

# FLYING HORSE EAST

## Sketch Plan

### Letter of Intent

December 31, 2024

Owner:  
Flying Horse Land Company, LLC

Applicant:  
HR Green Development, LLC



PCD File Numbers:  
~~SKPXXXX~~

SKP242



## Owner / Applicant Information

### Owner:

Company: Flying Horse Land Company, LLC.  
Contact Person: Mr. Drew Balsick  
Email: DrewB@classichomes.com  
Telephone No.: (719) 785-3237

### Applicant

Company: HR Green Development, LLC  
Contact Person: Mr. Blaine Perkins  
Email: blaine.perkins@hrgreen.com  
Telephone No.: (719) 394-2430

## Property Tax Schedule Nos.

The following property is included in this filing: Schedule No. 4400000438, 4400000360 & 4400000374

## Reports Included by Reference

- *Soils and Geology Study, Flying Horse East - Sketch Plan* by Entech Engineering, Inc.
- *Wastewater Disposal Report, Flying Horse East* by HR Green Development, LLC.
- *Flying Horse East Traffic Impact Study* by SM Rocha, LLC.
- *Natural Features and Wetlands Report* by Bristlecone Ecology
- *Flying Horse East MDDP* by HR Green Development, LLC.

## Application Request

HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

- A Sketch Plan consisting of 1,822-acres, more or less, with a density range of 2,789 – 4,838 dwelling units to be approved for Flying Horse East.

Explain what the mixed use consists of.

