FLYING HORSE NORTH

FILING NO. 9 FINAL PLAT

Letter of Intent

October 19, 2026



Owner:
Flying Horse Development, LLC

Applicant:
HR Green Development, LLC

PCD File Number:
SF2625

Owner / Applicant Information

Owner:

Companies:	Flying Horse Hospitality Holdings LLC, Flying Horse Country Club LLC & Flying Horse North Development
Contact Person:	Mr. Drew Balsick
Email:	DrewB@classichomes.com
Telephone No.:	(719) 785-3237

Applicant

Company:	HR Green Development, LLC
Contact Person:	Mr. Blaine Perkins
Email:	blaine.perkins@hrgreen.com
Telephone No.:	(719) 394-2430

Property Tax Schedule Nos.

The following property is included in this application: Schedule Nos. 6136005039, 6136000006, 6136000008 and 6136000009

Reports Included by Reference

- *Soils and Geology Study, Flying Horse North* by Entech Engineering, Inc.
- *Fire Protection Report, Flying Horse North Filing No. 9* by HR Green & Peregrine Fire
- *Natural Features Report Flying Horse North* by Bristlecone Ecology
- *Noxious Weed Management Plan Flying Horse North Filing No. 9* by HR Green
- *Traffic Impact Study* by SM Rocha
- *Wastewater Disposal Report* by Entech Engineering Inc.
- *Water Resources Report* by HR Green
- *Wildland Fire & Hazard Mitigation Plan* by Peregrine Fire

Application Request

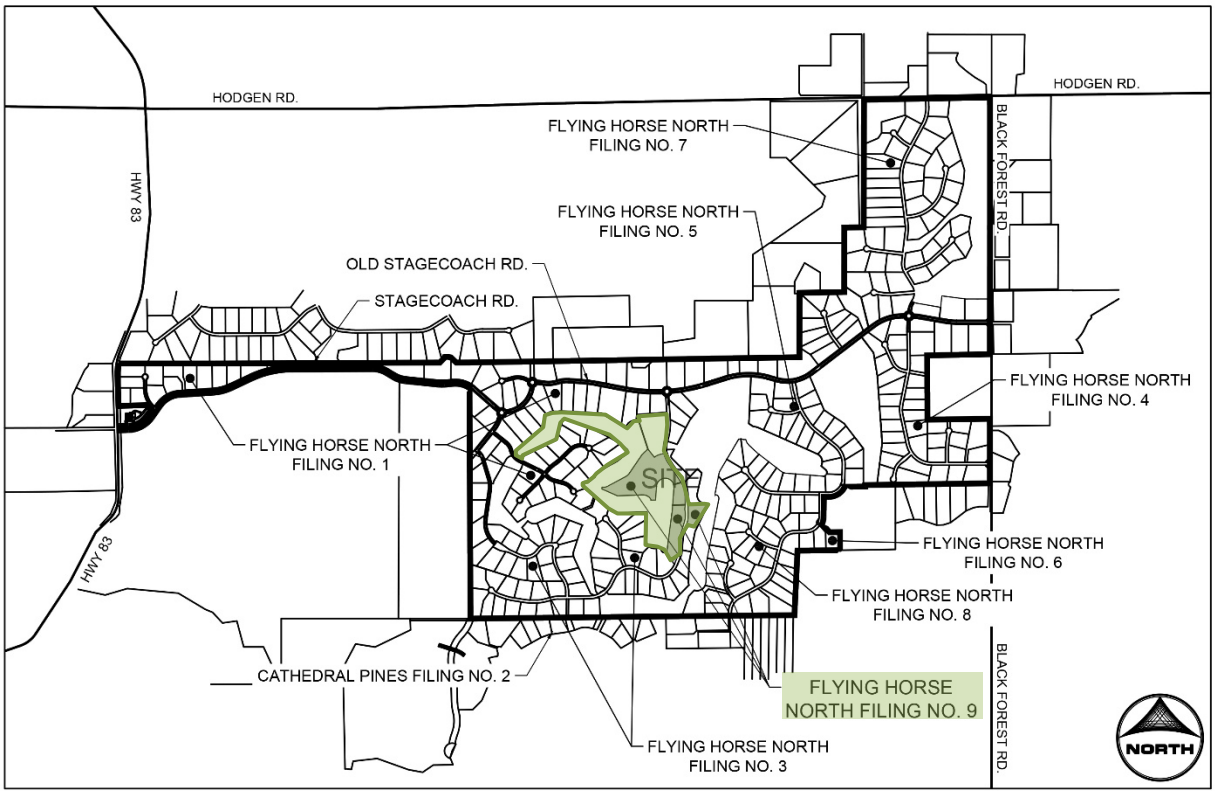
HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

- A Final Plat for Flying Horse North No. 9 consisting of 11 single-family residential lots, Tract A of Flying Horse North Filing No. 3 and Tract K of the golf course consisting of 99.748 acres, more or less.

