

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 4, 2026

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

Subject: Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment (PUDSP-26-003)

Hello Ryan,

The Park Planning Division of the El Paso County Parks Department has reviewed the Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment application and is submitting the following preliminary comments. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on August 12, 2026:

This is a request for endorsement by HR Green Development, LLC., on behalf of PRI #2, LLC., for approval of the Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment. The total proposed Flying Horse North subdivision totals 1,459 acres and is located immediately north of Black Forest Regional Park, bounded by Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. Filing No. 9 includes 11 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 99.75 acres.

This PUD Development Plan and Preliminary Plan Amendment increases the total number of lots in Flying Horse North from 299 to 310, although overall density remains the same. The existing application also includes the replatting of Filing No. 3, Tract A, and Tract K of the adjacent existing golf course. The 2022 El Paso County Parks Master Plan shows no impacts by this particular filing to either existing or proposed parks, trails, or open space. Previous filings did impact the proposed Fox Run Primary Regional Trail, and trail easements were established per Preliminary Plan and individual filings.

Background: In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan. At that time, Flying Horse North consisted of 283 single-family rural residential lots with a minimum lot size of 2.5 acres, 114.4 acres of open space (22%), and a 199.1-acre 18-hole golf course. A portion of the original 2016 PUD Development Plan was abandoned with the submittal of the Flying Horse North Phase II Sketch Plan / PUD Development Plan and Preliminary Plan in June 2022. Consistent with the previously endorsed plan, the Phase II Plan proposed a dedication of open space that far exceeded the 10% minimum requirement by providing 202.23 acres, or approximately 27% of the site, as open space, but also included approximately three miles of the proposed Fox Run Regional Trail. As such, the realigned Fox Run Regional Trail was integrated into the 2022 El Paso County Parks Master Plan and Trails Master Plan. Over the next two years, Parks staff worked closely with HR Green to develop a viable and sustainable trail alignment.

Current Submittal: The current Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment has reverted to the original 2016 PUD Development Plan, with 11 new 2.5-acre rural residential lots taking the place of a previously planned hotel complex. In addition, two previously platted tracts are being included in this filing.

In the submitted Letter of Intent, the applicant mentions the following in regards to parks, trails, and open space:

- “Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN.”
- “Trail connections are proposed throughout Filing No. 7 & 8, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.”
- “Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily.”
- “Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN.”
- “This amendment is expected to continue FHN’s legacy of accommodating pedestrians and bicyclists with sidewalks along the major amendment roadways bordering the site and connecting into the site and a trail network interconnected into the larger regional system.”
- “With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.”

As no parkland or trail easement dedications are required for this application, staff is recommending regional park fees as outlined in the attached Development Application Review Form.

Recommended Motion (PUD Development Plan / Preliminary Plan Amendment):

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 Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the amount of \$5,555 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats.