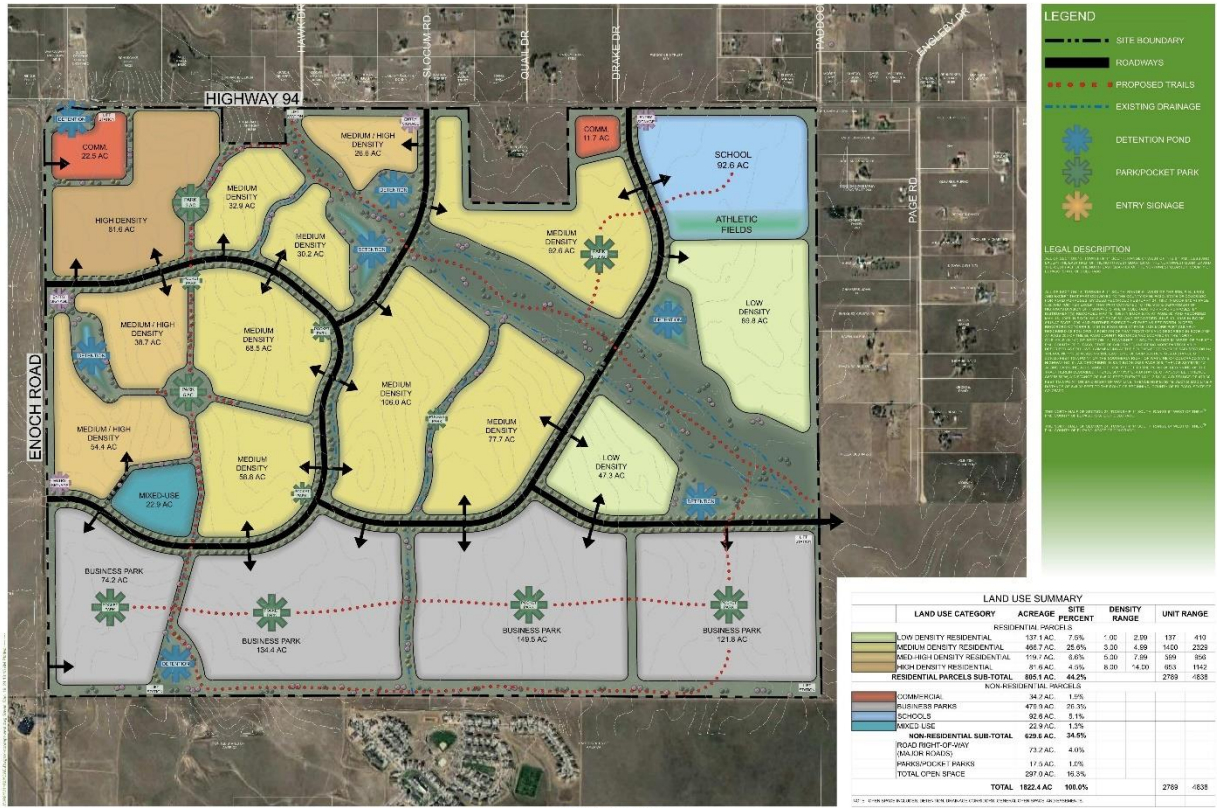
## Project Description & Location

The overall Flying Horse East parcel (hereafter called "FHE") is generally located east of Enoch Road and south of Highway 94 in El Paso County, CO. FHE is bounded to the south by Schriever Air Force Base and to the east by Rollings Hills Ranch Estates. The total overall FHE community consists of approximately 1,822-acres in its entirety. A variety of land uses are proposed within this Sketch Plan including a range of residential densities, **business park**, commercial, **mixed-use**, and a future school site. An interconnected system of trail corridors linking open spaces and public park sites will be provided offering recreation amenities and enhancing the quality of life. The current road configuration is based upon the anticipated road classifications and the required intersection spacing per El Paso County Engineering Criteria. A master development drainage plan has been submitted with the sketch plan application which assisted the placement of current detention pond facilities.

Change this to light industrial



# FLYING HORSE EAST SKETCH PLAN



## FLYING HORSE EAST

EL PASO COUNTY, COLORADO

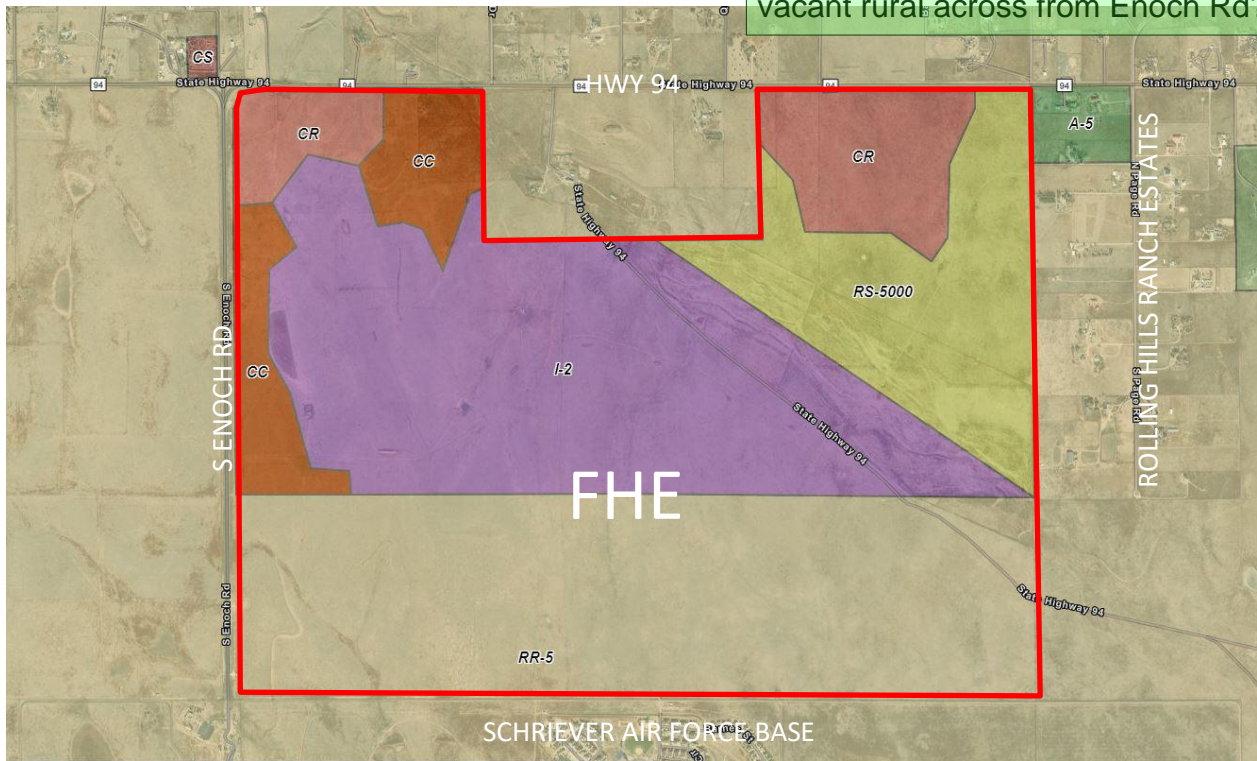


## ZONING

The current parcels that make up FHE consist of a variety of zoning districts including CR (Commercial Regional), CC (Commercial Community), I-2 (Limited Industrial), RR-5 (Residential Rural), and RS-5000 (Residential Suburban). The proposed Sketch Plan seeks a PUD (Planned Unit Development) zone allowing a variety of land uses which will provide the appropriate transitions between the existing properties surrounding the site. In the proposed Sketch Plan, the lowest density range residential areas and future school site are purposefully located along the eastern edge abutting the rural lots within the Rollings Hills Ranch Estates subdivision. Business Park will be provided along the southern property boundary allowing the appropriate uses adjacent to Schriever Air Force Base. Limiting 24-hour human interaction next to the base will assist in the level of privacy that is desired. **The various commercial and high-density nodes will be located near major road intersections providing easy access to Enoch Road and Highway 94.**

### ZONING MAP

How will this be compatible with the rural residential across HWY 94 and the vacant rural across from Enoch Rd?



### SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants, prepared a master traffic analysis for FHE Sketch Plan, which can be found within the submittal documents. Based on the proposed bubble plan layout, there are two major roadway connections planned on Highway 94 and Enoch Road. Per the anticipated traffic volumes of the associated developments, the status of these roads has yet to be determined but it is anticipated they will be a collector status at a minimum. Each of these roads have been identified as Access A – D within said report. These intersections shall be monitored throughout the life of the project to determine if future signalization is needed and the appropriate timing of when that installation should occur. The various study intersections are shown to operate below the County’s LOS D design objective. However, neither City, County nor CDOT have committed roadway improvement plans in order to support regional growth that is expected for the overall area.

### FLOODPLAIN

Portions of Flying Horse East lie within a designated floodplain zone A per the FEMA flood insurance rate map 08041CO785G and 08041CO805G, effective date December 7, 2018.

### GEOLOGIC HAZARDS

While more site-specific soils reports and plat notes will be provided at a later stage of development to have a greater understanding of the geologic risks and mitigate constrained areas, the preliminary soil reports showed that the site was found to be suitable for development with appropriate mitigation and avoidance. It is the opinion of the Geotechnical Engineer that the existing geologic engineering and geologic conditions will impose some constraints on the development and construction of the site. However, these conditions can be avoided by construction and others can be mitigated through proper engineering design and construction practices. Based on the anticipated geologic and engineering geologic conditions appropriate mitigation measures identified in the Soils and Geology Report will be adhered to. This project will not interfere with the extraction of mineral deposits.

### MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHE Sketch Plan application showing that there was not a mineral estate owner on the property.

The certification statement you provided shows there was severed mineral rights. Please provide proof that you have notified the mineral rights owner of the application.

### WATER & WASTEWATER

FHE will be served by the Cherokee Metropolitan District for both water and wastewater service. A signed agreement and letter of intent from Cherokee has been included with this application. Within this letter of intent there are number of obligations for both the developer and Cherokee in order to provide the necessary service to the development. Based on the current replacement plan and negotiations with Cherokee it is anticipated to have a sufficient renewable water supply. Given the latest changes within Cherokee, it is anticipated to further conversations and correspondence to ensure everything meets or exceeds the requirements set forth. Additionally, a number of lift stations for future wastewater service have been identified on the latest Sketch Plan. These locations are not final and are subject to change with future applications and amendments.



### DRAINAGE

A Master Development Drainage Plan prepared by HR Green Development, LLC was submitted with this application for FHE. This MDDP schematically addressed on-site and off-site drainage patterns using the existing topography and proposed land use plan for the overall drainage design. Individual preliminary and final drainage reports will better define the planning areas as the site is developed. Currently, a number of proposed detention facilities have been identified on the submitted Sketch Plan but are subject to change as further analysis and layout changes are made.

### SCHOOLS

FHE in its entirety lies within the Ellicott School District #22. A future school site has been identified within this Sketch Plan in anticipation of additional resources that will be needed to serve the growth associated with this development. Ongoing discussions with Ellicott School District #22 will take place as part of this application to determine the exact acreage needed or fees in lieu of.

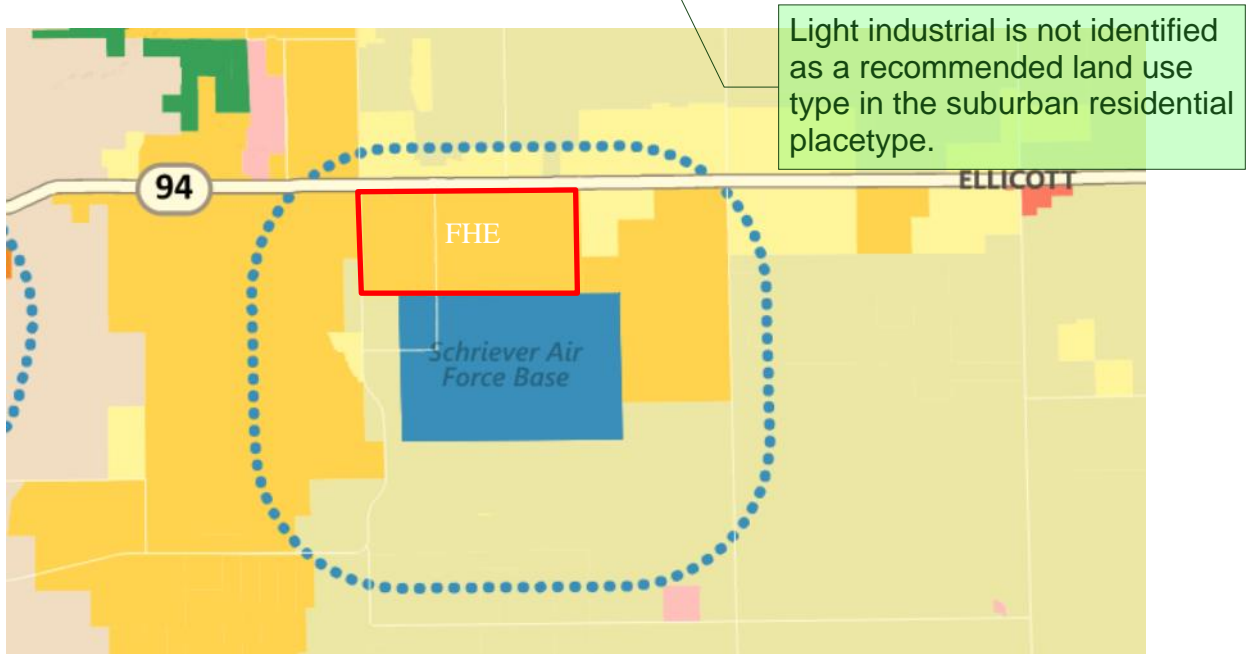
### ECOLOGIC/WILDLIFE ANALYSIS

Per with wildlife and wetlands report provided by Bristlecone Ecology, some wildlife will inevitably be affected by future development. The main consideration for wildlife that is present on the site today is the presence of the Black-Tailed Prairie Dog that was observed during the site visit. These animals are listed on the species of concern, however no burrowing owls, which typically inhabit these colonies during certain months of the year, were observed to be present. Additional site reconnaissance will need to be conducted in order to determine that no burrowing owls are found. The implementation of the necessary drainage facilities and improving the planned drainage corridors will improve the aquatic resources and wildlife in the area. While the existing grasslands on the site today will be impacted the most, carefully planned open space corridors, park sites and natural open space areas that will be preserved are expected to limit this loss as much as possible. More detailed information regarding all wildlife and wetland analysis can be found within the associated reports of this application.