Project Description

The overall Flying Horse North community (hereafter called “FHN”) is generally located east of Highway 83, north and south of Old Stagecoach Road, which traverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road. The FHN community contains approximately 1,479.859 acres and will be approved for a total of 310 lots per the most recent PUD (PUDSP263).

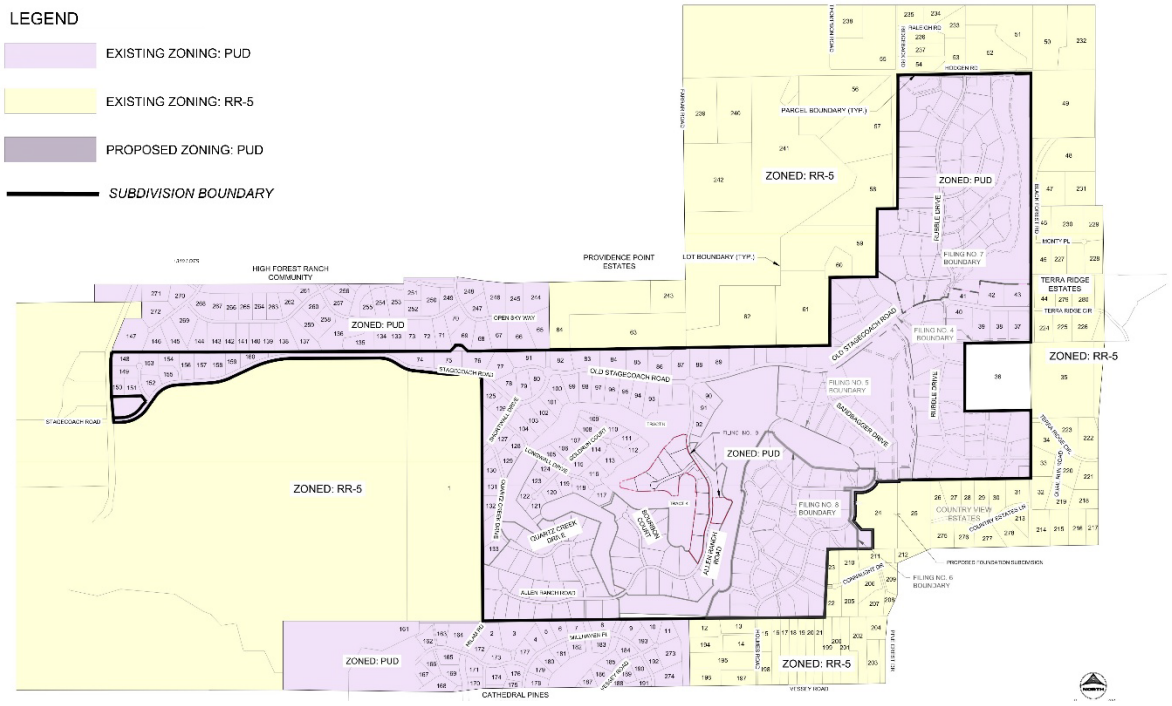
FLYING HORSE NORTH



LAND USE

The proposed Filing No. 9 is consistent with the surrounding PUD zoning within the existing filings of FHN. Most of the lots proposed are over the minimum requirement of 2.5 acres which is complimentary to the surrounding properties. The interface between the subdivision and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. Filing No. 9 is harmonious with the surrounding PUD zoning proposing lots that complement the general size and scale of surrounding properties.

ZONING MAP



SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants, prepared a traffic analysis for Filing No. 9, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis. FHN Filing No. 9 proposes access from Allen Ranch Road.

FLOODPLAIN

FHN Filing No. 9 does not lie within any floodplain zones according to the FEMA Map Nos. 08041C0315G, dated December 7, 2018.

GEOLOGIC HAZARDS

Entech Engineering has provided a Soils and Geology Report with this submittal. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. There are no prohibitive geologic hazards within the Filing No. 9 boundary that are considered no-build areas and all listed geologic constraints can be mitigated with construction measures such as earthwork, over-excavation, and/or foundation perimeter drains. Shallow groundwater preventing the construction of permanent dwelling unit structures was not identified.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHN Filing No. 9 Final Plat application showing that there was not a mineral estate owner on the property.

WATER

The FHN Filing No. 9 development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision.

WASTEWATER

FHN Filing No. 9 consists of estate lots that are a minimum of 2.5 acres. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by certified contractors. The systems are to be reviewed and approved by the County and State prior to construction. The FHN Filing No. 9 final plat application includes a Wastewater Report and a Soils and Geology Report that assesses the greater FHN area in regards to OWTS compliance and recommendations. It is expected that individual lot OWTS systems will require specific test pits and reports for their respective designs and installations. There are no geologic hazards or environmental features that prohibit the use of private OWTS on the proposed lots. Any OWTS no-build areas are identified on the Plat and are typically delineated Drainage Easements for anticipated ponding stormwater. All private lot OWTS is to meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

DRAINAGE

A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this Major PUD Amendment application. The majority of the stormwater is overland sheet flow from the large estate lots to the public urban local street section's curb and gutter which drains due west into the existing golf course at an existing outfall location within Tract K. Any other stormwater flows are directly offsite, from the Filing 9 single family estate large lot areas to surrounding golf course Tract K previous areas. The outflow location is to be improved for the developed condition for the concentrated flow. The ultimate design point is located on the west side of the subdivision within existing Filing 1 Pond 8 for water quality and full spectrum detention. The pond and the flow path to it from proposed Filing 9 through the existing golf course, Filing 3, and Filing 1 areas including any hydraulic structures, swales and conveyance areas.

As detailed in the Drainage Report, (1) existing full spectrum detention facility (Pond 8, Filing 1) will be modified as needed. The facility modifications will be designed using El Paso County criteria and provide stormwater quality by slowing the release of stormwater captured by the ponds and allowing solids to settle out.

The pond and outlet structure is designed for detention and release rates to drain off-site at or below historical rates, as required. The pond was designed and built with upstream developed conditions with the land use proposed in the Filing 9 area. Water quality is provided within the pond for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within this Major PUD Amendment will have detrimental impacts to the existing drainageways or adjacent subdivisions.

SCHOOLS

FHN Lies within the Lewis-Palmer School District #38 and Academy School District #20. Neither school district has requested land for a future school site within FHN.

ECOLOGIC/WILDLIFE ANALYSIS

The FHN property does not have any significant environmental issues and there is no known threatened species on the property. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. Incorporated open spaces will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings.

