

FLYING HORSE NORTH

SPECIAL USE/SITE DEVELOPMENT PLAN/FINAL PLAT

Flying Horse Foundation

Letter of Intent

June 18, 2025

Owner:

Flying Horse Development, LLC

Applicant:

HR Green Development, LLC



PCD File Numbers:

Special Use - AL257

Site Development Plan - PPR258

Final Plat - SF256



FLYING HORSE
NORTH

Owner / Applicant Information

Owner:

Company: PRI #2, LLC.
Contact Person: Mr. Drew Balsick
Email: DrewB@classichomes.com
Telephone No.: (719) 785-3237

Applicant

Company: HR Green Development, LLC
Contact Person: Brynhildr Halsten, PLA
Email: Brynhildr.halsten@hrgreen.com
Telephone No.: (719) 394-2434

Property Tax Schedule Nos.

The following property is included in this filing: Schedule No. 5100000291

Application Request

HR Green on behalf of PRI #2 LLC, requests approval of the following applications:

1. A Special Use to permit philanthropic uses on a \pm 20.2 acres RR-5 zoned parcel. (AL257)
2. Site Development Plan for the Non-profit Riding Academy on \pm 20.2 acres of the subdivision Plat. (PPR258)
3. Subdivision Plat of approximately 60.57 acres. (SF256)

Reports Included by Reference for the Subdivision Plat

- *Soils and Geology Study, Flying Horse North Foundation* by Entech Engineering, Inc.
- *Wastewater Study, Flying Horse North Foundation* by Entech Engineering, Inc.
- *Water Resources Report, Flying Horse North Foundation* by Entech Engineering, Inc.
- *Final Drainage Report, Flying Horse North Foundation* by HR Green
- *Fire Protection Report, Flying Horse North Foundation* by HR Green
- *Natural Features Report* by HR Green

Reports Included by Reference for the Site Development Plan

- *Final Drainage Report, Flying Horse North Foundation* by HR Green

Location

The site is approximately 20.18 acres of an existing 60.57 acre parcel east of the Flying Horse North subdivision, southwest of the intersection of Black Forest Road and Old Stagecoach Road. A vacant residential home, outbuildings and corral fencing exists on site.



Context

The property is zoned RR-5 and the current land use is defined as an agricultural residence. The property is bounded by RR-5 zoned single family residences on the east, vacant PUD to the north and west, and RR-5 single family residences to the south.

Project Description

The proposal is to develop the site for a non-profit riding academy known as the Flying Horse Foundation. As an RR-5 zoned property, Agricultural Structures, Livestock and Private Stables are all allowed uses; this application seeks approval of the Special Use to permit the philanthropic riding academy component. A Site Development Plan (PPR 258) and Final Subdivision Plat (SF 256) are also included applications discussed in this comprehensive Letter of Intent. These applications provide more details on proposed improvements and operations. There are approximately six existing building/facility structures on site (see table below for details).

Name	Year Built	Approximate Size (Sq. Ft.)
Single Family Residence	1977 (To be Demolished)	2,383
Barn/Stables/Garage	1988	2,592
Horse Arena	1977	9,580
Barn 2/Garage	2001	4,608
Stable	1988	288
Barn 4	1977	336

The existing Single Family residence will be demolished as part of this proposed development and a



new arena / office facility is proposed to better support the philanthropic riding academy activities on site.

ACCESS

There is one existing point of access leading into the site that serves the existing agricultural residence on the property. This access is secured via an existing 50-foot driveway easement that extends west from Black Forest Road along the northern edge of the adjacent RR-5 zoned properties. The proposed development intends to retain the existing means of access as a secondary access. The primary access will be from Stableford Terrace, a public cul-de-sac roadway from the main thoroughfare of Rubble Drive within Flying Horse North Filing No. 4 north of the site. There is an existing Tract within Filing No. 4 between the Stableford Terrace cul-de-sac and this property for the intended use of a driveway extension access. A loop drive on site promotes safe and convenient circulation for employees, guests and County Public Safety Staff. The current driveway access easement outlines access is for the Grantee's heirs, successors, assigns and personal representatives.