## EL PASO COUNTY MASTER PLAN

Per the 2021 'Your El Paso County Master Plan' FHE is listed as a Suburban Placetype. The land uses identified on the submitted Sketch Plan completely conform with both the primary and supporting land uses listed under this placetype. Although it is expected for this whole area to undergo 'new development' it is still important to understand the existing land uses surrounding the site today. The lowest planned density allowing the largest lot sizes was located near the existing Rollings Hills Ranch Estates subdivision to provide the adequate land use transition. All four land use density ranges proposed will allow single-family detached, attached and multi-family housing options. The planned commercial hubs and institutions were located at key ingress/egress points along Highway 94 while the proposed Business Park areas are located adjacent to Schriever Air Force Base to minimize 24/7 human interaction. A variety of parks, trail corridors and natural open spaces will continue to be provided and modified as necessary for the development.

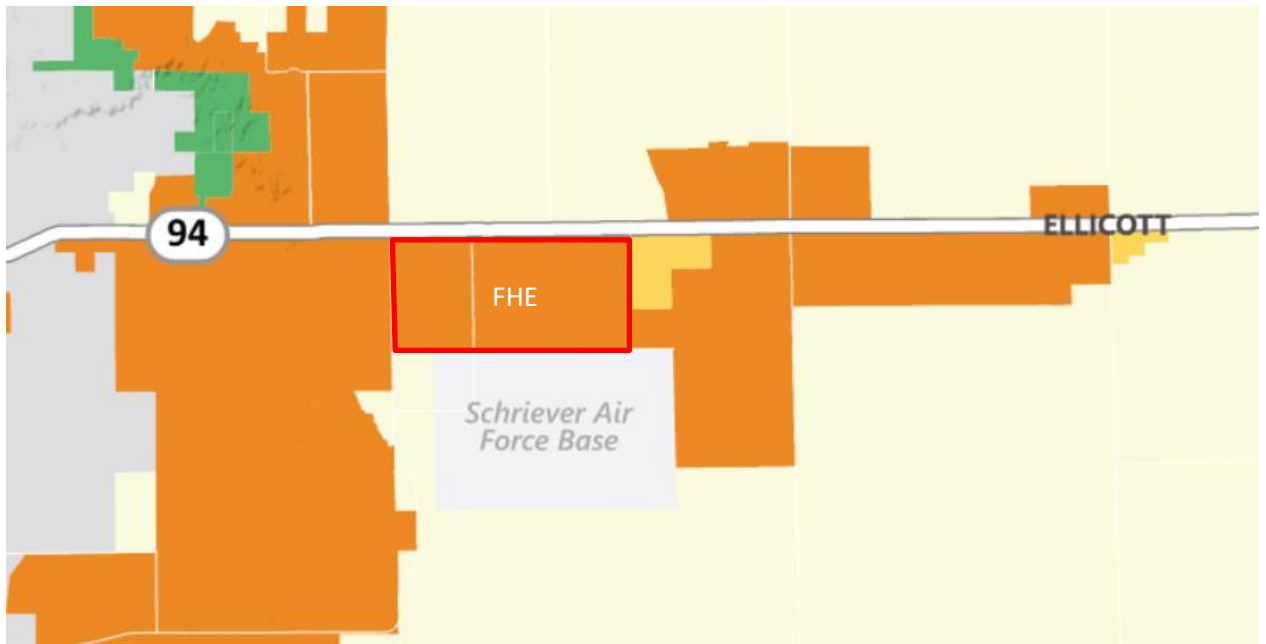


PLACETYPES	LAND USES																		
	Agriculture	Ranch/Residential	Essex	Single Family Detached	Single Family Attached	Multi-family	Medium Use	Recreation	Commercial Retail	Commercial Service	Facilities Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Utility	Parks and Open Space	Natural and Semi-natural	Winery
Rural	●	●	○																
Large-Lot	○		●					○	○										
<b>Suburban</b>			●	○	○			○	○								○		○
Urban Residential			●	●	○	○	○	○	○			○					○		○
Rural Center			●	○	○		○	○	○										●
Regional Center				○	○	○	○	○	○			○							○
Employment Center								○	○	○			○	○	○				
Regional Open Space																	○	○	
Mountain Interface			○					○	○	○	○						○	○	○
Military			○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Utility																	○		○

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype  
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use



Additionally, the FHE subdivision lies within the New Development category for the areas of change listed in the current master plan. Per this designation, “these areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complimentary one such as an employment hub or business park adjacent to an urban neighborhood.” FHE furthers the current trend of expanding county development to the east where it is needed to serve existing facilities. Given its close proximity to Schriever Air Force Base and Ellicott the proposed Sketch Plan will provide new residential subdivisions, commercial hubs, and schools where they are needed today.





