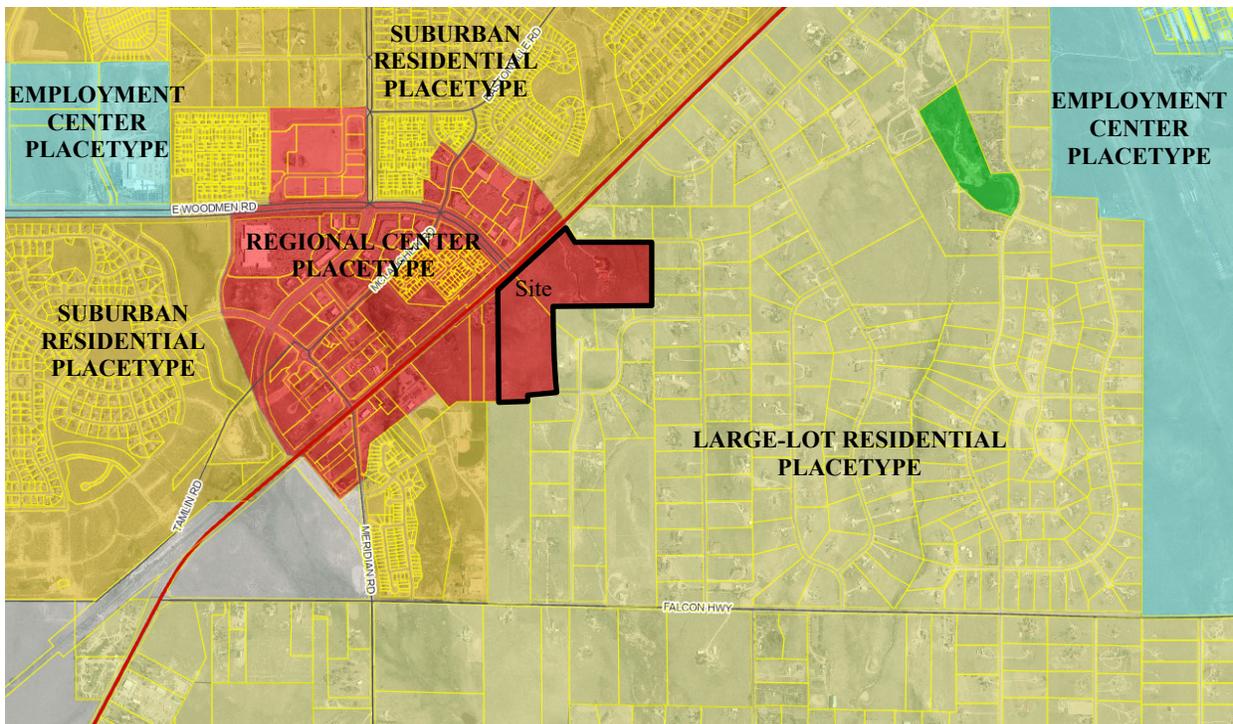


Figure G.1: Placetype Map

**Analysis:**

The property is located within the Regional Center placetype. The Regional Center placetype is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options. Relevant goals and objectives are as follows:

**Goal LU3** – Encourage a range of development types to support a variety of land uses.

**Objective LU3-1** – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

**Goal HC1** – Promote development of a mix of housing types in identified areas.

**Objective HC1-6** – Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.

**Goal HC1 Specific Strategy Priority** – Continue to prioritize Suburban Residential in the area along Highway 24 in an effort to sustain Falcon’s growth momentum. Suburban Residential would match the community’s existing character and utilize available land to accommodate a sizable portion of the County’s expected population growth without negatively impacting adjacent areas.

**Goal HC1 Specific Strategy** – Immediate adjacency to Highway 24 should be utilized for larger commercial development, not only to support neighborhoods but also to capture commuters.

**Goal HC3** – Locate attainable housing that provides convenient access to goods, services, and employment.

**Goal HC3 Specific Strategy Priority** – Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density and maintain neighborhood character.

**Goal HC3 Specific Strategy** – Neighborhood-level commercial uses and public services should also be considered in Falcon at key intersections.

The proposed rezone would reallocate approximately 39 acres of commercial land to urban and suburban density residential uses within the Regional Center placetype. The placetype recognizes the importance of

providing multifamily residential uses in close proximity to commercial uses and identifies multifamily residential as a primary use within the placetype. Additionally, the placetype identifies single-family attached residential uses as a supporting use. By allocating land for both single-family and multifamily uses within the Regional Center placetype, the applicant is proposing to provide a mix of housing types in close proximity to existing and proposed commercial uses which may facilitate a live-work-play environment as well as provide transitions between low-intensity neighborhoods to the south and east, high-intensity neighborhoods to the north and west, and nonresidential uses in the immediate vicinity.

The Master Plan contains goals, objectives, and strategies which emphasize the importance of projects which contain a mix of housing types in order to improve the availability of housing for all income levels. The portion of the property abutting Highway 24 is proposed to remain zoned CR and is proposed to be used for commercial purposes. The suburban and urban densities are proposed to be located in a manner which creates a transition between the intense commercial uses that may be proposed in the CR zoning district and the low-density residential uses to the south and east.