OPERATIONS

Flying Horse Foundation seeks to improve student wellbeing through implementation of their C.A.R.E.S. curriculum which focuses on the attributes of connection, awareness, resilience, empathy and self-regulation. The curriculum content references the well-researched principles of the Search Institute's 40 Developmental Assets, and trauma informed literature from the University of Denver's Institute of Human-Animal Connection. The Foundation assists at-risk and underserved children through Equine-Assisted Learning. This experience helps the children build a connection and learn to trust, which translates into life lessons they can build upon for their future. The Foundation's Senior Program serves residents who would enjoy getting out of their environment to experience the open skies, fresh air and serenity. To support the philanthropic operations approximately 16 volunteers/staff are expected to be on site during regular hours of operation. The Foundation's services will be offered Monday through Saturday from approximately 9:00 am to 7:00 pm. On average, four sessions will occur per day with up to eight participants per session. Typically, visitors are shuttled to the site via 15-person passenger vans provided by the Foundation from a common location such as a church. In special circumstances a youth may be dropped off by parents in their personal vehicles, parents are not permitted to stay for their children's sessions. The anticipated number of horses kept on site will range from 18 to 20, all owned by the Foundation. The horses on site will not be stalled except for medical/quarantine/birthing purposes, the existing stalls on site are sufficient to house horses as needed.

PARKING

To support the philanthropic operations approximately 16 volunteers/staff are expected to be on site during regular hours of operation. The Foundation's services will be offered Monday through Saturday from approximately 9:00 am to 7:00 pm. On average, four sessions will occur per day with up to eight participants per session. Typically, children are shuttled to the site via 15-person passenger vans provided by the Foundation from a common location such as a church. In special circumstances a youth may be dropped off by parents in their personal vehicles, parents are not permitted to stay for their children's sessions. Per the El Paso County Land Development Code, parking lots for less than 25 cars in rural areas may use rock or gravel instead of pavement. Space for 13 or more vehicles is available along the proposed gravel driveway. There is space for over 20 vehicles to park in the existing garages on site.

A conservative estimate of the anticipated required parking follows:

Max Number of Employees/Volunteers - 16 spaces

Passenger Van - 1 space

Max Number of Personal Vehicles dropping off Students - 8 spaces (2 is much more likely)

Total required spaces: 25 spaces

Total spaces available: 33 spaces (13 along driveway and 20 in existing garages)

The parking table from the Site Development Plan outlines the requirements and proposed parking on site, they are summarized above. There is sufficient space alongside the proposed driveways and garages to provide the parking required for the proposed use as outlined in the Site Development Plan.

LANDSCAPING

The site is located in a rural neighborhood of Black Forest and has a lot area coverage of approximately 8%. Most of the property consists of fenced grazing pasture. The Project site is within the Foothill Grasslands and Ponderosa Pine Forests, with the predominant vegetation corresponding to those ecoregions. Blue grama (*Bouteloua gracilis*), buffalograss (*B. dactyloides*), purple threeawn (*Aristida purpurea*), Western wheatgrass (*Pascopyrum smithii*), Junegrass (*Koeleria macrantha*), needle-and-thread, yellow Indiangrass, and little bluestem are the dominant species in uplands throughout the site. Other upland species present include threadleaf sedge (*Carex filifolia*), crested wheatgrass (*Elymus cristata*), sideoats grama (*Bouteloua curtipendula*), Junegrass, switchgrass, fringed sage (*Artemisia frigida*), soapweed yucca (*Yucca glauca*), Woods' rose (*Rosa woodsii*), yarrow (*Achillea millefolium*), stiff goldenrod (*Solidago rigida*), mountain mahogany (*Cercocarpus montanus*), and annual ragweed (*Ambrosia artemisifolia*), among others. Much of the site has been lightly disturbed by livestock grazing, consistent with past use of the site, but vegetative cover is currently relatively extensive and healthy. Diversity is moderate for this ecoregion, and the structure of vegetation is somewhat underdeveloped, likely owing to livestock activities.

