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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 10, 2024

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

Subject: Flying Horse North Phase Filing No. 5 PUD Development Plan and Preliminary Plan Amendment, 2nd Submittal (PUDSP-24-005)

Hello Ryan,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2nd submittal of the Flying Horse North Filing No. 5 PUD Development Plan and Preliminary Plan Amendment and has no additional comments or recommendations on behalf of El Paso County Parks. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on November 13, 2024:

“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. 5 PUD Development Plan and Preliminary Plan Amendment and Final Plat. 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. 5 includes 21 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 115.13 acres. The 2022 El Paso County Parks Master Plan shows the project directly impacting the Fox Run Regional Trail.

Background: *In May 2016, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan (included in packet). 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, El Paso County Parks integrated the realigned Fox Run Regional Trail into its 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. 5 PUD Development Plan and Preliminary Plan Amendment and Final Plat have reverted back to the original 2016 PUD Development Plan. Because of the new stormwater regulations and updated engineering criteria, each filing henceforth will be submitted under a similar arrangement: a PUD amendment alongside a final platting. Upon receipt of this current Amendment, Parks staff was immediately concerned about the future of the Fox Run Regional Trail and contacted HR Green for clarification. HR Green staff explained the situation and also submitted a plan for the Fox Run Regional Trail for the remainder of this development. The representative also stated that the amended PUD Development Plans and Preliminary Plans and Final Plats would also show more open space than was included in the original 2016 plan.*

HR Green explained that their staff sought to create a trail alignment that is constructable and sustainable by following the terrain and avoiding steep areas. The attached Flying Horse North Trail Exhibit included in this packet shows the planned alignment, which is included within the bounds of Filing No. 5. Future filings will show more of the trail alignment, as well as the planned open space.

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

- *“Filing No. 5 also provides the first of many regional trail connections within the overall FHN PUD that will ultimately connect to the existing trails south of the property boundary. A regional trail easement is platted within the Tract A Park Area in this filing to connect the trail through Filing 3 (south and west) and provide a connection to Old Stagecoach Road’s existing trail to be extended due north in a future filing up to Hodgen Road.”*
- *“As previously stated, Tract A is a large open space area designated for a Park that includes a 25’ width regional trail easement to provide connection of existing and future regional trails within the subdivision.”*
- *“The Filing No. 5 parcel within FHN has a ~53-acre open space and park tract located within its boundaries. This tract encompasses forty-six percent of the land area within Filing No. 5, which is substantially more land than the ten percent required for PUD Preliminary Plans. Within the open space park tract there will be a dedicated twenty-five-foot regional trail easement that will link for future trails that are planned to the north and south of Filing No. 5. It is intended that all other amenity improvements within Tract A will be owned and maintained by the metropolitan district, which will alleviate any resource or financial obligations by El Paso County Parks and Recreation.”*
- *“Trail connections are proposed throughout Filing No. 5, 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 and north to Old Stagecoach Road for future extension up to Hodgen Road via future filing(s).”*
- *“Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily. One additional regional trail easement has also been provided for connection into a future park site in FHN, Tract A within this filing.”*
- *“Future Park land, open space and trail connections will continue to be provided with future filings in FHN.”*

Although El Paso County Parks staff supports the general alignment of regional trail as shown in the Flying Horse North Trail Exhibit, staff continues to encourage the applicant to plan and develop a constructable and sustainable trail corridor in all future PUD Amendments and Final Plats. A well-planned trail alignment will allow for an easily constructable and maintainable trail in areas of rolling terrain, natural drainages, and other natural or manmade constraints, such as stormwater detention facilities and roadways.

Furthermore, and as shown in the 2022 El Paso County Parks Master Plan, the Fox Run Regional Trail does traverse the northern boundary of Flying Horse North, following the south side of Hodgen Road as it travels to the west. The current Flying Horse North Trails Exhibit does not show this alignment and instead terminates the trail when it reaches Hodgen Road. Staff recommends the applicant add this particular section of the Fox Run Regional Trail to all future plans and final plats.



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. 5 PUD Development Plan and Preliminary Plan Amendment: (1) add the missing section of the Fox Run Regional Trail conceptual alignment to the Flying Horse North Trails Exhibit, located along the south side of Hodgen Road, terminating at the northwesternmost corner of the development; (2) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 5 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$10,605 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be 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 Plat."