**b. Area of Change Designation: Transition**

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

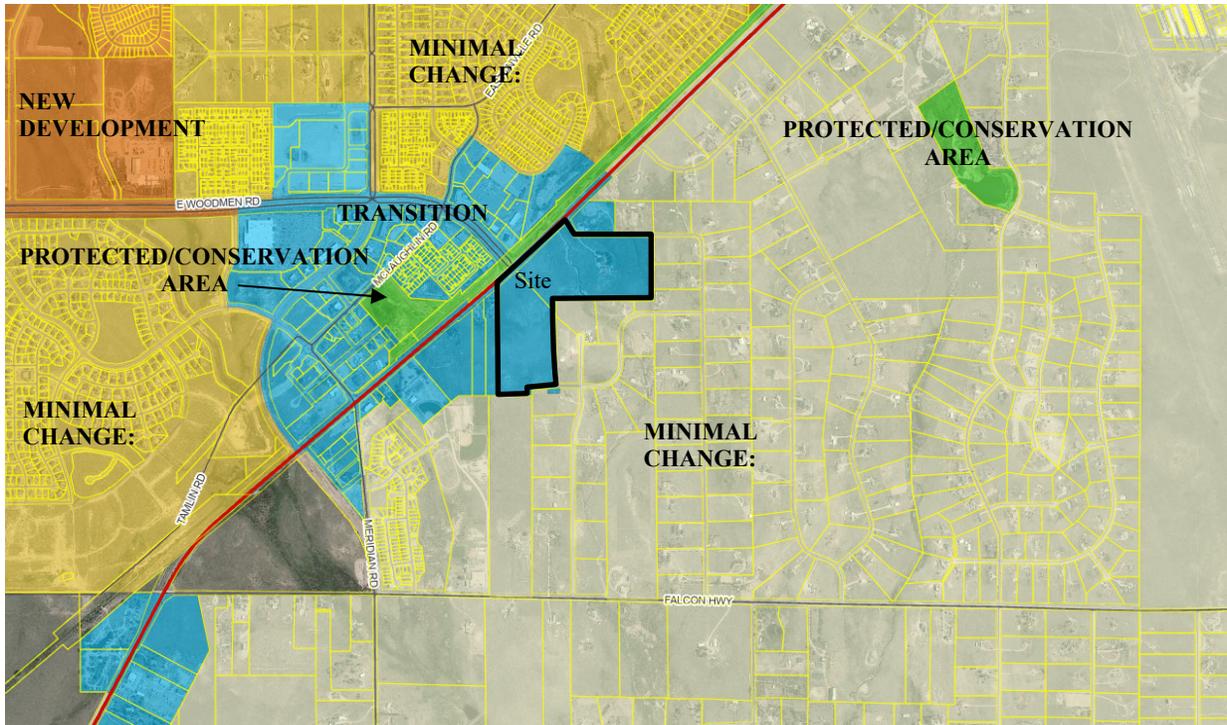


Figure G.2: Area of Change Map

**Analysis:**

The proposed rezone is located in an area which is expected to completely or significantly change in character. A relevant priority is as follows:

***Goal LU3 Specific Strategy Priority – The Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment will be intense enough to transition the existing development setting to an entirely new type of development.***

Much of this area is expected to change in character as Falcon continues to develop and expand. The Master Plan recognizes the Highway 24 and Woodmen Road corridors as experiencing rapid growth and identifies the likelihood that these areas will experience a change in character. The property is currently used for rural residential and agricultural purposes; however, its inclusion within the Rural Center placetype and the current CR zoning emphasize the likelihood of a significant change in character. The proposed map amendment (rezoning) may result in a change in character from the surrounding developed areas. However, the map amendment (rezoning) would result in creating a smooth land use

transition such that the change in character from rural, large-lot residential to regional center is more compatible with the surrounding area when compared to the anticipated transition if the land were to remain within the CR zoning district. The proposed land use transition and compatibility will be further evaluated with the subsequent preliminary plan and final plat applications. One of the reasons for including suburban residential and urban residential uses in the Regional Center placetype is to allow for buffering of land uses such as between the low-intensity uses to the south and east and the high-intensity uses to the north and west of the subject property.

**c. Key Area Influences**

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is located within and potentially influenced by the Potential Areas for Annexation Key Area.

**Potential Areas for Annexation**

A significant portion of the County’s expected population growth will locate in one of the eight adjacent incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

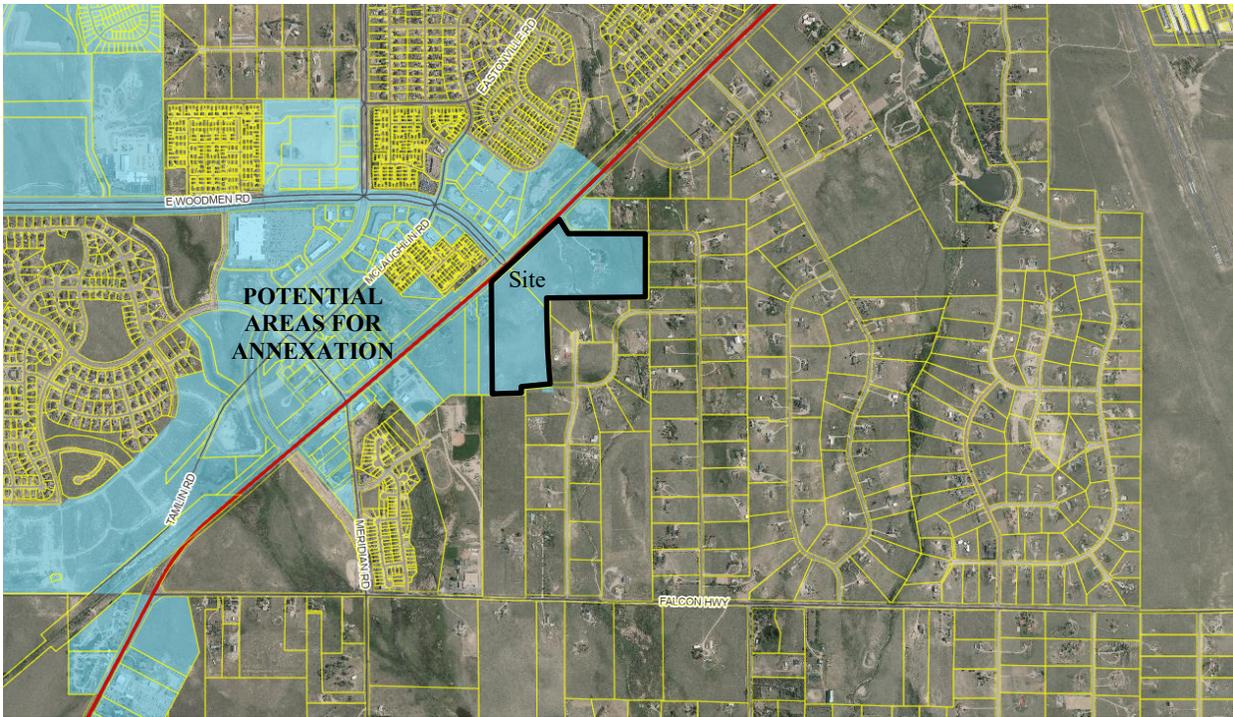


Figure G.3: Key Area Map

**Analysis:**

The subject property is located within the Potential Areas for Annexation Key Area. If properties within the Potential Area for Annexation are annexed into the City of Colorado Springs, it may significantly alter the character of the area. Many of the properties in this area are developing at a suburban or urban density, which is consistent with development occurring within the City of Colorado Springs. Development of regional centers near the City’s incorporated boundaries may be considered as logical extensions of the urban growth commonly associated with municipalities.

**d. Other Implications (Priority Development, Housing, etc.)**

The subject property is not located within a Priority Development Area.

**2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

**Policy 1.1.1** – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

**Goal 1.2** – *Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The development is proposed to be served by Woodmen Hills Metropolitan District, a central water provider. The following information pertains to water demands and supplies in Region 1 for central water providers:

The property is located within Planning Region 3 (Falcon Area) of the Plan and is located within an estimated area of development. The Region is identified as potentially having issues regarding long term sustainable draw from the Denver Basin aquifer. The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 is 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2). The projected demand at build-out in 2060 is 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2). This means that by 2060 a water supply deficit of 23 AFY is anticipated for Region 3.

A finding of water sufficiency is not required as part of a map amendment (rezone). However, should the owner wish to subdivide the property in the future, a finding of sufficiency for water quality, quantity, and dependability will be required.

### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Services Division, and the US Fish & Wildlife Services were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits and coal in the area of the subject parcels. A mineral rights certification was prepared by

the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The Parks Advisory Board has provided a response which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Please see the attached Parks Advisory Board response for more information.

Please see below for more information regarding the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

## **H. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified during the review of the proposed map amendment (rezoning).

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential

### **3. Floodplain**

FEMA Flood Insurance Rate Map panel numbers 08041C0553G and 08041C0561G show that a 100-year floodplain (Zone A) flows through the site. The applicant will be required to process a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) with FEMA for any modifications to the floodplain.

### **4. Drainage and Erosion**

The property is located within the Falcon (CHWS1400) drainage basin, which is a studied drainage basin with drainage and bridge fees. Drainage and bridge fees are not assessed with map amendment (rezoning) requests but will be due at the time of final plat recordation. Drainage reports providing hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development will be required at the subdivision stage, as well as a grading and erosion control plan.

### **5. Transportation**

The property is located southeast of the intersection of Woodmen Road and Highway 24. Highway 24 is a Colorado Department of Transportation (CDOT) state highway that is categorized as an Expressway. Per comments provided by CDOT on November 4, 2021, an access permit will be required. Additionally, CDOT staff indicated that they do not have any comments regarding the rezone

of the parcels. The applicant will be required to submit the appropriate CDOT access permit application for the proposed development.

The submitted traffic study identifies that the primary access to the site will be a new southeast leg of Woodmen Road at the Highway 24 intersection. The new public roadway is anticipated to be classified as an Urban Non-Residential Collector. Additional public roadways within the site as well as internal private access points for site circulation are shown on the concept site plan provided in the traffic study. Per the traffic study, “the site trip generation and site generated traffic based on the currently proposed zoning is significantly lower than for the strictly commercial zoning that was originally approved.” The traffic study is generally consistent with the previous traffic studies submitted for this site and provides recommended off-site and on-site improvements. Additionally, the traffic analysis and recommended improvements are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP). Further analysis of the improvements, roadway designs, cost estimates and escrow amounts will be provided with additional traffic studies associated with the subsequent land use applications.

The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

## **I. SERVICES**

### **1. Water**

Water is provided by Woodmen Hills Metropolitan District. The District was sent a referral and has no outstanding comments.

### **2. Sanitation**

Wastewater is provided by Woodmen Hills Metropolitan District. The District was sent a referral and has no outstanding comments.

### **3. Emergency Services**

The property is within the Falcon Fire Protection District. The District was sent a referral and did not provide a response.

### **4. Utilities**

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities (CSU). MVEA and CSU were sent referrals and neither have outstanding comments.

**5. Metropolitan Districts**

The property is located within the boundaries of the Woodmen Hills Metropolitan District and the Falcon Field Metropolitan District. Woodmen Hills Metropolitan District provides water and wastewater services. The Falcon Field Metropolitan District’s purposes include: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement, 7) security services, 8) solid waste disposal, and 9) financing, design, permitting, construction, and installation of public water and sanitation systems.

**6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application, but will be due at the time of recording the final plat(s).

**7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application, but will be due at the time of recording the final plat(s).

**J. APPLICABLE RESOLUTIONS**

Approval            Page 27  
Disapproval        Page 28

**K. STATUS OF MAJOR ISSUES**

There are no major issues at this time.

**L. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning), of the El Paso County Land Development Code (2021), staff recommends the following conditions and notations.

**CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish

and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district for the portion of the property rezoned to RS-5000 and the RM-12 (Residential Multi-Dwelling) zoning district for the portion of the property rezoned to RM-12 and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.
3. A Colorado Department of Transportation (CDOT) access permit shall be required for the proposed development. The applicant shall comply with all CDOT access permit requirements.

#### **NOTATIONS**

1. If a map amendment (rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Map amendment (rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

#### **M. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified seventeen (17) adjoining property owners on January 27, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

#### **N. ATTACHMENTS**

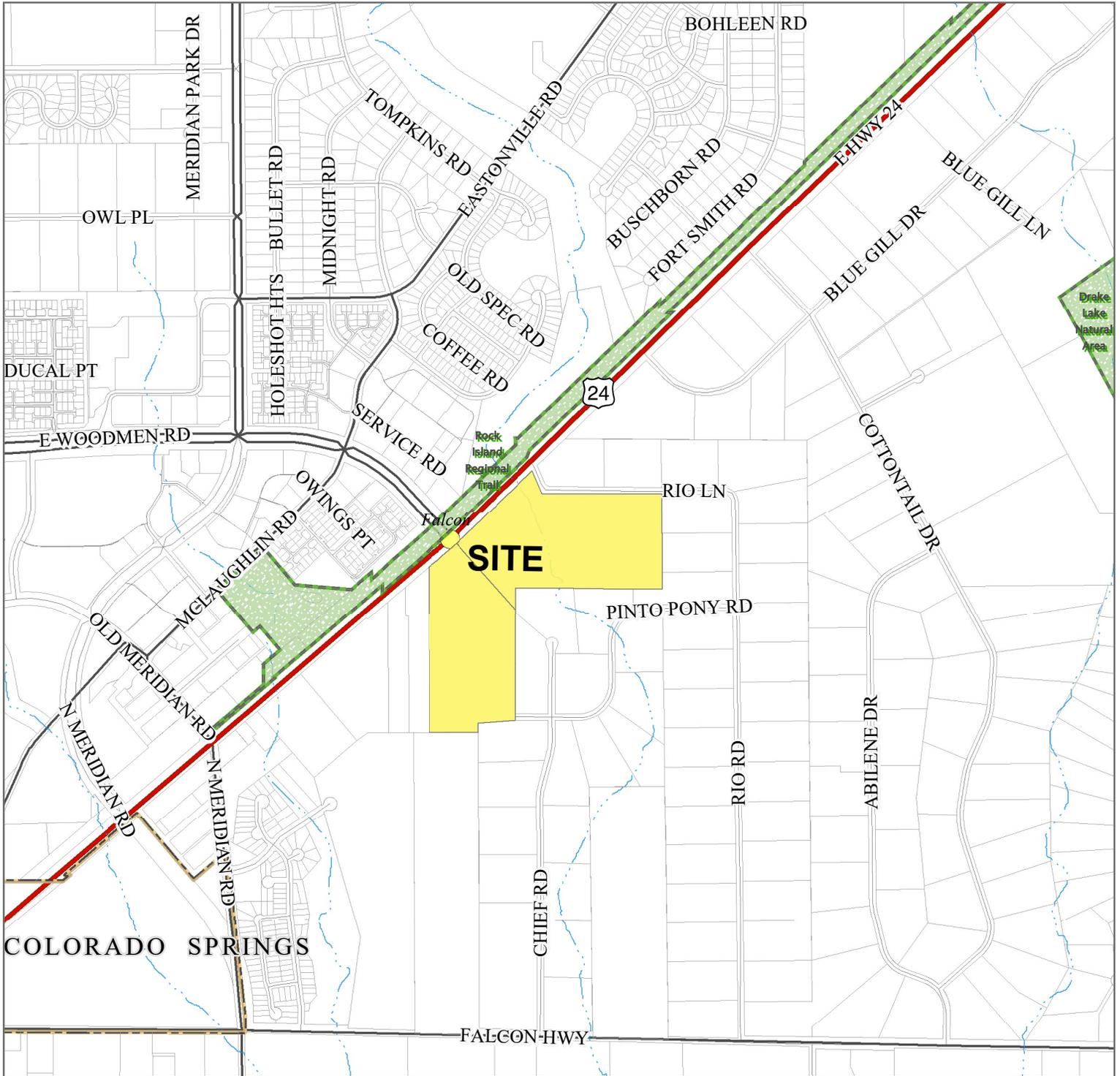
Vicinity Map  
Letter of Intent  
Rezone Map  
Parks Advisory Board Comments

# El Paso County Parcel Information

File Name: P-21-007

Zone Map No.: --

Date: January 26, 2022



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
209) 520-6600



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## FALCON FIELD – REZONE/MAP AMENDMENT

### PROJECT JUSTIFICATION

NOVEMBER 2021(REVISED DECEMBER 2021)

**PROPERTY OWNER:**

Falcon Field, LLC  
3230 Electra Drive  
Colorado Springs, CO 80906

**CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

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### 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

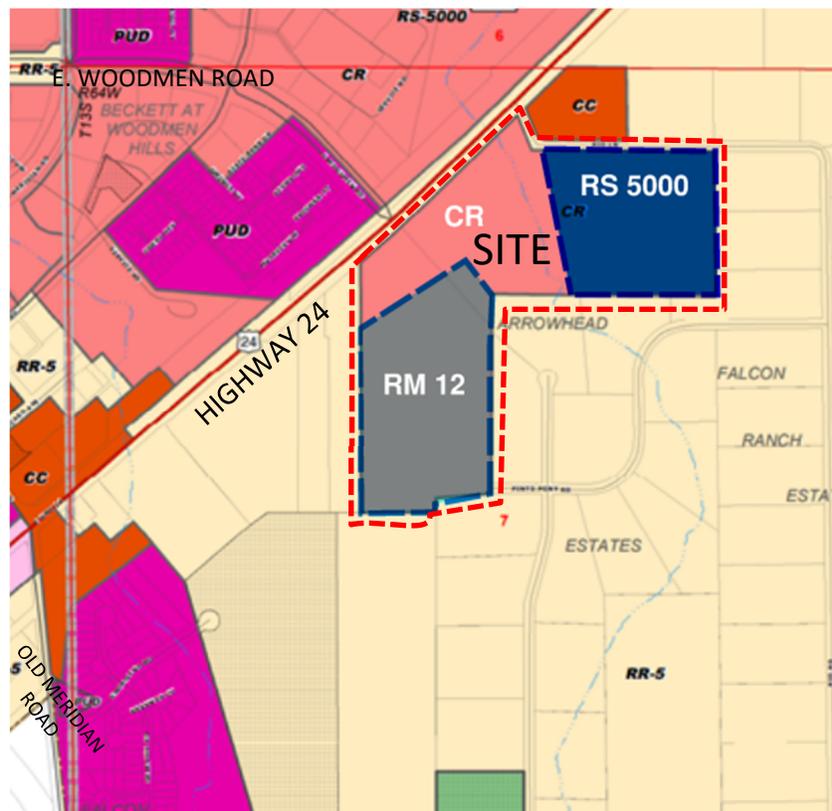
The property is located directly east of the Woodmen Road and Highway 24 Intersection. The sites are currently vacant and was recently zoned CR. The proposal will address a portion of the two parcels (4307000001 & 4307200015) directly south of Rio Lane. Parcel 4307000001 is a 33.14-acre parcel & 4307200015 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.



**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 County Master plan Areas of Change designated as a Transition area. These areas are generally developed and anticipated for redevelopment with the most significant transitional change in character.

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



**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.

The proposal for the map amendment looks to rezone a portion of the recently approved CR parcels 430700001 & 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.

**PROJECT JUSTIFICATION**

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 and as envisioned in the County Master Plan in the context of the Regional Center Placetype and Transitional Area for Change. The request for the residential zone application additionally strengthens the County’s Master Plan Vision for creating strategic areas for development that create complete communities and with necessary housing and commercial opportunities with functional connections. The residential zone district request will support the notion of expanded opportunities for employment and access to retail in close proximity to neighborhood developments. 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 7,499 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.

The intended Zone change strengthens and furthers the intent of the County wide Master 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 in Chapter 4, Priority Development areas targeted for redevelopment opportunities for multi-family housing and commercial centers along the Highway 24 corridor. This area in addition as being noted as a Transition area notes the consideration of

improvements that need to facilitate strong use transitions. 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 from the Highway 24 commercial primary use implementation. These residential densities provide scalable density applications to be utilized as supportive land uses to the primary commercial (Figure A).

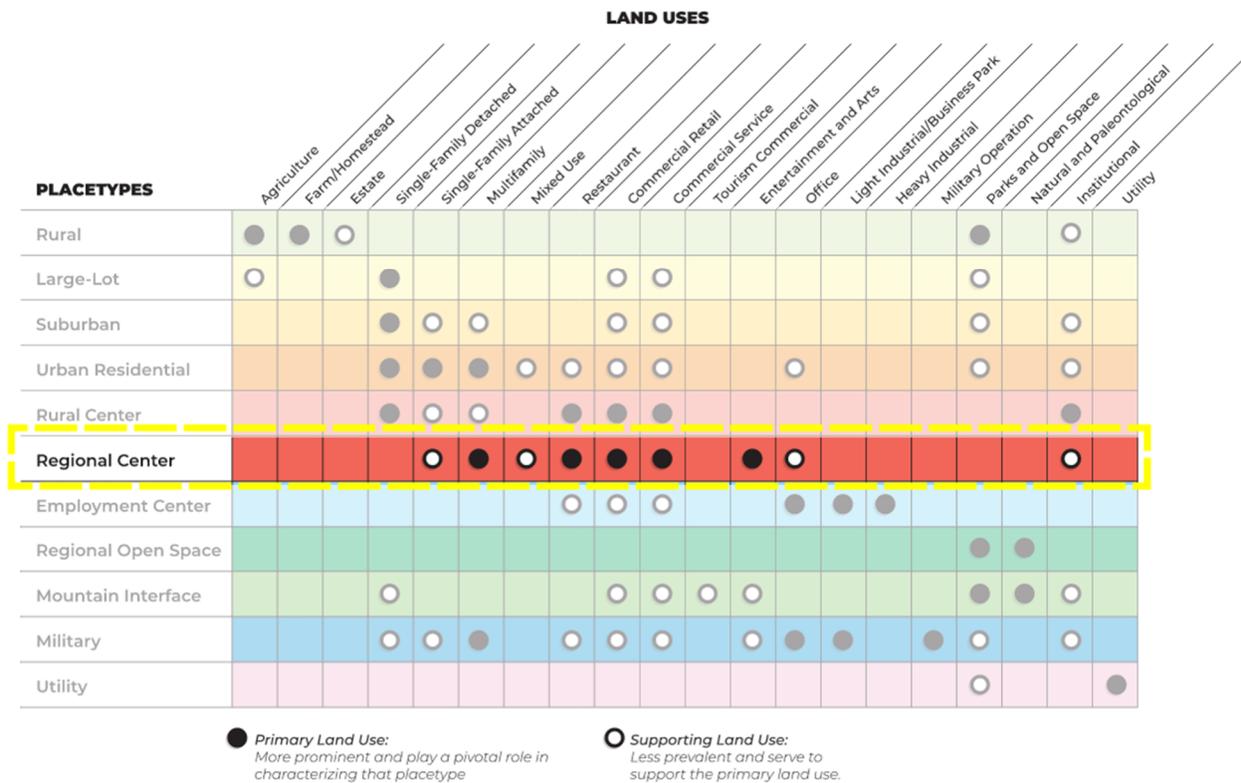


FIGURE A: Placetypes Land Use Chart

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 Plan 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 Regional Center. The

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development is identified in the County Master Plans Areas of Change as a Transition Area and noted as Regional Center Placetype. This development is noted as within the Potential for Area for Annexation Key Area but is located on the edges of the current City boundary for such and not seen currently as a priority area for annexation.