An Alternative Landscape Plan is proposed to preserve the existing rural character and agricultural uses associated with the philanthropic non-profit riding academy. A mosaic of Ponderosa Pines are proposed along the east boundary to screen the proposed stable from the adjacent property. Most of the existing Ponderosa Pines on site will be preserved.

Alternative Landscape Plan Review Criteria:

The PCD Director may approve landscaping that does not meet the specific requirements of Section 6.2.2 provided:

- The proposed landscaping meets the purpose of this Section

As illustrated in the image on the following page, the existing and proposed landscape on site is in conformity with the surrounding properties, providing a uniform standard of landscaping that achieves a balance between individual property and the benefit of the community. The existing mix of grassland, shrubs and trees on site that are proposed to remain, will continue to create a positive image and visual appeal along the private access drive. The parking area proposed with the riding academy is dirt/gravel and will not require additional screening or heat island mitigation. The proposed Ponderosa Pines along the eastern border will contribute to the rural character and soften the interface between the private stable riding arena and the adjacent property. Retaining the existing healthy mix of grassland and Ponderosa Pine with a few strategic

additions will ensure the property's landscape continues to contribute to overall pleasant and attractive surroundings.



- Promotes the concepts contained in the Landscape and Water Conservation Manual

The existing grassland, shrubs, trees and proposed trees are all low water, native species that provide year round interest and buffering, supporting the concepts in the Landscape and Water Conservation Manual.

- Provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section

The existing and proposed Ponderosa Pine trees and grasslands provide an equivalent benefit by supporting the historic rural agricultural use and aesthetic of the site. The size, density, number and location of Ponderosa Pine groupings can impact the quality of tree health and the risk of crown fire. Balancing wildlife habitat, individual tree health, and fire risk are important to sustaining a healthy natural landscape ecosystem on site. Around structures, trees will be strategically preserved and proposed, to provide privacy to landowners and aesthetic appeal, while still achieving the goals of recreating the historical forest structure of groups and clumps of trees separated by grassland spaces. Numerous large grassland spaces contribute to the health and regeneration of shade-intolerant ponderosa pine. Open grassland areas will support horse grazing associated with the Foundation in conformance with the current and past rural agriculture character of the property and surrounding area.

SIGNAGE

The Flying horse Foundation proposes a sign at the entry to the property. The proposed sign on premise conforms to the requirements of Section 6.2.10 Signs, On-Premise of the El Paso County Land Development Code for a parcel in a residential zone.

LIGHTING

The existing and proposed facilities associated with the riding academy are expected to have limited external lighting. External lighting will be internal to the site and will not cast light beyond the property lines, conforming with the requirements of the El Paso County Land Development Code. The arena building proposes a maximum of 8 small wall pack lights per building face to be illuminated as needed in special circumstances. The arena building is centrally located, avoiding light casting onto adjacent properties. The riding academy operations, including the parking area, are not intended to be in use during the evening. This approach respects the adjacent property owners and prevents any need for lighting the facility at night. Limiting lighting of the site at night is intended to discourage vandalism or

illicit use of the site and prevent lighting impacts to the adjacent property owners.

ANIMAL WASTE

Section 5.2.32 Livestock, Barns, Corrals, and Stablers of the El Paso County Land Development Code requires that manure stockpiles or composting manure shall be setback a minimum distance of 100 feet from any lot line. Manure shall be removed from the property, composted, or worked into the soil as fertilizer on a regular basis so as not to accumulate excessively. The Foundation may occasionally temporarily store manure next to the stable building for off-site removal. This location is more than 100' from the property boundaries. If manure is not hauled off-site, it is worked into the soil on-site.

