

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Amendment

**Agenda Date:** June 11, 2025

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

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 Nos. 6 & 7 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 Nos. 6 & 7 include a combined 105 single-family rural residential lots with a minimum lot size of 2.5 acres on approximately 436.8 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 Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment has reverted 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 followed by a final platting. Upon receipt of the initial amendments, 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, which includes the current amendment. 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 Nos. 6 & 7. The current submittal shows much of the updated 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:

- *“Trail connections are proposed throughout Filing No. 6 & 7, 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. One additional regional trail easement has also been provided for connection into a future park site in FHN.”*
- *“...Additionally, consideration was given to adding additional trail connections to existing trails...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.”*
- *“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.

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

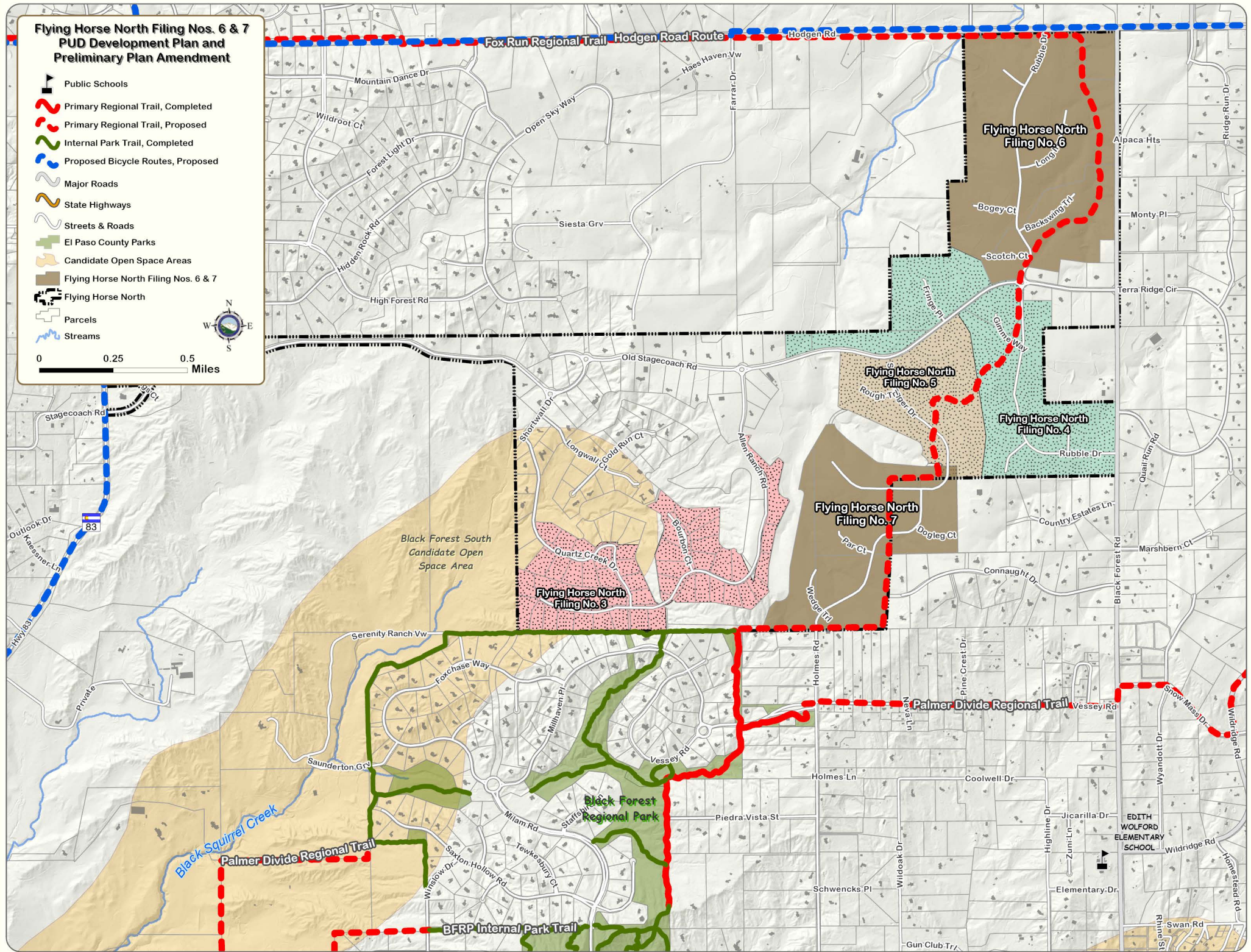
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment: (1) designate and provide to El Paso County 25-foot wide public regional trail easements through Filing Nos. 6 & 7 that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be shown, noted, and dedicated to the County via the forthcoming Final Plats; and (2) fees in lieu of land dedication for regional park purposes in the combined total amount of \$53,025 will be required at time of the recording of the forthcoming Final Plats. 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.



# **Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment**

- 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 Nos. 6 & 7
- Flying Horse North
- Parcels
- Streams

0 0.25 0.5 Miles





# Development Application Review Form



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 11, 2025

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.

<b>Name:</b>	Flying Horse North Filing Nos. 6 & 7 PUD Prelim Plan Amend	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-24-005	<b>Total Acreage:</b>	436.80
		<b>Total # of Dwelling Units:</b>	105
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.60
PRI #2, LLC.	HR Green Development, LLC.	<b>Regional Park Area:</b>	2
Drew Balsick	Richie Lyon / Blaine Perkins	<b>Urban Park Area:</b>	1,2
6385 Corporate Drive, Suite 200	1975 Research Parkway, Suite 230	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80919	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	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 ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

##### Regional Park Area: 2

##### Urban Park Area: 1,2

0.0194 Acres x 105 Dwelling Units = 2.037

Neighborhood: 0.00375 Acres x 105 Dwelling Units = 0.00

Community: 0.00625 Acres x 105 Dwelling Units = 0.00

**Total Regional Park Acres: 2.037**

**Total Urban Park Acres: 0.00**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

##### Urban Park Area: 1,2

\$505 / Dwelling Unit x 105 Dwelling Units = \$53,025

Neighborhood: \$119 / Dwelling Unit x 105 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 105 Dwelling Units = \$0

**Total Regional Park Fees: \$53,025**

**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 Nos. 6 & 7 PUD Development Plan and Preliminary Plan Amendment: (1) designate and provide to El Paso County 25-foot wide public regional trail easements through Filing Nos. 6 & 7 that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be shown, noted, and dedicated to the County via the forthcoming Final Plats; and (2) fees in lieu of land dedication for regional park purposes in the combined total amount of \$53,025 will be required at time of the recording of the forthcoming Final Plats. 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 Recommendation:

Endorsed by PAB on 06/11/2025