The EPC Master Plan also identifies key areas within the county for priority of development. FHE is listed as a “priority development area” for housing and communities within this graphic. More specifically, FHN is located within the suburban residential priority development area #5: Schriever Air Force Base. Based on the description of this area it is expected to see continued growth and change, particularly as Schriever Air Force Base personnel and operations expand. Below are a number of key potential characters of this priority development area that should be addressed and match the current configuration of the FHE Sketch Plan.

- Suburban development should be **prioritized to help increase density in this area** with smaller-lot sizes, attached housing, and multi-family apartments.
- Additional **commercial uses should be developed at the Highway 94 and Enoch Road** intersection in a manner compatible with and supportive of base operations as well as the anticipated suburban residential development.
- The County should **prioritize the construction of roads as necessary** to improve connectivity to and support the operations of the installation.



#### WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHE falls within regions 4c and 8 which includes portions of southeast Colorado Springs and Ellicott. As previously mentioned, both water and wastewater services will be provided by Cherokee Metro District via the signed letter of intent that was agreed upon. Ongoing discussions with Cherokee will take place throughout this application to ensure all services are provided and adequate for future development.



## Project Justification

Per Chapter 7.2.1(D)(c) the following criteria listed below outline the approval process for a Sketch Plan within El Paso County.

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

See above analysis under the Master Plan section.

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;  
The proposed FHE Sketch Plan conforms to all applicable code requirements for El Paso County.

3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

Provide justification, as the density proposed is much greater than the surrounding area

As previously discussed within the zoning section of the LOI the proposed PUD zoning will allow appropriate land use and density transitions to the abutting large lot rural subdivision to the east and Schriever Air Force Base. The proposed Sketch Plan also completely conforms to the placetype of this area identified by El Paso County for Suburban Residential.

Update this per other comments

4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;

Cherokee Metropolitan District will be providing water service needs for this development. If additional analysis and correspondence determines that upgrades are needed for a sufficient water source, then those will be handled on a case by case basis. The signed letter of intent for service explicitly outlines all of the obligations for both the developer and Cherokee.

Outline those obligations here.

5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE, AND FIRE PROTECTION, SCHOOLS RECREATIONAL FACILITIES, AND UTILITY SERVICE FACILITIES;

Additional roadway improvements determined by both the County and CDOT will be established this application. These will continue to be monitored on a timing basis to ensure they are completed at the appropriate time. Both Police and Fire services will come from Ellicott. IF additional land or fees in lieu of are needed then they will be finalized with the Sketch Plan approval. A large school site has already been planned for the anticipated build out of the subdivision.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

Per the submitted Soils and Geology report prepared by Entech Engineering, it is their opinion that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.



7. THE GEOLGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;

See above under number 6.

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT;

There will be no interference with the extraction of any known commercial mining deposits with this proposed application.

9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;

The main natural resource and unique landform within FHE is the natural drainage corridor and floodplain that bisects the property. Minimal road crossings have been planned to mitigate the amount of disturbance within this corridor. Future trails will be planned accordingly providing residents with the ability to interact with the corridor in a safe manner. Aquatic wildlife that currently exists in this area today will benefit from the stormwater facilities and runoff mitigation that is planned. Natural open spaces, trail corridors and planned park sites will also be planned to recapture the lost grasslands.

10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISIONS;  
AND

Ellicott Fire Protection District will serve FHE. Appropriate fire hydrant locations will be identified on future Preliminary/PUD plans providing the necessary means to address any future fire hazards. These hydrants will obtain water from the Cherokee central water system. Additional land or fees in lieu of will be decided upon with the Ellicott Fire Protection District during the review of this application.

11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.

See above analysis.

