

Agency Review Comments

Project

Project Name Falcon Highland Sketch Plan Amendment
Applicant Matrix Design Group, Inc.
EA Number EA2116
File Number SKP214
Project Manager Kari Parsons (kariparsons@elpasoco.com)
 (719) 520-6306
Status Active
Created 2/12/2021 9:58:05 AM

Review Comments (41)

Agency	Comment	Date
PCD Project Manager	Sketch Plan comments. These seem to be remaining form review 1, not to significant.	3/2/2022 5:26:29 PM
PCD Project Manager	Letter of Intent redlines	RESPONSE: Updated per comments and meeting with staff
PCD Engineering Division	MDDP Redlines	
PCD Engineering Division	TIS Redlines	RESPONSE: No action needed, ready for approval 3/2/2022 5:18:34 PM
PCD Engineering Division	Review 2 redline comments to the following documents will be uploaded as separate comments. A Markup Summary is located at the end of each document: - Master Drainage Development Plan (MDDP) - TIS Note: Additional comments may be generated on items added or revised from the provided comments. Reviewed by: Charlene Durham, PE charlenedurham@elpasoco.com	3/2/2022 5:10:37 PM RESPONSE: Updated per comments and meeting with staff
Upper Black Squirrel Creek GWMD	The Upper Black Squirrel Creek GWMD does not have any comments at this time but respectfully reserves the right to comment on future submittals.	3/2/2022 1:50:43 PM
PCD Project Manager	Update application to match new legal...125 acres	RESPONSE: Updated 2/28/2022 11:13:38 AM
Colorado Geological Survey	CGS has no objection to approval of SKP214. We look forward to reviewing an updated preliminary geologic hazard/soils/geotechnical investigation, based on current development plans, at future Falcon Highlands PUDSP/Preliminary Plan(s). Jill Carlson, Colorado Geological Survey, 303-384-2643 or carlson@mines.edu	2/23/2022 10:53:03 AM
County Attorney - Water	The County Attorney's Office will provide a written water review for the Falcon Highland development at the Preliminary Plan or Final Plat stage. Until then, the County Attorney's Office would recommend a finding of insufficiency as to water quantity and dependability. Thank you.	2/7/2022 3:13:59 PM
Colorado Department of Transportation - Pueblo Office		12/14/2021 8:47:53 AM
PCD Project Manager	Legal Description is not complete.	12/14/2021 7:12:21 AM
PCD Project Manager	Sketch Plan Comments	12/14/2021 7:11:43 AM
PCD Project Manager	Traffic Study Comments	12/14/2021 7:10:47 AM
PCD Project Manager	MDDP comments	12/14/2021 7:10:26 AM
PCD Project Manager	Subdivision summary sheet comment	12/14/2021 7:08:09 AM
PCD Engineering Division	Review 1 redline comments to the following documents will be uploaded as separate comments by the project manager. - Legal Description - Subdivision Summary - Traffic Impact Study - MDDP - Due to the volume or complexity of the comments provided, the County reserves the right to make additional comments Reviewed by: Charlene Durham, PE charlenedurham@elpasoco.com	12/13/2021 2:18:43 PM
Parks Advisory Board	See Park Advisory Board endorsed recommended motion and map attached.	12/8/2021 3:46:38 PM
PCD Project Manager	Either in the response to Woodmen Hills or FHMD comments, can the applicant please state in LOI that an IGA for wastewater is likely between the two districts if that is the case?	12/7/2021 12:17:18 PM
PCD Project Manager	Sketch Plan Redlines will be uploaded by Engineering Staff upon completion of Jeff's review.	12/7/2021 12:15:54 PM
PCD Project Manager	Water supply summary form is complete. It does provide the range in demands. Thank you.	12/7/2021 12:14:55 PM

Owner/ Applicant: Challenger Communities
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Tax Schedule No: 5300000566, 5300000586-8

RESPONSE: The parcels number are correct per the EPC Assessor website. There are no parcels with the numbers indicated in the comments as part of this Sketch Plan.