TRAFFIC:

Stableford Terrace in Flying Horse Filing No. 4 will serve as the primary access and the existing gravel access drive along the boundary of Country View Estates is considered a secondary access. This secondary access is technically not required as the new primary access meets criteria. There is to be no disturbance to the existing gravel access drive from Black Forest Road that extends through Country View Estates. The primary access from Stableford Terrace will not be gated. The secondary access from the eastern driveway will remain ungated. A loop drive on site promotes safe and convenient circulation for employees, guests and County Public Safety Staff. The proposed site-generated traffic resulting from the development is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access, nor at the Old Stagecoach Road intersection with Black Forest Road.

Average Daily Trips (ADT)

- 32 Staff (16 staff arriving and leaving)
- 8 shuttle trips: 1 shuttle/session * 2 trips * 4 sessions
- 32 Personal Vehicles: 2 students * 4 sessions * 4 trips (assume 2 students per session are dropped-off/picked-up by personal vehicles)

Approximately 72 ADT

Peak Hour

- AM Enter: 16 staff + 1 shuttle + 2 students dropped off
- AM Exit: 1 shuttle + 2 students dropped off
- PM Enter: 1 shuttle + 2 students dropped off
- PM Exit: 16 staff + 1 shuttle + 2 students dropped off

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were considered for the proposed land use in order to estimate average daily traffic (ADT), AM Peak Hour, and PM Peak Hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from a point of origin to a point of destination.

However, ITE's Trip Generation Manual does not provide traffic generation information for this particular land use or similar land use. As such, proposed facility operations as described by the developer, were instead evaluated to estimate average daily and weekday peak hour trip information for the proposed land use.

Summarized facility operation information is as follows:

- Open Monday through Saturday, from 9:00 a.m. to 7:00 p.m.
- 16 volunteers / staff during business hours

- 4 sessions a day
- 8 participants a session
- Participants will typically arrive onsite via 15-passenger vans
- 1 to 2 students may be dropped off in personal vehicles

The Table below illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.

Table - Trip Generation Summary

ITE CODELAND USESIZE			TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
-	Employees	16 EMP	32	16	0	16	0	16	16
-	Shuttles	24 SHL	8	1	1	2	1	1	2
-	Students	2 STU	32	2	2	4	2	2	4
Total:			72	19	3	22	3	19	22

Key: EMP = Employees. SHL = Shuttled Students. STU = Students in Personal Vehicles Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, the Table illustrates that the proposed development has the potential to generate approximately 72 daily vehicle trips with 22 of those occurring during the morning peak hour and 22 during the afternoon peak hour.

The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, available roadway network, and in reference to distribution patterns of existing traffic count data.

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Vehicle Traffic

1. Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 100;

The primary hours of operation are 9:00am – 7:00pm, Monday through Saturday. Peak hour trip generation occurs on the hour when sessions are turning over; at this time there may be up to sixteen volunteers/employees, one passenger van and two-three personal vehicles entering and leaving the site. Peak hour trip generation is 22; daily vehicle trip-end generation is 72 ADT.

2. There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

The project does not include additional proposed minor or major roadway intersections.

3. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;

The primary hours of operation are 9:00am – 7:00pm, Monday through Saturday. Peak hour trip generation occurs on the hour when sessions are turning over; at this time there may be up to sixteen volunteers/employees, one passenger van and two-three personal vehicles entering and leaving the site. Peak hour trip generation is 22; daily vehicle trip-end generation is 72 ADT.

4. The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

The project will not generate a change in the type of traffic accommodated within or adjacent to the property. Occasionally, a personal vehicle may be used to haul a horse trailer onto or off the site. The infrequency of this use by the philanthropic operations is consistent with the amount of traffic generated by the allowed Private Stable use of the site.

5. Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;

Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained.

6. No roadway or intersection in the immediate vicinity has a history of safety or accident problems;

Per the Colorado Department of Transportation Crash Data website, there is no evidence of a history of safety or accident problems over the past five years.

7. There is no change of land use with access to a State Highway.
The property does not have access to a State Highway.

Pedestrian Traffic

Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.

The proposed use will not generate any new pedestrian traffic. There are no proposed paved pedestrian facilities.