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

Sincerely,



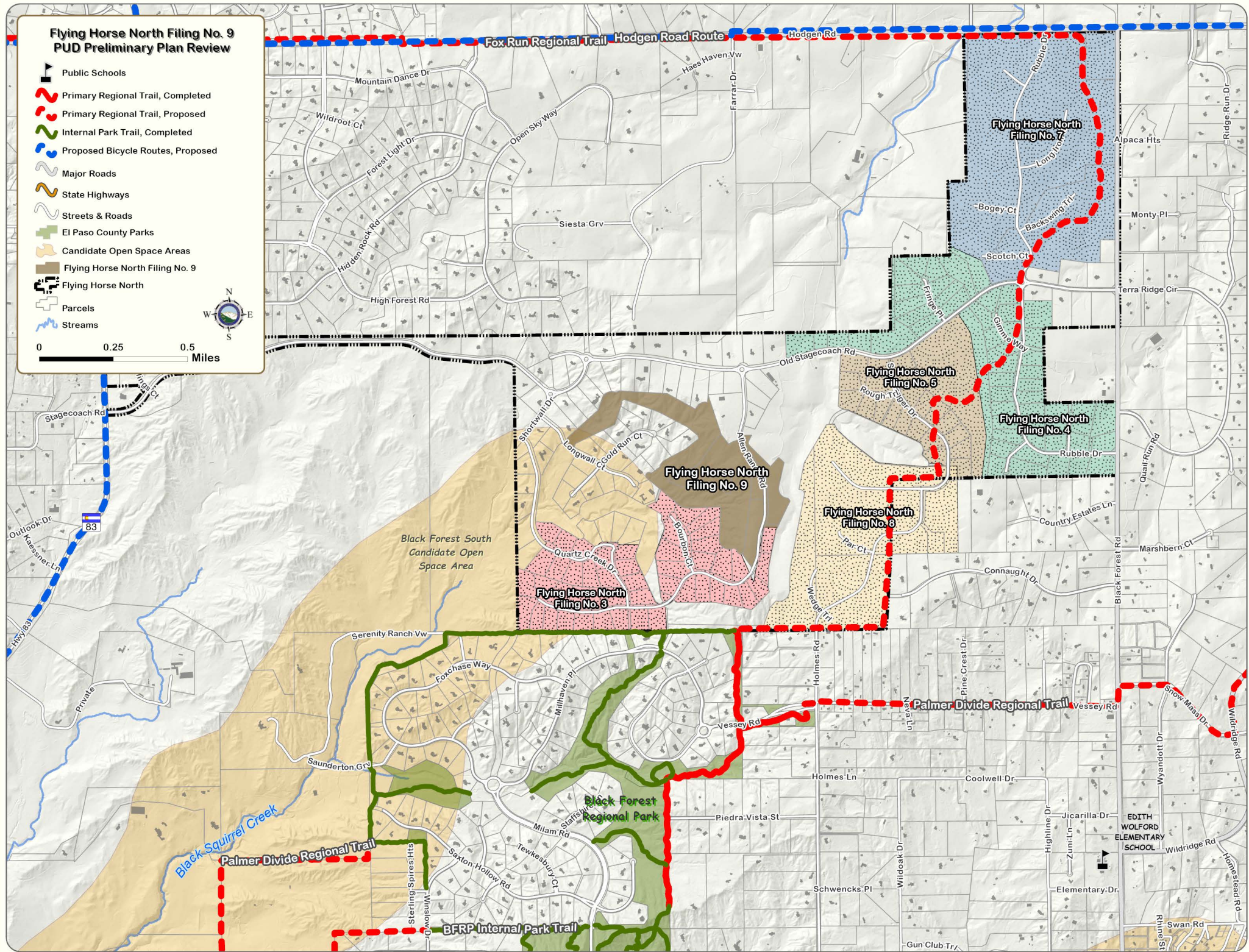
Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com

Flying Horse North Filing No. 9 PUD Preliminary Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Candidate Open Space Areas
- Flying Horse North Filing No. 9
- Flying Horse North
- Parcels
- Streams



0 0.25 0.5
Miles



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 12, 2026

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:	Flying Horse North Filing No. 9 PUD Prelim Plan Amend	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-26-003	Total Acreage:	99.75
		Total # of Dwelling Units:	11
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.28
PRI #2, LLC.	HR Green Development, LLC.	Regional Park Area:	2
Drew Balsick	Richie Lyon / Blaine Perkins	Urban Park Area:	2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	Existing Zoning Code:	PUD
Colorado Springs, CO 80919	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.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 2	
0.0194 Acres x 11 Dwelling Units = 0.213	Neighborhood: 0.00375 Acres x 11 Dwelling Units =	0.00
Total Regional Park Acres: 0.213	Community: 0.00625 Acres x 11 Dwelling Units =	0.00
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 2
Regional Park Area: 2	
\$505 / Dwelling Unit x 11 Dwelling Units = \$5,555	Neighborhood: \$119 / Dwelling Unit x 11 Dwelling Units = \$0
Total Regional Park Fees: \$5,555	Community: \$184 / Dwelling Unit x 11 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

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 Flying Horse North Filing No. 9 PUD Development Plan and Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the amount of \$5,555 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats.

Park Advisory Board Action: