

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 24, 2022

Ms. Kylie Bagley
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Falcon Highland Filing No.3 (PUDSP-225)

Kylie,

The Community Services Department has reviewed the development application for the Falcon Highlands Filing No.3 PUD / Preliminary Plan on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on July 13th and its recommendation will be provided after the meeting.

This is a request by Matrix Design Group, on behalf of Challenger Communities, to approve the combined Falcon Highland Filing No.3 PUD / Preliminary Plan for 380 residential lots on 125 acres. Falcon Highlands is located south of Woodmen Rd, west of Highway 24, and west of New Meridian Rd in the Falcon area of El Paso County. The Falcon Highlands Sketch Plan was approved in 2004 and includes a mix of residential and commercial uses. A Sketch Plan Amendment (SKP 214) was recently approved by El Paso County to permit the densities proposed as a part of the Filing No. 3 PUD Sketch Plan.

The Filing No. 3 PUDSP includes 26.7 acres of open space tracts and a 3.4-acre park. The open space and park areas total 30.1 acres of the 125 acre development. This equates to an open space dedication of 23.9% which exceeds the 10% requirement for PUD zoning. The proposed park will contain amenities such as a fenced dog play area, playground, picnic areas, walking paths, and an artificial turf active field area. All common open space and park site will be owned and maintained by the metropolitan district. The development also includes trails and pedestrian connections to the existing Rock Island Regional Trail along the site's southern boundary.

The 2013 El Paso County Parks Master Plan shows two proposed regional trails impacted by the project; the Rock Island Primary Regional Trail and Woodmen Hills Secondary Regional Trail. The subject property is in an important location as it is where the two regional trails intersect, and provide



a connection to the City of Colorado Springs' Rock Island Regional Trail. These 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 east along highway 24.

The proposed Woodmen Hills Secondary Regional Trail runs along the north-east and east side of Falcon Highlands Filing No. 3 adjacent to a drainageway. This trail is complete from Woodmen Road to Rolling Thunder Way. This trail is proposed to continue south, making a connection to the Rock Island Regional Trail. Part of the proposed trail is in existing County right of way along the former Tamlin Road corridor.

The proposed Rock Island Primary Regional Trail alignment follows the south and southeast side of Falcon Highland Filing No.3. This is a critical connection as the Rock Island Trail will tie into the City of Colorado Springs' portion of the Rock Island Trail immediately south of Falcon Highlands Filing No. 3.

El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail along the north-east and east side of the development for the Woodmen Hills Secondary Regional Trail.

El Paso County Parks staff also recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail along the south and south-east and east side of the development for the Rock Island Primary Regional Trail within Tract F.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. Park fees will be calculated and required upon recording of the forthcoming final plat(s). Again, this application is scheduled for El Paso County Park Advisory Board consideration on July 13th and its recommendation will be provided after the meeting.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Highlands PUD / Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the north east side of Falcon Highlands Filing No. 3 that allows for public access, as well as construction and maintenance of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) designate and

provide to El Paso County a 25-foot trail easement along the south and south-east side of Falcon Highlands Filing No. 3 within Tract F that allows for public access, as well as construction and maintenance of the Rock Island Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (3) fees in lieu of land dedication for regional park purposes in the amount of \$174,800, and urban park fees in the amount of \$110,200 will be required at the time of the recording of the forthcoming Final Plat.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

July 13, 2022

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 Filing No.3	Application Type:	PUD & Prelim. Plan
PCD Reference #:	PUDSP-225	Total Acreage:	125.00
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	380
Challenger Communities	Matrix Design Group	Dwelling Units Per 2.5 Acres:	7.60
8650 Explorer Drive Suite 250	2435 Research Parkway, Suite 300	Regional Park Area:	2
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Urban Park Area:	3
		Existing Zoning Code:	PUD
		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 380 Dwelling Units = 7.372
Total Regional Park Acres: 7.372

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 380 Dwelling Units = 1.43
 Community: 0.00625 Acres x 380 Dwelling Units = 2.38
Total Urban Park Acres: 3.80

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 380 Dwelling Units = \$174,800
Total Regional Park Fees: \$174,800