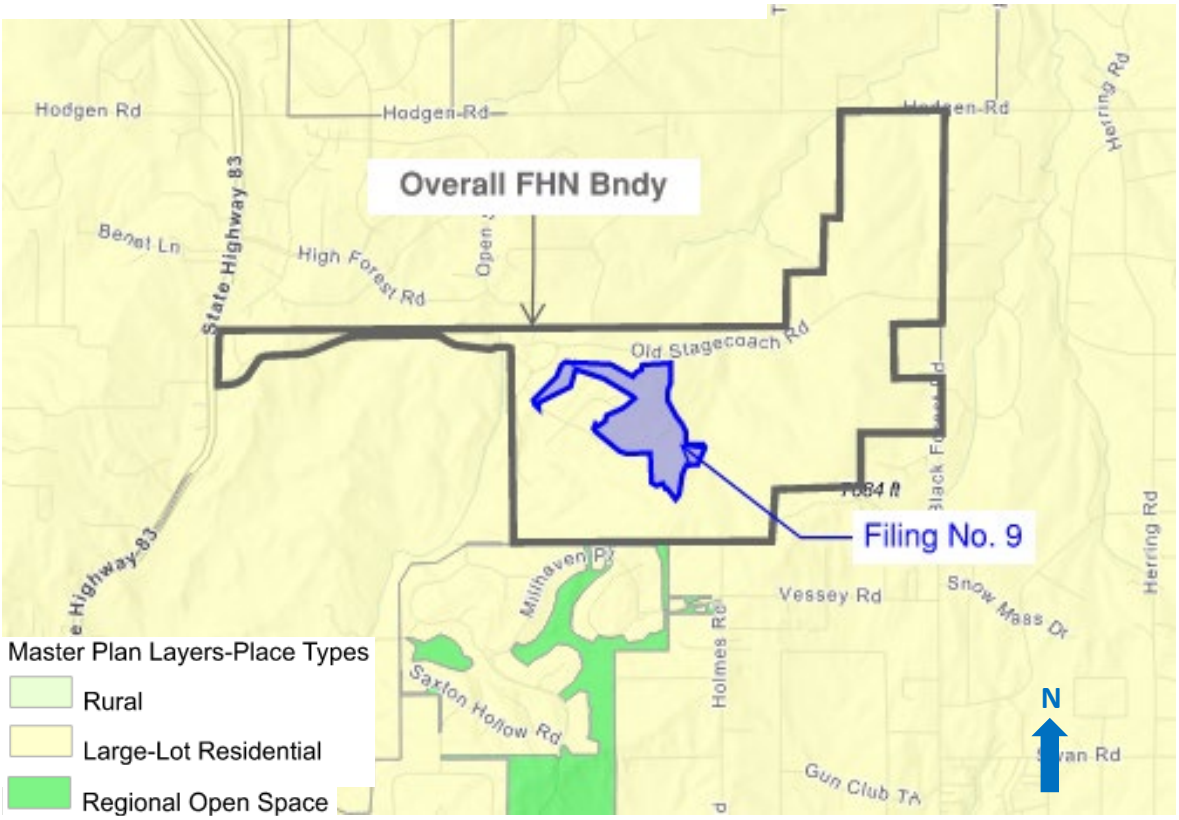
Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.

EL PASO COUNTY MASTER PLAN

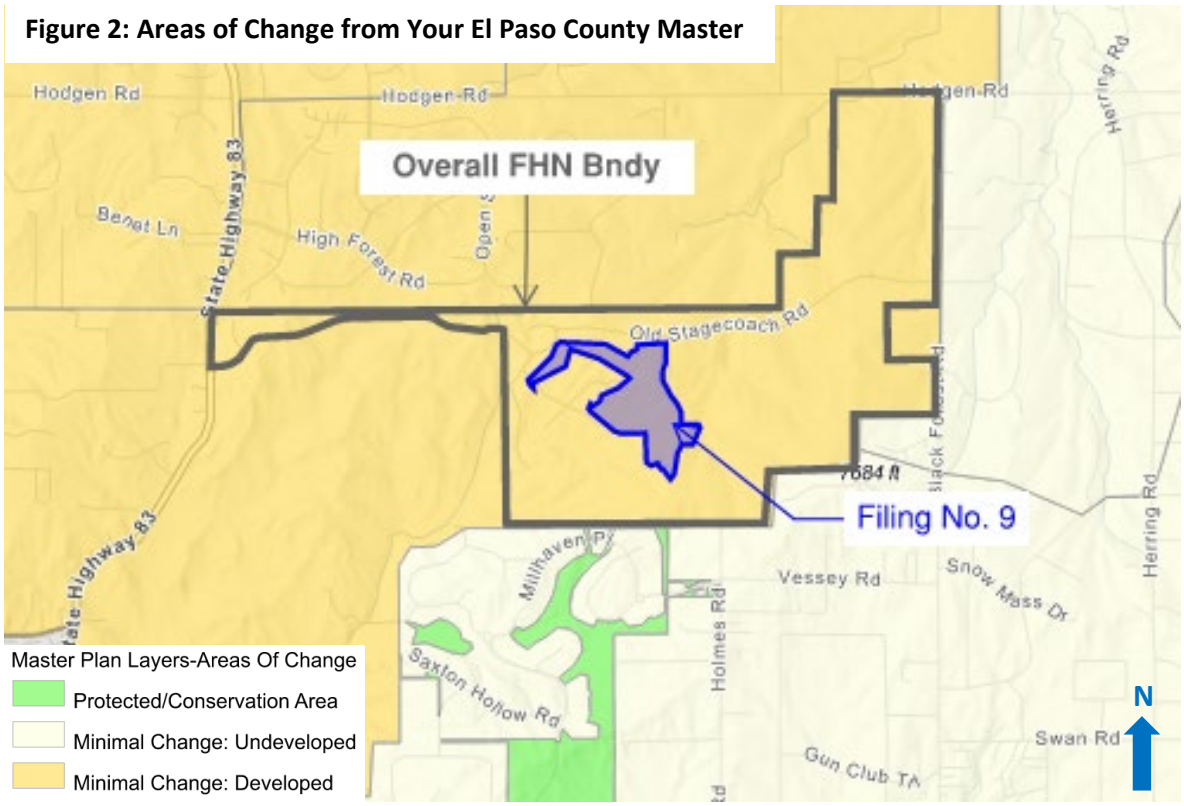
Per the 2021 *'Your El Paso County Master Plan'* FHN Filing No. 9 is listed as Large-Lot Residential placetype. The proposed single detached residential subdivision is consistent with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5 acre minimum lot size conforms with the "character" of the large-lot residential placetype.

