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## FALCON FIELD – REZONE/MAP AMENDMENT

### PROJECT JUSTIFICATION

NOVEMBER 2021(REVISED JANUARY 2022)

#### 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 and a portion to RS-5000

#### LOCATION & DESCRIPTION

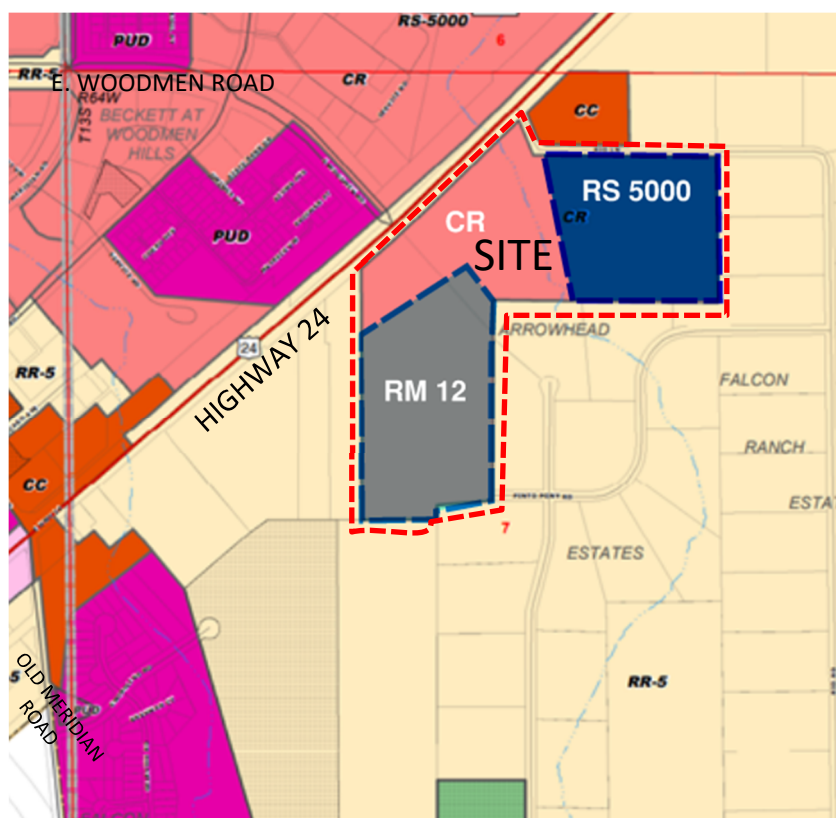
The property is located directly east of the Woodmen Road and Highway 24 Intersection. The sites are currently vacant and was recently zoned CR. The proposal will address a portion of the two parcels (4307000001 & 4307200015) directly south of Rio Lane. Parcel 4307000001 is a 33.14-acre parcel & 4307200015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

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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.

**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 visioned for the larger county-wide master plan. The supportive traffic report provided by LSC notes reduced traffic patterns from the current zoning classification.

a. County Policy Plan, Water Master Plan and Small Area Plan Compliance

***The proposed residential subdivision satisfies the following policies of the County Policy Plan:***

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).