Urban Park Area: 3

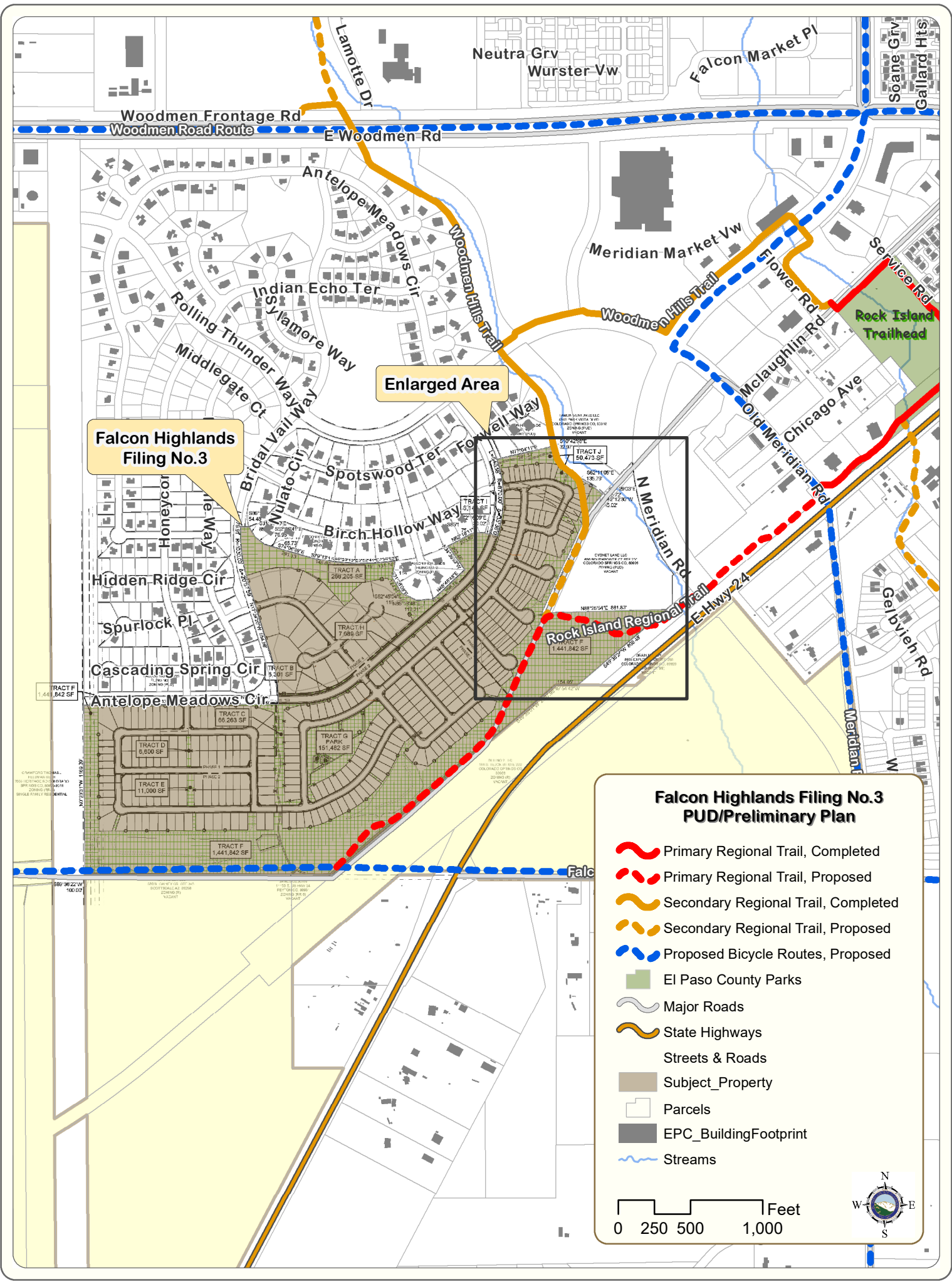
Neighborhood: \$114 / Dwelling Unit x 380 Dwelling Units = \$43,320
 Community: \$176 / Dwelling Unit x 380 Dwelling Units = \$66,880
Total Urban Park Fees: \$110,200

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Highlands PUD / Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the north east side of Falcon Highlands Filing No. 3 that allows for public access, as well as construction and maintenance of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) designate and provide to El Paso County a 25-foot trail easement along the south and south-east side of Falcon Highlands Filing No. 3 within Tract F that allows for public access, as well as construction and maintenance of the Rock Island Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (3) fees in lieu of land dedication for regional park purposes in the amount of \$174,800, and urban park fees in the amount of \$110,200 will be required at the time of the recording of the forthcoming Final Plat.