Figure 1: Placetypes from Your El Paso County Master Plan



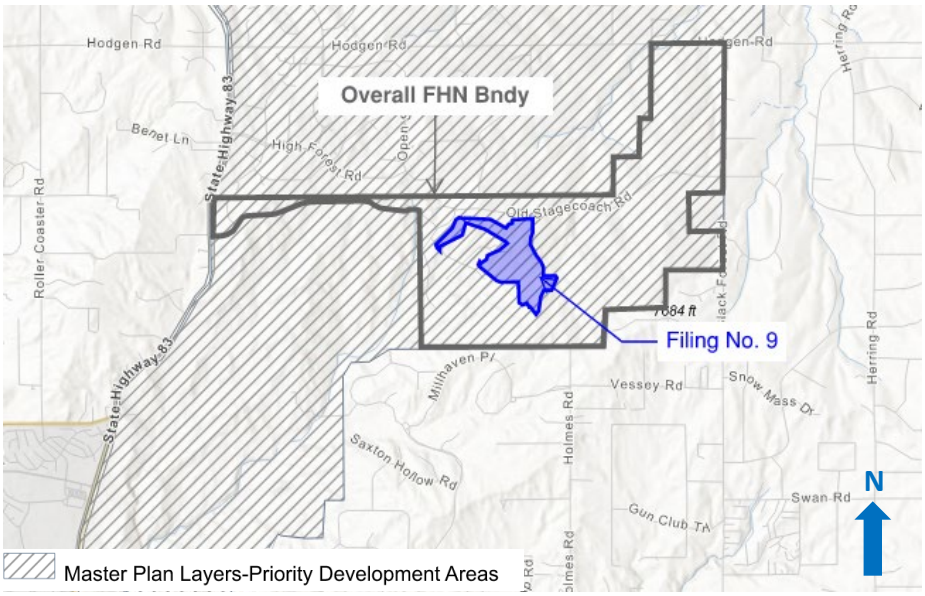
Additionally, the FHN overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, "these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained." FHN is categorized as a planned subdivision and still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.

Figure 2: Areas of Change from Your El Paso County Master



The EPC Master Plan also identifies key areas within the county for priority of development. FHN is listed as a "priority development area" for housing and communities, see Figure 3 below. FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. FHN is consistent with this Priority Development Area, proposing development to accommodate future residents in a manner that plans carefully to promote health of the Black Forest. Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN. FHN meets and exceeds the minimum typical lot size of 2.5 acres described in the Large-Lot Residential placetype creating a development pattern that matches the existing character of the developed Black Forest community.

Figure 3: Priority Development Areas from Your El Paso County Master Plan



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN Filing No. 9 as the private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity, at this time.

Project Justification

Per Chapter 7.2.1.D3(f), the following criteria listed below outline the compliance criteria to approve a Final Plat within El Paso County. The proposed FHN Filing No. 9 Final Plat substantially complies with all approval criteria.

FINAL PLAT

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
   See above information for reference.
2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;
   The proposed Final Plat for FHN Filing No. 9 conforms with all design standards and code sections of the FHN PUD Preliminary Plan (PUDSP263).
3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;
   The proposed Filing No. 9 is consistent with the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning. Most of the lots proposed are well over the minimum requirement of 2.5 acres, which is complementary to the surrounding properties. SM Rocha, LLC Traffic and Transportation Consultants, prepared a traffic analysis for Filing No. 9, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis. FHN Filing No. 9 proposes access from Allen Ranch Road.