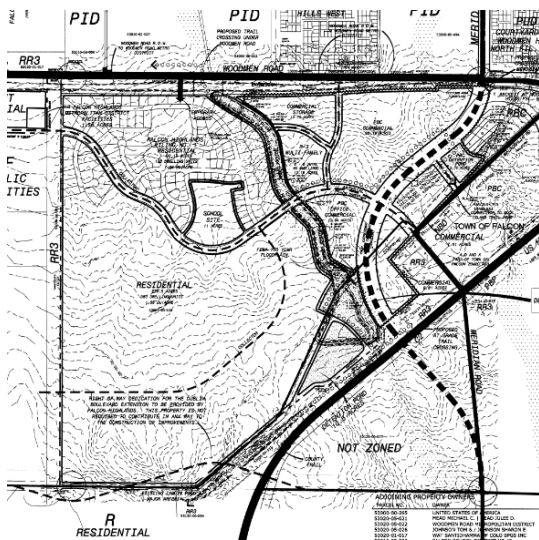
53000-00-568,
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 53000-00-568

correct parcels please
 update application
 also please

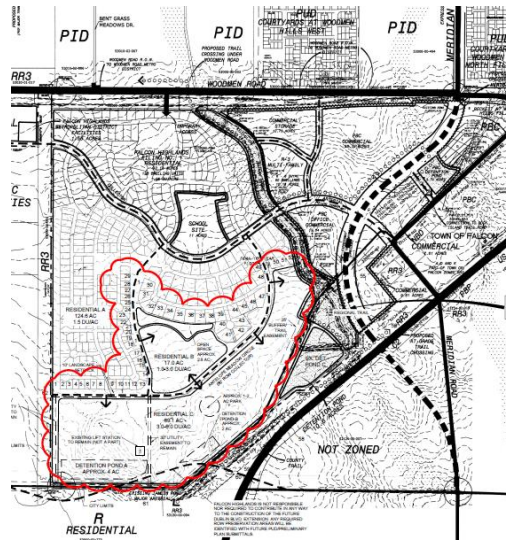
Site Location, Size, Zoning:

Matrix Design Group, on behalf of Challenger Communities, is respectfully submitting a development application for a Sketch Plan Amendment to 125.56 AC of the existing Falcon Highlands community. Falcon Highlands is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd. in the Falcon area of El Paso County. The Falcon Highlands Sketch Plan area is currently zoned PUD with an approved use of single family residential at a density of 1.58 DU/ Acre. The Falcon Highlands Sketch Plan was most recently amended in 2007 to permit increased commercial acreage.

Original:



Proposed



The proposed site amendment area is bordered by existing residential development to the north; a drainage channel to the east; and vacant land to the south and west. The existing development to the north is single family residential and is a part of the Falcon Highlands Sketch Plan. The drainage channel to the east is also within the Falcon Highlands Sketch plan and is in FEMA zone AE and will remain unaffected by this amendment. The vacant land to the south and east is a part of the City of Colorado Springs, currently zoned R to the south and R1-6 to the east. The amended area contains no natural drainage ways or significant natural features.

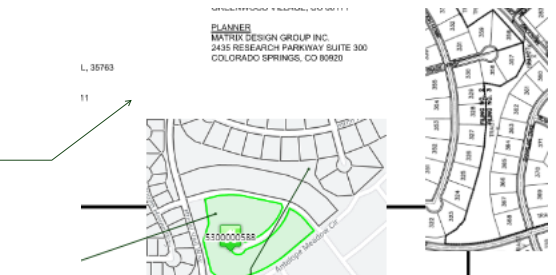
Request & Justification:

The purpose of this application is to request approval of a major sketch plan amendment to the Falcon Highlands Sketch Plan originally approved in 2004. The area as part of this amendment request within the existing Falcon Highlands development is currently known as Filing 3 and encompasses 125.56 total acres. These 125 acres was originally part of a larger 240 acre parcel permitting single family residential at 1.58 Du/ Acre. Much of these 240 acres has been developed and constructed as part of Falcon Highlands Filing No. 1 and No. 2 existing lots as small as 10,000 SF up to an acre or larger in size. The amended area is proposing to include 17.0 acres of single family residential at a density of 1.0-3.0 DU/AC with a minimum sized 20,000 SF lots to align with the existing neighborhood and 89.1 acres at a density of 3.0-6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF. This area is currently planned for a density of 1.5 DU/ Acre as illustrated on the approved Sketch Plan. The proposed higher density land use area will be buffered by Antelope Meadow Circle. There will be approximately 16.6 acres of detention both proposed and existing along the southern boundary, another 2.8 acres of open space, to the north, and a park centrally located within this area as well. The zoning will remain PUD with a future submittal to include a comprehensive PUDSP outlined the development in detail.