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







Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

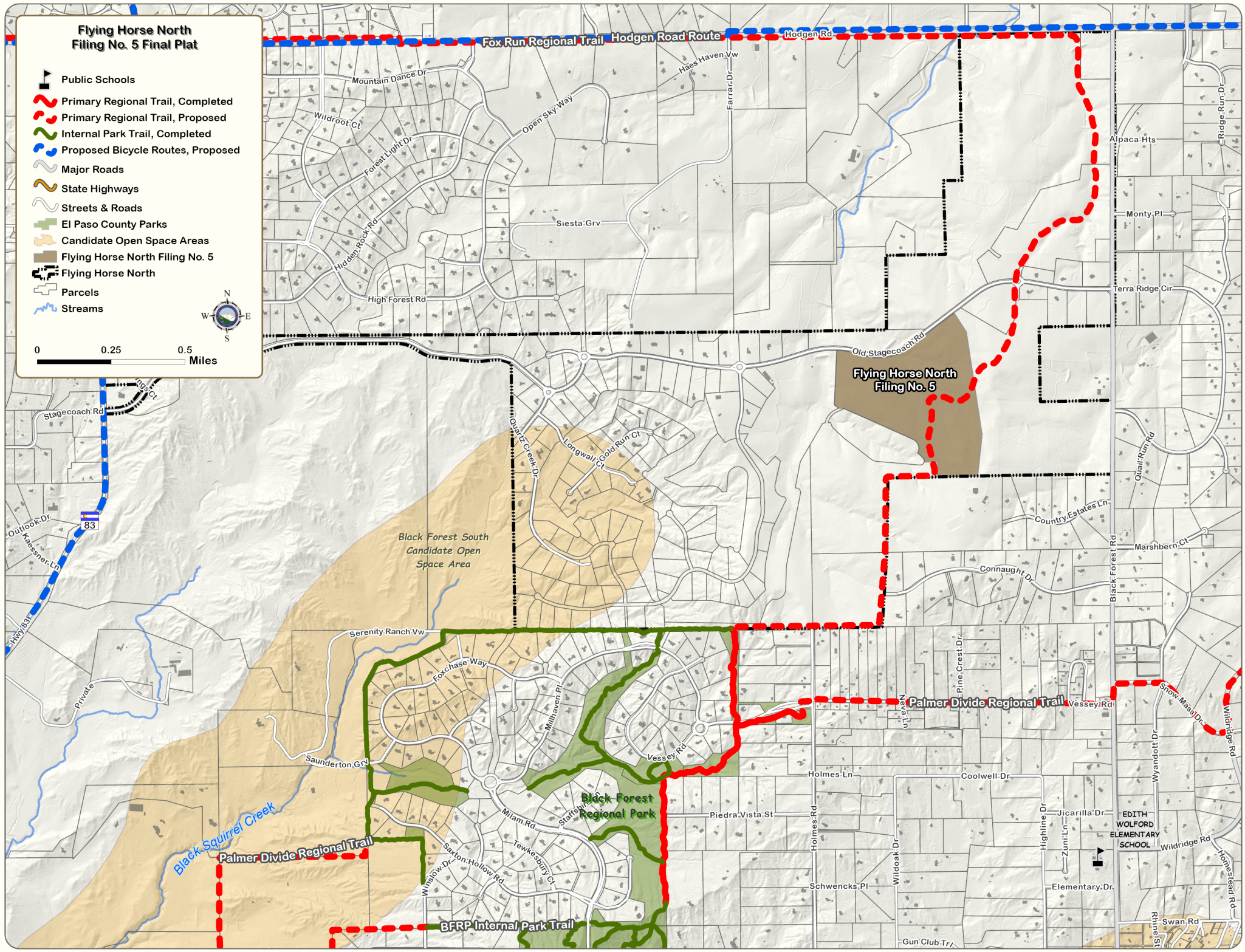


Flying Horse North Filing No. 5 Final Plat

-  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. 5
-  Flying Horse North
-  Parcels
-  Streams



0 0.25 0.5 Miles



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

November 13, 2024

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. 5 PUD Prelim Plan Amendment	Application Type: PUD / Prelim Plan
PCD Reference #:	PUDSP-24-005	Total Acreage: 115.13
		Total # of Dwelling Units: 21
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.46
PRI #2, LLC.	HR Green Development, LLC.	Regional Park Area: 2
Drew Balsick	Richie Lyon / Blaine Perkins	Urban Park Area: 1,2
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.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Regional Park Area: 2

Urban Park Area: 1,2

0.0194 Acres x 21 Dwelling Units = 0.407
Total Regional Park Acres: 0.407

Neighborhood:	0.00375 Acres x 21 Dwelling Units =	0.00
Community:	0.00625 Acres x 21 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1,2

\$505 / Dwelling Unit x 21 Dwelling Units = \$10,605
Total Regional Park Fees: \$10,605

Neighborhood:	\$119 / Dwelling Unit x 21 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 21 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: 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. 5 PUD Development Plan and Preliminary Plan Amendment: (1) add the missing section of the Fox Run Regional Trail conceptual alignment to the Flying Horse North Trails Exhibit, located along the south side of Hodgen Road, terminating at the northwesternmost corner of the development; (2) designate and provide to El Paso County 25-foot wide public regional trail easement through Filing No. 5 that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$10,605 will be required at time of the recording of the forthcoming Final Plat. A Regional Trail Agreement may be 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 Plat.

Park Advisory Board Recommendation: Endorsed by PAB on 11/13/2024