Bicycle Traffic

Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

The proposed use will not generate any new bicycle traffic. There are no proposed paved bicycle lanes or paths.

WATER & WASTEWATER

The site is served by a well and septic system. The covered arena containing the space for the non-profit office is located on these systems. The well and septic permits are submitted with this application. The well permit covers domestic and livestock uses.

OTHER UTILITIES:

Mountain View Electric Association, Inc. supplies electricity service to the site, and Black Hills Energy supplies natural gas. Proof of service for these utilities is submitted with this application.

DRAINAGE:

The Foundation site development requires demolition of the existing 3,250 square foot two-story single family residential home and proposes the construction a 52,000 square foot horse riding arena with common space. Site improvements include some alterations to the private driveway turnaround in front of the building and earthwork for daylight grading from the new building foundation to have positive drainage away from the permanent structure. The increased imperviousness has a minimal effect on the calculated stormwater flow values and does not necessitate improvements to the existing drainage swales and channels based on minimal increases in depth and velocity for minor and major storm events. The design intent is to convey on-site stormwater via the existing natural tertiary drainageway that starts at the southeast end of the site and flows northeast through the adjacent Country View Estates subdivision. Channel lining is proposed to stabilize the drainageway and prevent scouring, erosion, and sediment transport. Most of the proposed channel lining requires off-site access within Country View Estates. The drainage pattern and concept remain the same with the exception that water quality and detention will now be provided for this development as well as the neighboring Country View Estates with the construction of the Flying Horse North Filing No. 4 Detention Pond A. The ultimate stormwater management of this site and downstream areas is improved with water quality and detention via the downstream permanent control measure to control stormwater release rates and conform to best practices and County criteria. Drainage design for amended areas and analysis of existing and proposed stormwater infrastructure and downstream development are provided to demonstrate compliance with County stormwater criteria and consistency with previously approved plans and reports. This is further discussed in the Drainage Report for the Site Development Plan (PPR258) and Subdivision Plat (SF256).

FLOODPLAIN:

This site is not located within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0315G, revised December 7, 2018.

WILDLIFE:

The proposed development is not anticipated to negatively affect wildlife on the site. The property does not have any significant environmental issues and there is no known threatened species on the property.

WILDFIRE:

The fire risk on this site is low to moderate according to the Colorado State Forest Service's Colorado Wildfire Risk Viewer. Risk factors include the site's undeveloped nature and the prevalence of dry climate grasses and shrubs.

GEOLOGIC HAZARDS:

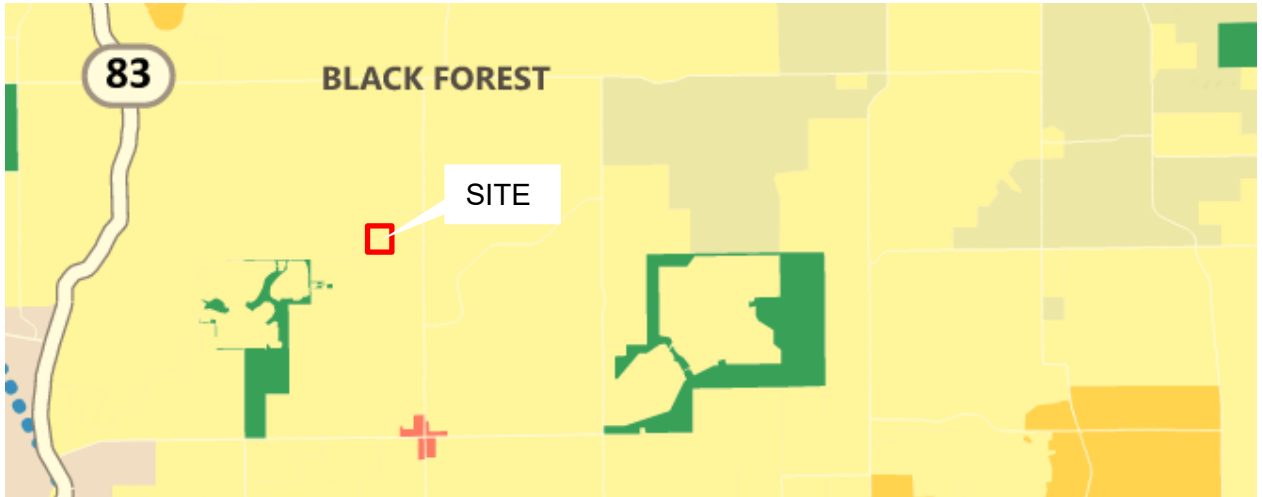
Entech Engineering has provided a Soils and Geology Report with the Subdivision Plat (SF256). Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development.