The proposed sketch plan amendment would permit up to 410 new single family detached units and include 8.8 acres of new parks, open space and drainage areas as well as 10.6 acres of existing drainage areas and open space. The amended area will include a mix of lot sizes ranging from 3,500 SF to 6,600 SF within the 89.1 acre higher density area and 20,000 SF lots within the 17.0 acre lower density area. The 8.8 acres of open space and drainage are in addition to what was shown on the previous sketch plan and is adequate to provide open space, buffers, landscaping and transitions. Additional open space and park area will be shown in detail with future PUDSP submittals in order to meet the anticipated 10% minimum open space requirements. As part of the open space plan, there will be a centralized neighborhood park located within the amended area, with specific size and location to be determined with future PUDSP submittals. The proposed plan includes continuing Antelope Meadows Circle, residential collector, from existing Birch Hollow Way to southwest terminating at the western property boundary. This continuation will create a looped roadway system with multiple access points as well as providing for a future connection to the adjacent property to the west. All internal streets will meet El Paso County requirements. The Falcon Highlands future connection of Tamlin/Dublin Road and is not included for construction or expansion as part of this project.



carry over comment- clarify :Is there is a reduction in open space from the current PUD and SK or is it staying the same in this amendment? Or is it decreasing...state justification or rational



additional units above the collective 256 +/- SFEs will need additional water capacity. The FHMD is currently seeking additional water rights to developer either themselves or in conjunction with neighboring districts.

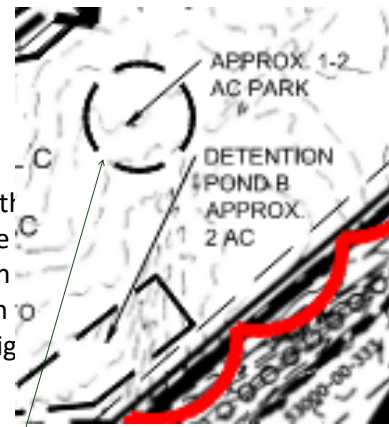
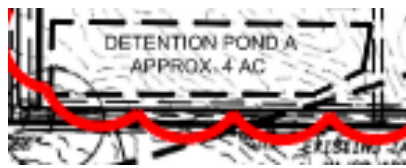
Response to the question?

4. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities. All*

RESPONSE: This sections updated as requested. meet the need for the proposed development and h Plan approval.

5. *The soil is suitable for the subdivision.* The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals.
6. *The geologic hazards do not prohibit the subdivision, or can be mitigated.* An Engineering Geology Study was completed in 2000 for the Falcon Highlands development. This study indicated the site is relatively free from geologic hazards with the more significant hazard potential to be erosion, potential for flooding and shallow groundwater. The potential hazards identified are relatively common to the region and are mitigated by accepted engineering design techniques and construction practices. More detailed soil investigations may be provided with future submittals.
7. *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.].* The proposed project does not contain any mineral deposits of commercial value.
8. *The design of the subdivision protects the natural resources or unique landforms.* There are no natural resources or unique landforms within the proposed project area.
9. *The proposed methods for fire protection are adequate to serve the subdivision.* The proposed subdivision will have adequate circulation and meet all design criteria of the Falcon Fire District. A Fire Protection Report and Fire Commitment will be provided with future, more detailed submittals.
10. *The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.* There are no major development constraints on this site. Existing drainage facilities will be retained or modified as necessary for the development.

