

Paint Brush Hills Filing 14 Fire Protection Report Preliminary Plan and Final Plat



VICINITY MAP

Site Location, Size, Zoning:

The Paint Brush Hills Filing 14 project is proposing 224 single family detached residential units on 88-acres located at the far northwest corner of Londonderry Drive, west of Meridian Road and north of Stapleton Drive within the Paint Brush Hills master development community. The entire Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The site is currently vacant and does not contain any natural features such as streams, creek corridors, rock outcroppings, and does not contain any significant stands of vegetation.

The site is currently zoned RS-6,000 with a minimum lot size of 6,000 square feet and RS-20,000 with a minimum lot size of 20,000 square feet. As part of the land development applications, the proposed development requests approval of a Preliminary Plan and Final Plat for the Paint Brush Hills Filing 14 project. A rezone application was approved by El Paso County Planning on October 15, 2020 to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres is zoned RS-20,000 with a minimum lot size of 20,000 square feet.

Fire Protection Report:

The Falcon Fire Department will provide fire protection services for the site and the department has already provided a commit to serve letter for this proposal. The department currently has five stations, with the closest station being Station 1 approximately 2.2 miles away located to the east on Stapleton Drive.

As of February 1, 2017, FFPD has an Insurance Services Office (ISO) rating of Class 3 for all residential properties located within five road miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than five road miles from an FFPD or Automatic Aid fire station. While the response times vary within the fire district based on proximity to existing stations, the Paintbrush Hills development lies within District 1. The average response time within District 1 is 6 minutes 32 seconds.

The Falcon Fire Protection District serves more than 66,000 citizens. With borders extending from Peyton Highway on the east to County Line Road on the north to one-half mile west of Marksheffel Road on the west and one mile north of Colorado Highway 94 on the south, their 113-square-mile fire district protects more than 16,000 structures with a current market value of \$4.2 billion. The FFPD is supported primarily by a property tax rate of 8.612 mills. The District does not receive funding from El Paso County or the State of Colorado.

STATION 1

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road and became operational in May 2010. The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel. Apparatus at Station 1 includes: An engine; a water tender

(water truck); a brush truck; an AMR ambulance; a utility truck; and a command vehicle.

STATION 2: Apparatus Includes 4-wheel drive engine; a water tender; a brush truck.

STATION 3 / HEADQUARTERS / TRAINING

With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road became a true headquarters facility that includes administration functions such as human relations and payroll. It hosts the monthly Falcon Fire Protection District Board meetings and serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials, and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus and equipment. Apparatus at Station 3 includes: an engine; a water tender; a utility truck; and a brush truck.

STATION 4:

Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. The station has a Community Room and a First Aid room. Apparatus at Station 4 includes an engine, water tender, and brush truck.

STATION 6: Apparatus includes: a water tender and a brush truck.