The proposed amendment for the residential zone districts (RS-500/RM12) 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 as identified for the Region 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.

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. Transitional housing as discussed in Chapter 4 of the Master Plan addresses the use of attached housing as means for appropriate density transitions between lower intensity developments such as the RR5 and the proposed residential zone districts (*Chapter 4, pg 57*) for scalable transitions. By providing suburban level development with proper transitions as proposed, improved and functional connections needed between land use areas are strengthened while also maintaining rural character(*Chapter 4, pg 65*). The proposal for the residential zoning is aimed specifically at providing less, intense commercial uses, near the development edges and looks to transitional residential uses in keeping with adjacent uses. Specific consideration to residential layouts and supportive product types such as attached housing (i.e: townhomes, rowhomes, etc.), increased buffering and transitional densities will be developed further with subsequent Site Plan applications for scalable transitions. 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. Anticipated drainage improvements and increased buffering can further be located in these areas where specific transition areas abut the more rural residential use areas. Current density proposals, in addition to the large buffers to the adjacent RR5 district, show approximately 180' separations from the more dense land use proposals property boundaries to the closest residential structure. 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 County Master Plan.

#### *Land Use and Development Goal LU3*

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

##### *Specific Strategies:*

- *Priority: The Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment will be intense enough to transition the existing development setting to an entirely new type of development.*

#### *Housing and Communities Goal HC1*

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

##### *Specific Strategies:*

- *Priority: Continue to prioritize Suburban Residential in the area along Highway 24 in an effort to sustain Falcon's growth momentum. Suburban Residential would match the community's existing character and utilize available land to accommodate a sizable portion of the County's expected population growth without negatively impacting adjacent areas*
- *Immediate adjacency to Highway 24 should be utilized for larger commercial development, not only to support neighborhoods but also to capture commuters.*

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*Housing and Communities Goal HC3 - Locate attainable housing that provides convenient access to goods, services, and employment.*

*Specific Strategies:*

- *Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density and maintain neighborhood character.*
- *Neighborhood-level commercial uses and public services should also be considered in Falcon at key intersections.*

*Economic Development Goal ED1 - Recruit new businesses and spur the development of growing sectors.*

*Transportation and Mobility Goal TM1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.*

*Specific Strategies:*

- *Work with Colorado Department of Transportation (CDOT) to complete its list of east-west priority projects along Highway 94 and Highway 24. These include widening a portion of Highway 94 between US 24 and Enoch Road to add passing and turn lanes set to be completed in up to four years and the widening of a section of Highway 24 east through Falcon to four lanes set to be completed in five to ten years.*

- ***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.

- ***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 County Master Plan for development along the Highway 24 corridor and noted priority development areas. The existing commercial uses to the north and west of the development complement the current zone district application and strengthen future goals of development in the identified Transition area. Suburban development as noted in Chapter 4 Housing and Communities, encourages the clustered development of suburban residential areas to provide transitions between urban and rural areas as they provide improved functional connections. The addition of functional connections brings improved access to available services such as roadway access improvements, drainage facilities and utilities that can see adequate support in areas that don't have access to such. 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 County Master 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. The highway 24 corridor provides access to central services and greater connectivity supportive of such uses for provisions of need development infrastructure such as utilities. The proposed site will show in future applications the needed provisions for water,

sewer, electric and gas. This connectivity in addition supports access and utility improvements that serve adjacent communities and create strong connections to the corridor not previously seen.

# FALCON FIELD

## EL PASO COUNTY, COLORADO

### REZONE

#### NORTH EAST 1/4, SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST

#### LEGAL DESCRIPTION PARCEL SOUTH

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'01"W A DISTANCE OF 1,185.50 FEET;
- 2) THENCE S86°02'56"W A DISTANCE OF 327.55 FEET;
- 3) THENCE S00°19'57"W A DISTANCE OF 68.25 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'12"W A DISTANCE OF 430.50 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'16"E A DISTANCE OF 784.95 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER";

THENCE N50°03'23"E, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 517.17 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,181.70 FEET, A DELTA ANGLE OF 07°26'01", AN ARC LENGTH OF 283.06 FEET, WHOSE LONG CHORD BEARS N46°20'23"E A DISTANCE OF 282.86 FEET;

THENCE S78°00'01"E A DISTANCE OF 172.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 808,035 SQUARE FEET OR 18.550 ACRES, MORE OR LESS.