   The FHN Filing No. 9 development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by certified contractors.

   A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this Major PUD Amendment application. The majority of the stormwater is overland sheet flow from the large estate lots to the public urban local street section's curb and gutter which drains due west into the existing golf course at an existing outfall location within Tract K. Any other stormwater flows are directly offsite, from the Filing 9 single family estate large lot areas to surrounding golf course Tract K previous areas. The outflow location is to be improved for the developed condition for the concentrated flow. The ultimate design point is located on the west side of the subdivision within existing Filing 1 Pond 8 for water quality and full spectrum detention. The pond and the flow path to it from proposed Filing 9 through the existing golf course, Filing 3, and Filing 1 areas including any hydraulic structures, swales and conveyance areas.

The following reports included with the submittal support FHN Filing No. 9's consistency with the subdivision design standards and regulations and meets planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials.

- *Soils and Geology Study, Flying Horse North* by Entech Engineering, Inc.
- *Fire Protection Report, Flying Horse North Filing No. 9* by HR Green & Peregrine Fire
- *Natural Features Report Flying Horse North* by Bristlecone Ecology
- *Noxious Weed Management Plan Flying Horse North Filing No. 9* by HR Green
- *Traffic Impact Study* by SM Rocha
- *Wastewater Disposal Report* by Entech Engineering Inc.
- *Water Resources Report* by HR Green
- *Wildland Fire & Hazard Mitigation Plan* by Peregrine Fire

4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

   Water sufficiency and quality has been determined with the PUD Preliminary Plan (PUDSP263) and the proper documents are supplied as a part of the Final Plat application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

   There is no proposed public sewage disposal system for this Filing. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(C)];

   Entech Engineering has provided a Soils and Geology Report with this submittal. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. It is Entech's opinion that the existing geologic and engineering geologic conditions will impose some minor constraints on the proposed development and construction. The most significant issues affecting development will be those associated with the drainages on site that are primarily located within proposed open space or drainage easements that can be avoided. Other hazards on site may be satisfactorily mitigated through proper engineering design and construction practices.

7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

   The Final Drainage Report and Construction Drawings within the Final Plat application demonstrate compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. As detailed in the Drainage Report, (1) existing full spectrum detention facility (Pond 8, Filing 1) will be modified as needed. The facility modifications will be designed using El Paso County criteria and provide stormwater quality by slowing the release of stormwater captured by the ponds and allowing solids to settle out.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

   Legal and physical access is provided to all parcels by public rights-of-way or recorded easement. FHN Filing No. 9 will obtain access from Allen Ranch Road.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

   Necessary services are or will be made available to serve FHN Filing No. 9. As noted previously, water and wastewater will be private wells and septic systems. FHN has a network of interconnected trails, parks, open space and golf courses to provide recreation. As noted previously, SM Rocha, LLC Traffic and Transportation Consultants, prepared a traffic analysis for Filing No. 9, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis. No negative impacts to police or fire's ability to service the community are anticipated with this filing of FHN.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

    Peregrine Fire prepared a Wildfire and Hazard Mitigation Report included with this submittal. This report indicates the proposed methods for fire protection comply with chapter 6 of Code.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

    Off-site impacts were evaluated for stormwater drainage as well as traffic impacts. The Final Drainage Report assesses on-site and off-site areas impacted by this development and addresses mitigation required, as shown on the Grading and Erosion Control Plans and Construction Drawings. Full spectrum detention ponds from previous filings were designed to detain stormwater and release at rates at or below historical runoff quantities have been constructed to be in compliance with drainage criteria. The Filing No. 9 Final Drainage Report assesses these downstream facilities for compliance with developed conditions of this filing. A Traffic Impact Report has been provided with the Final Plat application to demonstrate compliance with the County Traffic Criteria Manual. Off-site roadways are assessed within the study and any improvements shown within the engineering design plans are included to follow the recommendations within the report.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

    An SIA has been provided with the Final Plat application.

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

    The proposed application satisfies all applicable sections of the current EPC LDC.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

    There are no known commercial mining deposits located with FHN.