Total Number of Residential Units, Density, and Lot Sizes: The amended area is proposing two residential density types. This includes 17.0 acres of single family residential at a density of 1.0-3.0 DU/AC with a minimum sized 20,000 SF lots to align with the existing neighborhood. In addition, 89.1 acres are planned at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF. The project is seeking approval of 400 total Single-Family Detached Residential Units.



Approximate Acres and Percent of Land Set Aside for Open Space:

The overall Falcon Highlands Development meets the open space requirement with Zoning District. Approximately 23 acres of the 125.56 acers being amended will be open space and drainage. The future open space tracts will include elements such landscaping, trails, and detention facilities. The future open space provided within amended area will be a part of the cumulative open space of the overall Falcon Hig development and is in accordance with previous approved sketch plan.

there is a 2 acre park and also a pond as open space

Types of Proposed Recreational Facilities:

While there are no major recreat proposed within amended area, provided with future more detailed submittals.

RESPONSE: This sections updated to discuss the open space.

ighborhood parks
arks will be

Master Plan for Mineral Extraction:

The 1996 Master Plan for Mineral Extraction updates and supersedes the County Master Plan for Mineral Extraction of Commercial Mineral Deposits in 1978 and 1982. This updated plan has two primary purposes, the first continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Upland Deposits' containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.



Water and Wastewater Services:

Municipal Water services will be supplied by the Falcon Highlands Metropolitan District. Municipal Wastewater municipal services will be supplied by the Woodmen Hills Metropolitan District through and intergovernmental agreement. This agreement may need to be updated for the increased density. This process will be further defined during the PUDSP planning and review process. At this time letters of intent to provide these services have not been provided but will be incorporated with future submittals as required.

EL PASO COUNTY WATER MASTER PLAN:

The Falcon Highlands development is located within planning area 3 of the El Paso County Water Master Plan which encompasses the Falcon area and served by a variety of water suppliers including the Falcon Highlands Metropolitan District (FHMD) and Woodmen Heights Metro District (WHMD) for sanitary.



Falcon Highlands Metro District (FHMD) current SFE of 451 with a maximum SFE of 711. It is recommended that Falcon Highlands Phase 1 Preliminary Plan be limited to 50 +/- SFE based on current water availability. Upon completion of the Arapahoe Well to be completed in 2022/ 2023 an additional 206 SFEs can be constructed. Future phasing identifying additional units above the collective 256 +/- SFEs will need additional water capacity. The FHMD is currently seeking additional water rights to developer either themselves or in conjunction with neighboring districts.

Through integrated master planning of site planning, landscape and water resource best management practices. The open space areas emphasize water conservation using native vegetation, turf seeds and limited high water sod with limited artificial turf as a design option. The Falcon Highlands Sketch Plan Amendment meets the stated master plan Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

Wastewater flows for WHMD are based on the established benchmark of average daily flow of 163 gallons per day per SFE and 172 gallons per day per SFE for average daily maximum flow. The existing SFE connected to the WHMD system is 423 SFE and the upper limit for SFE under the IGA is 750 SFE leaving approximately 278 SFE available. It is likely that the change to the Sketch Plan will result in exceeding the contracted 750 SFE. However, the owner/ developer has initiated discussions with WHMD on possible amendments regarding additional units above the 278 SFE currently available.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the sketch plan with all roadways to be public, built to El Paso County standards. The amended area includes the continuation of Antelope Meadows Circle southeast. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. It will also provide a future connection to the adjacent property to the west.

Proposed Services/Utility Feasibility:

- | | | |
|-----------------------|-------------------------------------|--------------------------|
| 1. Water/ Wastewater: | Woodmen Hills Metropolitan District | |
| 2. Gas: | Black Hills Energy | RESPONSE: Updated |
| 3. Electric: | Mountain View Electric Associa | |
| 4. Fire: | Falcon Fire Protection District | |
| 5. School: | District #49 | |
| 6. Roads: | El Paso County Road and Bridge | |
| 7. Police Protection: | El Paso County Sheriff's Department | |

Falcon Highlands MD is supplying water as stated above..

Sketch Plan **RESPONSE: Updated**

Impacts associated with the PUD Development Plan & Prelim