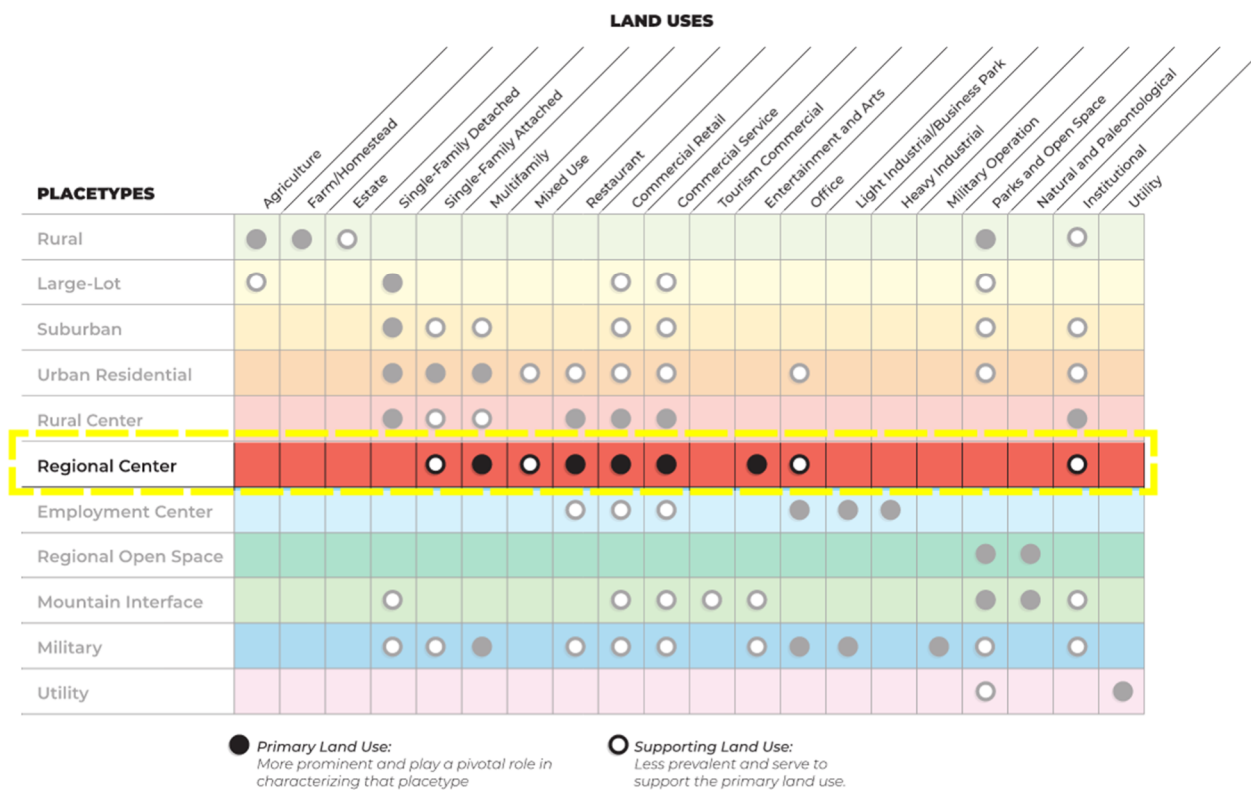


FIGURE A: Placetypes Land Use Chart

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 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 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-5000/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 about 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.*

*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 proposed residential subdivision satisfies the following policies of the County Water Master Plan:***

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

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

The proposed subdivision considers use and impacts to the water supply through proper planning of densities and demand related to such as identified with the noted district standards. The current development is located within the Woodmen Hills Metropolitan District (WHMD) and discussions related to demand and infrastructure to support such have been discussed early on. Future supportive Will Serve Letters noting the Districts ability to serve the proposed development in an efficient manner will be provided with future applications.

***Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.***

The proposal for the zone district is located within the existing Woodmen Hills Metropolitan District (WHMD). Zone district standards established allow for cognizant approach to address future development in an efficient manner in regard to infrastructure and capacities needed with future applications.

***Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.***

The proposal for the zone district is located within the existing Woodmen Hills Metropolitan District (WHMD) which will provide opportunity for proper infrastructure planning related to the established zone district standards and needed capacities to connect to the central systems in an efficient manner.

*Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

A Water Resource Report will be required with future applications. Appropriate zone district standards with the current applications will serve to address needed water demands and outline a determined approach to capacities related to the uses noted. An appropriate Will Serve Letter will be provided noting the WHMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

***The proposed residential subdivision satisfies the following policies of the County Parks Master Plan:***

The Falcon Field project and proposed Zone district locates housing in an area that has access within 5 miles to the Rock Island Trail, the Drake Lake Natural Area and recent Falcon Regional Park. The proposal is supportive the Parks Master Plans Goals related to the Overall Mission/Roles (Goal 1) which aims to provide regional facilities and services by way of working cooperatively with developments such as Falcon Field to establish need through proper context of future development by way of use and density standards allowing for adequate assessment of future park and open space needs in the area. Additionally, the proposed applications one district standards will serve as vehicle to support proper funding implementation related to use as identified in the Implementation and Funding Goal 1. The proposed use standards assist in the needed allocation of potential fees or needs for land dedications.

b. Traffic

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.

c. Utilities

Woodmen Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

**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 intended Zone change is seen as in conformance with the associated Master Plans as noted above. The application is seen as strengthening and furthering the intent of the County wide Master Plan by continuing the development goals, policies and land use planning efforts envisioned in this area.

- ***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.