

FALCON FIELD METROPOLITAN DISTRICT

ID-19-005
Gabe Sevigny
Daniel Torres

MANDATORY CRITERIA FOR DISAPPROVAL

The BoCC shall disapprove the draft service plan unless evidence satisfactory to it of each of the following is presented or, in the BoCC 's discretion, the BoCC conditionally approves the draft service plan to cause compliance with these criteria (C.R.S. § 32-1-203(2)):

- There is sufficient existing and projected need for organized service in the area to be served by the proposed special district;
- The existing service in the area to be served by the proposed special district is inadequate for present and projected needs;
- The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries;
- The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

DISCRETIONARY CRITERIA FOR DISAPPROVAL

The BoCC may disapprove the draft service plan if evidence of the following, at the BoCC 's discretion, is not presented (C.R.S. § 32-1-203(2.5)):

- Adequate service is not, or will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
- The facility and service standards of the proposed special district are compatible with the facility and service standards of each County within which the proposed special district is to be located and each municipality which is an interested party as defined in C.R.S. § 32-1-204 and this Code;
- The proposal is in substantial compliance with the El Paso County Master Plan;
- The proposal is in compliance with any duly adopted County regional, or State long-range water quality management plan for the area; or
- The creation of the proposed special district will be in the best interests of the area proposed to be served.

APPLICANT

- Applicant: Falcon Field, LLC
- Representative: White Bear Ankele Tanaka & Waldron, P.C.

STAFF REPORT

- Standard staff report template
- June 25, 2007 County Special District Policies attached
- Complete Service Plan provided as supplemental attachment
- Plan follows Model Service Plan as adopted by BoCC on 6/25/2007

VICINITY

El Paso County Parcel Information

PARCEL	NAME
437200015	FALCON FIELD LLC
437300001	FALCON FIELD LLC

ADDRESS	CITY	STATE	ZIP	ZIP+4
3230 ELECTRA DR N	COLORADO SPRINGS	CO	80906	1087
3230 ELECTRA DR N	COLORADO SPRINGS	CO	80906	1087

File Name: ID-19-005

Zone Map No. --

Date: January 14, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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BACKGROUND

- The current configuration of the two parcels was created April 3, 2006, which is after the modern subdivision regulations went into effect on July 17, 1972, making these parcels the result of an illegal subdivision of land.
 - A condition has been added that approval of a preliminary plan and a final plat, and recording of the final plat is required prior to land disturbance, unless approval of a pre-development site grading request is granted by the BoCC at preliminary plan stage.
 - A condition has been added to prevent the issuance of debt until the preliminary plan and final plat have been approved.
- Current zoning is RR-5, there is a concurrent request for a map amendment to CR, however, approval has not been received.
 - A condition has been added to prevent the issuance of debt until the map amendment has been approved.
 - The County Attorney has also advised the applicant of a condition added in the proposed service plan that prevents issuance of debt until zoning is completed.
- The intent of the development is for **1** big box store and **12** individual pad sites that if approved would have commercial uses.

PURPOSES OF THE DISTRICTS

- Roadway infrastructure (construction)
- Drainage facilities (construction, maintenance, ownership)
- Recreation facilities (construction, maintenance, ownership)
- Covenant enforcement
- Mosquito control
- Water and Wastewater (construction/extension only, service and maintenance by Woodmen Hills Metro District)
- Security Services
- Television Relay and translation facilities (construction, maintenance)

SERVICE AREA

- Service area is 57.67 Acres and in current configuration is comprised of:
 - 2 Residential Lots
 - There is an application for a proposed CR zoning district, unless the zoning is approved and any future preliminary plan and final plat is approved, and the final plat recorded, there is no need for the formation of the district.

MILL LEVY AND BONDING

- **30 Mills for debt service- improvements to be financed:**
 - Water, streets, traffic and safety controls, parks and recreation, drainage, including storm water drainage, sanitary sewer, and related grading, and television relay and translation.
 - Anticipated infrastructure cost \$13,110,000
- **5 Mills for operations and maintenance- proposed ongoing services:**
 - Public Improvements not conveyed to the County, Woodman Hills Metro District, specifically storm drainage/detention ponds, and covenant control for the project and properties included within the District's boundaries.
- **1 Mills for special purpose levy-**
 - a special purpose levy that is anticipated to be remitted to Woodman Hills Metro District, to allocate towards its Park and Recreation Fund.

- **Maximum combined 36 Mills**
- **\$20 million authorized debt**

EXISTING MILL LEVIES 2019

■ El Paso County	7.222
■ El Paso County Road and Bridge	0.330
■ School District No. 49	43.189
■ Pikes Peak Library District	3.731
■ Falcon Fire Protection District	14.886
■ <u>Upper Black Squirrel Creek Ground Water</u>	<u>1.029</u>
TOTAL:	70.387

PROPOSED NEW DISTRICT TOTAL: 106.387

*The current assessed rate of 7.15 is a residential rate, if the zoning is approved, and the lots are developed, a new assessment of 29.00 can be assessed to each individual lot. This will be a drastic change in the taxes assessed against each property.

DISCLOSURE

- Standard Disclosure will be required
 - Exhibit to service plan
 - Will be required with subsequent plats
 - Updates required annually thereafter
 - To be posted on County web site

STAFF ANALYSIS AND ISSUES

- There presently is no need for the district. The subject parcels require approval of the above applications prior to any development. If approvals are secured, then such development and the provision of ongoing maintenance of the associated utilities would establish sufficient need for the proposed District. Condition 10 prevents the proposed District from imposing any debt until such approvals have been obtained.

- Adequate Service is Not or Will Not be Available Through Other Sources
 - Water/Wastewater by Woodmen Metropolitan District
 - Infrastructure to be maintained by EPC
 - Exception: detention ponds/open space

Potential Rational for District

- Ability to secure upfront financing to construct infrastructure
- The applicant is assuming that full build-out will capitalize on the growing need of retail shopping and restaurants in this area of the County. If their assumptions are incorrect and the additional need for commercial development in this area of the County does not develop, the ability of the District to service the issued debt could be compromised.

RECOMMENDED CONDITIONS AND NOTATIONS

- **Standard Conditions along with 2 additional conditions**
 - **10.** The District shall not be authorized to issue debt until and unless approval of a rezoning, preliminary plan, and final plat have been obtained and unless such approvals are consistent with the assumed land uses and densities identified within the service plan and are consistent with the associated financial plan.
 - **11.** Any future proposed development of the subject parcels will require approval of a preliminary plan and final plat(s), and the final plat(s) must be recorded prior to land disturbance, unless approval a pre-development site grading request is granted by the Board of County Commissioners at the preliminary plan stage.

QUESTIONS?

FINANCE DEPARTMENT ANALYSIS

- Based on the data provided by the developer, the effect on EPC specific ownership tax revenues would be:
 - Start with an estimated reduction of \$90 in year 2024, growing to a reduction of \$1,220 in 2027, and staying at that amount in perpetuity until the metro district closed (2053, according to financial projections).
 - This would be more than offset by increased property tax collections based on the increased market/assessed valuations provided by the development.
- * Information provided by Nikki Simmons