MINERAL RIGHTS CERTIFICATION

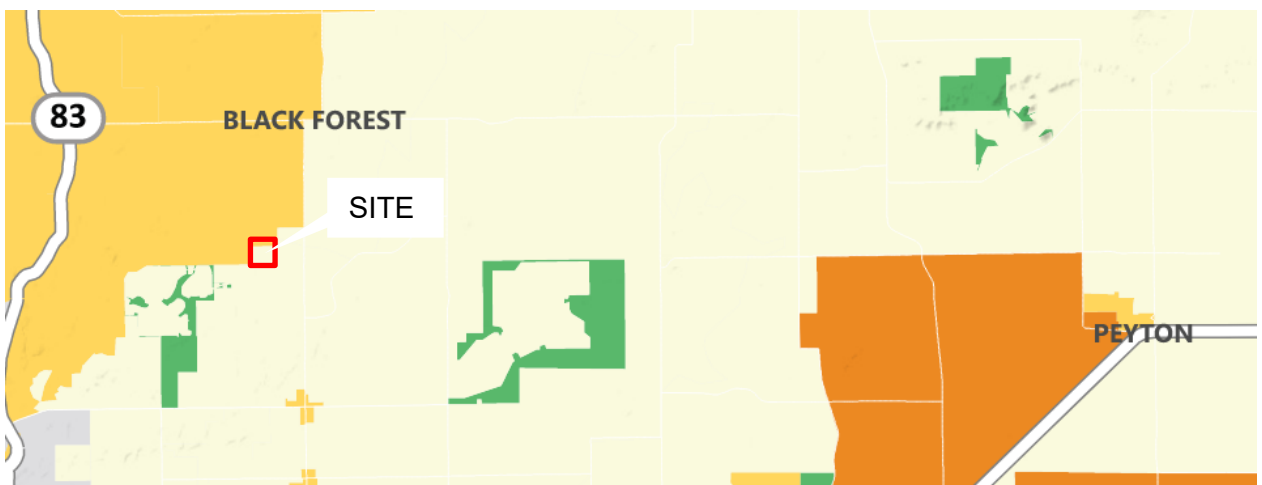
A mineral rights certification affidavit was submitted with the applications for FHN Foundation showing that there was not a mineral estate owner on the property.

EL PASO COUNTY MASTER PLAN

Per the 2021 *'Your El Paso County Master Plan'* FHN Foundation is listed as Large-Lot Residential placetype. The proposed special use of philanthropic is complimentary to this identified placetype and its primary land use of single-family detached residential. The proposed horse riding academy and private stable conforms with the "character" of the large-lot residential placetype.



Additionally, the FHN Foundation parcel lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, "these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained." The proposed use of the philanthropic riding academy and private stable is complimentary to the surrounding rural nature and character and will have minimal change to the current character of the property and the adjacent properties.



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN Foundation falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN Foundation as the non-profit facility will be served by the existing private well. There is no proposed infrastructure within this subdivision that requires a service letter or contract with a Metro District or any other entity, at this time.

Project Justification Special Use (AL257)

COUNTY SPECIAL USE REVIEW CRITERIA (5.3.2):

1. The special use is generally consistent with the applicable Master Plan;

The relevant County Plans for the site include the Your El Paso Master Plan and the Water Master Plan. See above information for reference.

2. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

The proposed use of private stables and philanthropic riding academy purpose will contribute to the rural character of the area and will be a transition from the current single family residence with agricultural use with minimal impact on the compatibility to surrounding area. The facilities and philanthropic use are in harmony with the rural, equestrian character of the neighborhood and surrounding land uses.

3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

The proposed building where the arena is located meet the needs of the special use. The septic and well permits allow domestic and livestock uses. Gas is provided by Black Hills Energy and Electric is provided by Mountain View Electric. There is no anticipated increase in usage or impact to either water or sewer for the proposed use. Internal traffic circulation is provided by a gravel drive and parking areas. Traffic impacts to Black Forest Road and Old Stagecoach Road are projected to be minor.

4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

As described above, the property will not generate more than 16 peak hour trips or 72 daily trip ends and therefore does not require a Traffic Impact Study.

5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

All proposed uses on the site will comply with local, state, and federal laws and regulations regarding air, water, light, and noise. All philanthropic activities on site are located away from wetlands and the associated migratory bird paths. With sessions including no more than eight participants at one time, noise associated with the non-profit riding academy use is limited and primarily located within the arena building. All on-site lighting is internal-facing, extremely limited in nature, and will remain respective of the agricultural nature of the site.

6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County;

The special use will not be detrimental to the public health, safety, and welfare of the present or future residents of El Paso County. The special use is an extension of allowable private uses on the site and reflective of other rural uses in the immediate vicinity.

7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

As noted, Agricultural Structures, Livestock and Private Stables are all allowed uses; this application seeks approval of the Special Use to permit the philanthropic riding academy component of the Foundation not the stabling of horses which falls under the allowed Private Stables. The Foundation assists at-risk and underserved children through Equine-Assisted Learning. This experience helps the children build a connection and learn to trust, which translates into life lessons they can build upon for their future. Per the definitions in the El Paso County Land Use Code Section 1.15, the proposed building falls under the permitted Private Stable use. A Private Stable is defined under the El Paso County Land Use Code as: Any stable where livestock are not boarded or kept for remuneration or hire. All horses on site are owned by the Foundation, they are not boarded, kept for remuneration or hire. Horses kept on site are offered free of charge as part of the Foundation's programs.

All buildings are all in compliance with the dimensional standards of the El Paso County Land Development Code for an RR-5 zoned property. No building exceeds 30', and all buildings are set back at least 25 feet from the property line.

Project Justification Final Plat (SF256)

FINAL PLAT

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

See above information for reference.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN; The proposed Final Plat is being submitted concurrently with the Site Development/Preliminary Plan and conforms with all design standards and code sections.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The proposed Final Plat application is consistent with all applicable design standards. No deviations or exceptions are being requested with this application.

4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

Yes, water sufficiency and quality has been determined and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE; There is no proposed public sewage disposal system for this Subdivision. The property is serviced by a private septic system.
6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(C)];
See above information regarding soils and geology.
7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM; The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention.
8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;
Reference above information and analysis and Special Use section.
9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;
Reference above information and analysis and Special Use section.
10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;
Reference above information and analysis and Special Use section.
11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;
Off-site impacts were evaluated for stormwater drainage. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings.
12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;
An SIA has been provided with the Final Plat application.
13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND
The proposed application satisfies all applicable sections of the current EPC LDC.
14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]
There are no known commercial mining deposits located with FHN Foundation area.

Conclusion

The Special Use, Site Development Plan, and Final Plat are harmonious and consistent with the surrounding land uses. The Proposed Development complies with the requirements of the zone district in which it is located and, is consistent with the intent and purpose of the Land Development Code.

Please contact me at 719.394.2434 with any questions or comments.

Sincerely,

Brynhildr Halsten, PLA

Planning & Landscape Architecture Project Manager

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1975 Research Parkway | Suite 160 | Colorado Springs, CO 80920

Direct 719.394-2434 | **Cell** 720-602-6300

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