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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 3, 2024

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

Subject: Falcon Highlands South Filing No. 1 Final Plat

Hello Ashlyn,

The Park Planning Division of the Parks and Community Services Department has reviewed the Falcon Highlands South Filing No. 1 Final Plat development application and is submitting following comments and recommendations on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on October 9, 2024:

This is a request for endorsement by Matrix Design Group, on behalf of Challenger Communities, LLC., for the Falcon Highlands South Filing No. 1 Final Plat, consisting of 24 single-family residential lots on approximately 23.59 acres, with a minimum lot size of 19,300 square feet. Falcon Highlands is located south of Woodmen Road, northwest of East Highway 24, and west of New Meridian Road in the unincorporated Town of Falcon. The Falcon Highlands Sketch Plan was approved in 2004 and includes a mix of residential and commercial uses.

Regarding Filing No. 1, the 2022 El Paso County Parks Master Plan shows no impacts to proposed or existing parks, trails, or open space. However, the original Falcon Highlands Filing No. 3 PUD Development Plan and Preliminary Plan showed two proposed regional trails impacted by the overall Falcon Highlands South development: the Rock Island Primary Regional Trail and Woodmen Hills Secondary Regional Trail. Falcon Highlands South serves as the location for a major intersection of two regional trails, each of which provide vital connections to the City of Colorado Springs to the southwest and rural residential neighborhood communities to the north and northwest. These vital trail connections will allow trail users to access neighborhoods to the north of Woodmen Road, City of Colorado Springs trails to the west, and to Peyton and developing neighborhoods to the northeast along East Highway 24.

Approved in June 2024, the Falcon Highlands Filing No. 3 PUD Development Plan and Preliminary Plan (included in packet) included 26.7 acres of open space tracts and a well-appointed 3.4-acre centrally located neighborhood park. The open space and park areas totaled 30.1 acres, or 23.9%, of the total 125-acre development, which far exceeded the 10% open space requirement. The proposed neighborhood park will contain amenities such as a fenced dog play area, playground, picnic areas, walking paths, and an artificial turf active field area, and will be owned and maintained by the metropolitan district. The development also includes internal trail and pedestrian connections to the existing Rock Island Regional Trail along the site's southern boundary.

Early discussions surrounding the aforementioned regional trail connections focused on viable and sustainable trail easements, especially considering the presence of a major stormwater detention facility to the east of the development, and fragile wetlands located to the south, including Tamlin Pond. At that time, it was decided to locate the Rock Island and Woodmen Hills Regional Trails on an existing dirt road (formerly Tamlin Road) located along the southern border of the

development. The Rock Island Trail would then be routed around the stormwater detention facility where it would rejoin the original Rock Island Railroad grade and continue along East Highway 24.

The approved Falcon Highlands Filing No. 3 PUD Development Plan and Preliminary Plan shows the requested 25' trail easements encompassing the dirt road. In communication with El Paso County Public Works, Stormwater Division, EPC Parks has indicated its desire to locate the Rock Island Regional Trail connection within the stormwater detention facility property so that its presence can be integrated into future designs for the eventual reconstruction of the facility.

As no park land or trail easement dedications are necessary for Falcon Highlands South Filing No. 1 Final Plat, staff recommends regional and urban park fees to be due upon the recording of this Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Highlands South Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$12,120, and urban park purposes in the amount of \$7,272 to be paid at the time of the recording of this Final Plat.

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

Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com





Falcon Highlands South Filing No. 1

Falcon Highlands South Filing No. 1 Final Plat Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Falcon Highlands South Filing No. 1
- Falcon Highlands South
- Parcels
- Streams
- Major Roads
- State Highways

0 230 460 920 Feet

City of Colorado Springs

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

October 9, 2024

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Falcon Highlands South Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF-24-018	Total Acreage:	23.59
		Total # of Dwelling Units:	24
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.54
Challenger Communities	Matrix Design Group	Regional Park Area:	2
Erin Ganaway	Jason Alwine	Urban Park Area:	3
8650 Explorer Drive Suite 250	2435 Research Parkway, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 24 Dwelling Units = 0.466
Total Regional Park Acres: 0.466

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 24 Dwelling Units = 0.09
Community: 0.00625 Acres x 24 Dwelling Units = 0.15
Total Urban Park Acres: 0.24

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 24 Dwelling Units = \$12,120
Total Regional Park Fees: \$12,120

Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 24 Dwelling Units = \$2,856
Community: \$184 / Dwelling Unit x 24 Dwelling Units = \$4,416
Total Urban Park Fees: \$7,272

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Highlands South Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$12,120, and urban park purposes in the amount of \$7,272 to be paid at the time of the recording of this Final Plat.

Park Advisory Board Recommendation: