

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 23, 2021

Ms. Kari Parsons
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Falcon Highland Sketch Plan Amendment (SKP214)

Dear Kari,

The Community Services Department has reviewed the development application for the Falcon Highland Sketch Plan Amendment on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 8th and its recommendation will be provided after the meeting.

This is a request by Matrix Design Group, on behalf of Challenger Communities, to amend the Falcon Highland Sketch Plan. Falcon Highlands is located south of Woodmen Rd, west of Highway 24, and west of New Meridian Rd in the Falcon area of El Paso County. The Falcon Highlands Sketch Plan was approved in 2004 and includes a mix of residential and commercial uses.

The purpose of this application is to request approval of a major sketch plan amendment to 114.1 acres currently known as Filing 3 which is zoned PUD permitting single family residential at a density of 1.58 DU/Acre. The amended area is proposing to increase the overall site density with 19.8 acres of residential single family residential at a density of 1.0-2.99 DU/Acre and 95.1 acres at a density of 3.0-5.99 DU/Acre.

The proposed sketch plan amendment would double the current density permitting up to 400 single family detached units while providing 23 acres of open space and drainage areas. The amended area will include a mix of lot sizes ranging from 3,500 SF to 6,600 SF within the 95.1-acre higher density area and 20,000 SF lots within the 19.8-acre lower density area.

Staff notes that there is a conflict between the sketch plan drawing and letter of intent regarding a proposed park site. The sketch plan drawing shows a proposed park centrally located within the higher density 95.1-acre area. However, the letter of intent contradicts the plan and makes no mention of the



park site. A park site is more than appropriate for a development of this size, even more so since this amendment is seeking to increase the overall density of the site. Please revise the letter of intent to identify the park site and include the park acreage to ensure it is adequately sized for this development.

While not shown on the sketch plan amendment, the letter of intent makes several references to providing recreational trails in the open spaces which will benefit the residents of this development. Staff appreciates this inclusion and looks forward to reviewing future detailed submittals to ensure these trails connect to the nearby Rock Island Regional Trail and Woodmen Hills Regional Trail.

The letter of intent outlines that proposed open space and drainage tracts will total 23 acres (21%) of this site and will include landscaping, trails, and detention facilities. Staff would like to note that open space areas must be usable, and that for detention facilities to be included they cannot make up more than 10% of the site.

The 2013 El Paso County Parks Master Plan shows two proposed regional trails impacted by the project. More specifically, the Rock Island Primary Regional Trail and Woodmen Hills Secondary Regional Trail. The subject property is in an important location as it is where the two regional trails connect to one another and provide a connection to the City of Colorado Springs' Rock Island Regional Trail. These connections will allow trail users to access neighborhoods to the north of Woodmen Road, City of Colorado Springs trails to the west, and to Peyton and developing neighborhoods to the east along highway 24.

The Woodmen Hills Secondary Regional Trail runs along the north-east and east side of the site adjacent to a drainageway. This trail is partially complete from Woodmen Road to Rolling Thunder Way. This trail is proposed to continue south, making a connection to the Rock Island Regional Trail. Future trail easement will be requested along the entire eastern boundary of the sketch plan area near lot 52 and along the drainageway and utility corridor / road.

The Rock Island Primary Regional Trail continues along the south and southeast side of the subject property. The Rock Island Trailhead currently totals 9-miles in length between Peyton and Falcon ending at Meridian Road. This trail is proposed to continue west and southwest, making a connection to the Woodmen Hills Regional Trail, and continuing to the City of Colorado Springs. Future trail easement will be requested along the entire southern boundary of the sketch plan area along the utility corridor / road.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. For this Major Sketch Plan amendment there are no required park fees. Required park fees will be calculated

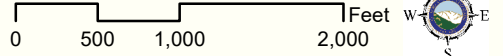
upon future submittal of final plat(s). Again, this application is scheduled for El Paso County Park Advisory Board consideration on December 8th and its recommendation will be provided after the meeting.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Falcon Highland Sketch Plan Amendment

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- El Paso County Parks
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams



**Sketch Plan
Amendment Area**

City of
Colorado
Springs

City of
Colorado
Springs

Falcon / Garrett Road
Candidate Open
Space