Park Advisory Board Recommendation:

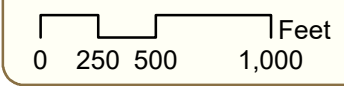


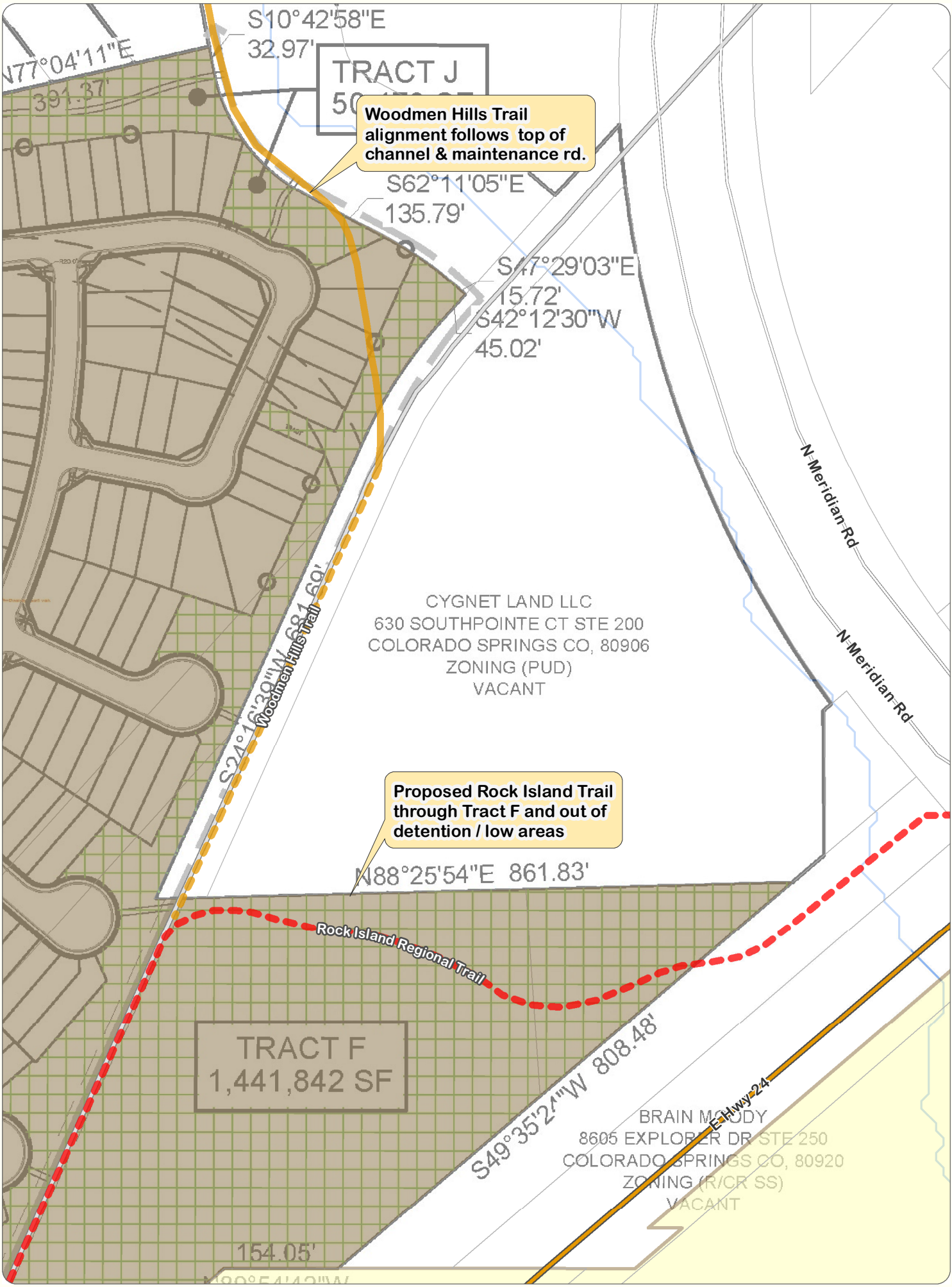
Falcon Highlands Filing No.3

Enlarged Area

Falcon Highlands Filing No.3 PUD/Preliminary Plan

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Subject_Property
- Parcels
- EPC_BuildingFootprint
- Streams





N77°04'11"E
391.37'

S10°42'58"E
32.97'

TRACT J
50,000 SF

Woodmen Hills Trail
alignment follows top of
channel & maintenance rd.

S62°11'05"E
135.79'

S47°29'03"E
15.72'
S42°12'30"W
45.02'

N-Meridian-Rd

N-Meridian-Rd

CYGNET LAND LLC
630 SOUTHPOINTE CT STE 200
COLORADO SPRINGS CO, 80906
ZONING (PUD)
VACANT

Proposed Rock Island Trail
through Tract F and out of
detention / low areas

N88°25'54"E 861.83'

Rock Island Regional Trail

TRACT F
1,441,842 SF

S49°35'27"W 808.48'

BRAIN M. JUDY
8605 EXPLORER DR STE 250
COLORADO SPRINGS CO, 80920
ZONING (R/CR SS)
VACANT

Highway 24

154.05'

N90°54'19"W