#### LEGAL DESCRIPTION PARCEL EAST

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THENCE S88°55'09"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 415.41 FEET TO THE POINT OF BEGINNING;

THENCE N16°00'57"W A DISTANCE OF 361.04 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A DELTA ANGLE OF 05°30'50", AN ARC LENGTH OF 54.37 FEET, WHOSE LONG CHORD BEARS N78°42'31"E A DISTANCE OF 54.35 FEET;

THENCE N08°32'04"W A DISTANCE OF 26.64 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID REVERSE CURVE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 15°31'41", AN ARC LENGTH OF 189.71 FEET, WHOSE LONG CHORD BEARS N16°17'54"W A DISTANCE OF 189.13 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 24°55'00", AN ARC LENGTH OF 217.44 FEET, WHOSE LONG CHORD BEARS N11°36'14"W A DISTANCE OF 215.73 FEET;

THENCE N00°51'15"E A DISTANCE OF 78.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THENCE S89°08'45"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1041.23 FEET;

THENCE S00°13'30"E A DISTANCE OF 856.92 FEET TO THE NORTHERLY LINE OF SAID "ARROWHEAD ESTATES FILING NO.1";

THENCE N88°55'09"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 899.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 839,151 SQUARE FEET OR 19.265 ACRES, MORE OR LESS.

#### OVERALL SITE LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'12"W A DISTANCE OF 1,185.42 FEET;
- 2) THENCE S86°00'46"W A DISTANCE OF 327.52 FEET;
- 3) THENCE S00°29'05"W A DISTANCE OF 68.17 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'43"W A DISTANCE OF 430.45 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'15"E A DISTANCE OF 1,475.39 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 PAGE 258 OF SAID RECORDS;

THE FOLLOWING THREE COURSES ARE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE;

- 1) THENCE N50°05'41"E A DISTANCE OF 125.34 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,800.00 FEET, A DELTA ANGLE OF 03°40'20", AN ARC LENGTH OF 371.73 FEET, WHOSE LONG CHORD BEARS N48°15'41"E A DISTANCE OF 371.67 FEET;
- 3) THENCE N46°25'11"E A DISTANCE OF 760.04 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY OF RIO ROAD;

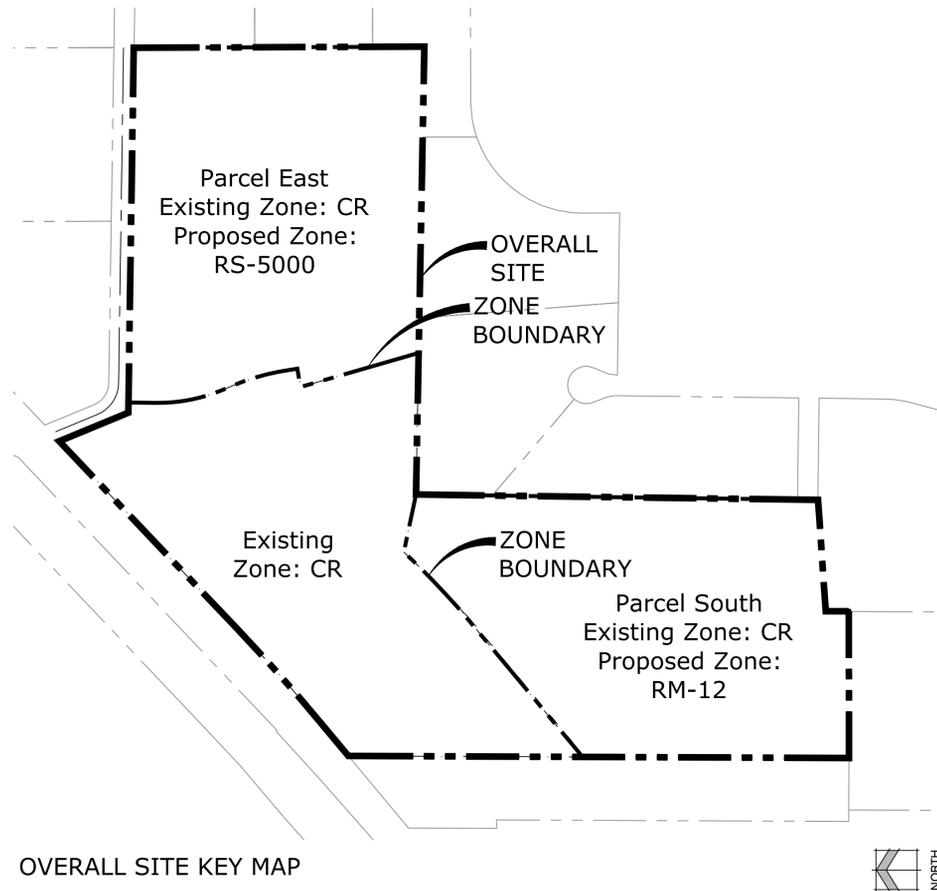
- 1) THENCE S22°22'28"E A DISTANCE OF 219.81 FEET;
- 2) THENCE S89°10'21"E A DISTANCE OF 1,071.23 FEET TO THE NORTHWEST CORNER OF LOT 14, OF SAID "FALCON RANCH ESTATES SUBDIVISION";

THENCE S00°10'51"E A DISTANCE OF 705.04 FEET ON THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO.1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO.1";

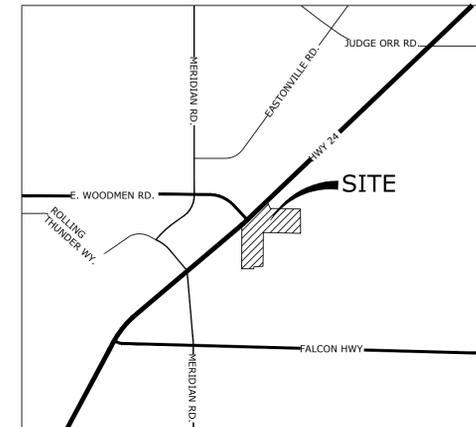
THE FOLLOWING (2) TWO COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1"

- 1) THENCE S00°10'51"E A DISTANCE OF 151.74 FEET;
- 2) THENCE N88°55'44"W A DISTANCE OF 1,314.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.



#### VICINITY MAP



#### Site Data

**OWNER:**  
Falcon Fields LLC.  
3230 N Electra Dr  
Colorado Springs, CO 80906

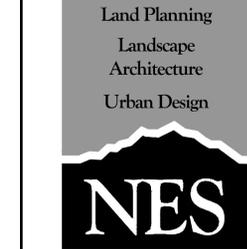
Site Location:  
Tax ID Numbers:  
Master Plan:  
Existing Zoning:

Proposed Zoning:

Current Use:  
Proposed Use:

**PREPARED BY:**  
NES Inc.  
619 N. Cascade Ave Suite 200  
Colorado Springs, CO 80903

Highway 24 & East Woodmen Rd.  
4307200015 & 4307000001  
Falcon/Peyton Small Area Plan  
CR Resolution No. 20-160  
Parcel to remain CR (19.9 AC)  
Parcel South RM-12 (18.5 AC)  
Parcel East RS-5000 (19.2 AC)  
Agricultural Grazing Land  
Single Family Residential (RS-5000 & RM-12) & Commercial (CR)



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 09.22.2021  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITTEN

SCALE

REVISIONS

DATE:	BY:	DESCRIPTION:
11.03.2021	B.I.	PER COUNTY COMMENTS

SCALE / PERSON

SHEET TITLE

**COVERSHEET**

SHEET NUMBER

**1**  
OF 2

PLANTING



**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-modal 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.

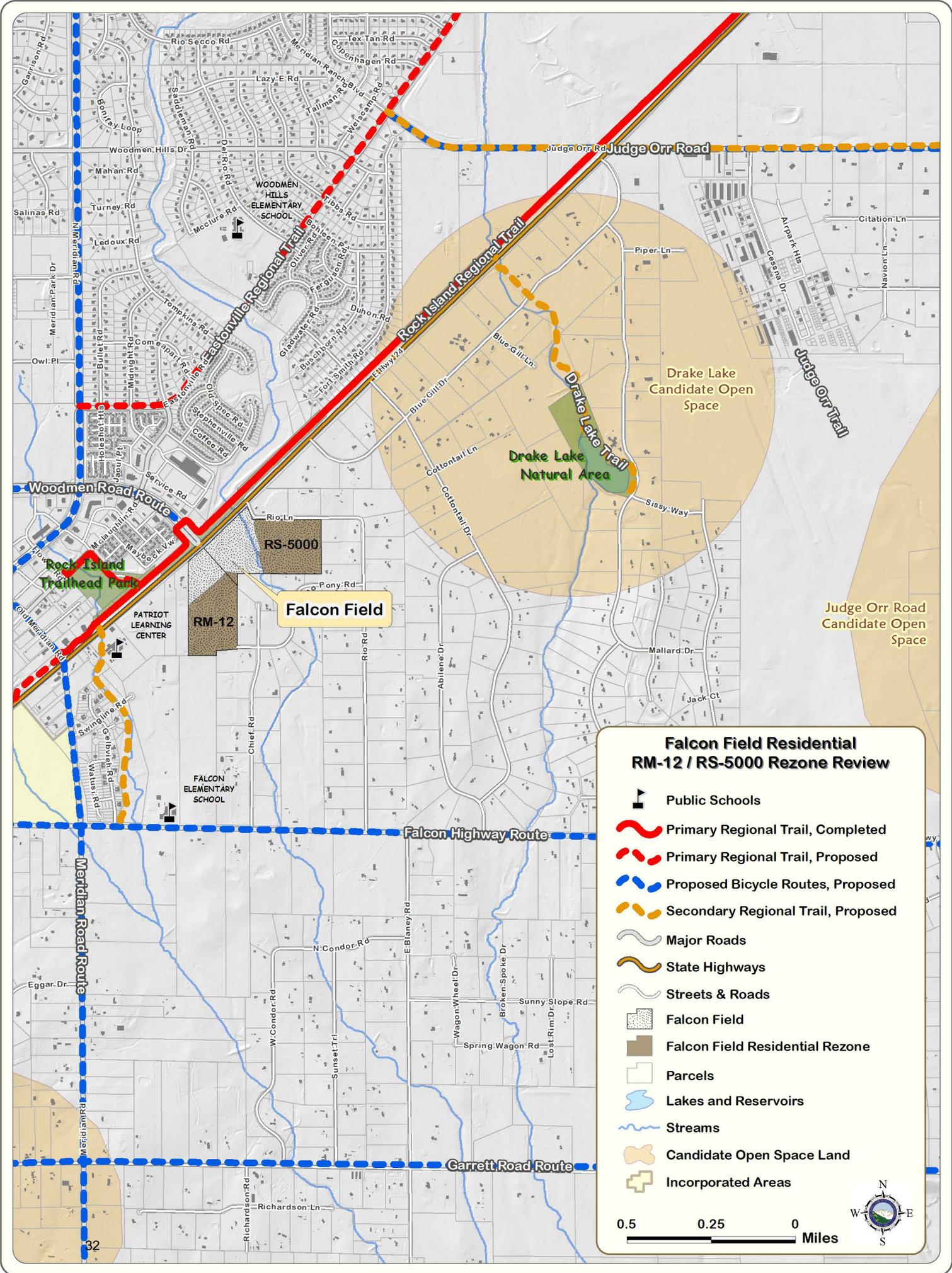


Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long horizontal flourish extending to the right.

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



**Falcon Field Residential  
RM-12 / RS-5000 Rezone Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Falcon Field
- Falcon Field Residential Rezone
- Parcels
- Lakes and Reservoirs
- Streams
- Candidate Open Space Land
- Incorporated Areas

