



February 11, 2025

Joe Letke
El Paso County Planning and
Community Development Dept.
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Re: Triple H Ranch Rezone Application
Parcel: 3300000168 / 3300000388
Acres: 760.00
File Number: P251

Reference to: High Plains Ranch 2006 (#SKP06002), extended in 2021, (#SKP212)

Mr. Letke;

District 49 has had the opportunity to review file P251.

District 49: OPPOSES Rezone in current state; recommendations provided

The property in question is classified on the Areas of Change Map as a New Development area which is expected to significantly transform as new development takes place on lands such as the subject property that are currently undeveloped, and those referenced in High Plains Ranch.

While the 760 acres, captured within the designated parcels for Triple H Ranch Rezone, falls within the El Paso County School District # 49, the impact to the “rural” area of this district is instrumental;

- Falcon Elementary School [FES] was built in 1982; nearly 42 years old
 - FES is at capacity and modular dependent
- Falcon Middle School (FMS) was built in 1976, and currently slated for 7th and 8th grade only, with 6th grade held at the BRES addition.
 - FMS is near capacity and modular dependent
- Falcon High School [FHS] was built in 2007
 - FHS is near capacity
- Fees in Lieu of Land have not kept pace with inflation or fair market value.
- Student Generation is inevitable
- District 49 tax base revenue is disproportionately residential to commercial/industrial

The greatest concern is the reference of a school site captured within the High Plains Ranch sketch plan. The High Plains Ranch is split between District 49 (834.51 AC) and Ellicott # 22 (519.71), with the proposed school site located within the Ellicott school district boundary, not District 49.

I pulled resolution SKP-21-003, attached hereunto, for High Plains Ranch to review the details, intent and agreement captured.

Recommendations:

- District 49 is requesting land dedication for a school site.
- District 49 is respectfully requesting a PK-8 school site, 25 acres *net usable*
 - *Water rights allocated for a maximum capacity of 900 students.*
- District 49 will reach out to the owners / applicants / consultants for both High Plains Ranch and Triple H Ranch to schedule a time to meet and discuss their master plan developments.

I trust wholeheartedly, that the vision, spirit and intent of the Priority Development Areas captured within El Paso County is not only providing opportunities for housing but is inclusive of providing opportunities for a solid framework in educating those areas of significant growth.

Should you have any questions, or need additional information, please feel free to reach out to me directly.

Warm Regards,

Evelyn Galane Phillips

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