

FALCON/PEYTON SMALL AREA MASTER PLAN

PUBLIC MEETING INFORMATIONAL HANDOUT JANUARY 23RD AND 31ST, 2008

MEETING AGENDA

- 5:30 – 6:00 Arrival and Exhibit Browsing**
6:00 – 6:30 Project Presentation
Welcome and Overview
Assumptions
Process
Recommendations
6:30 – 7:00 Clarification Questions
7:00 – 7:30 Exhibit Browsing

updated plan is needed to address in more detail the emerging land use pattern in the area, and the associated needs, opportunities and challenges.

Since June, the Falcon/Peyton Small Area Master Plan Advisory Committee has been meeting to examine the underlying planning factors for the area, including political and demographic issues, natural constraints, development patterns and plans, and infrastructure issues. The Committee has developed draft policies and recommendations, and at this time, would like to get the public's feedback on them.

MEETING PURPOSE

The purpose of this meeting is to update the broader public on the progress of the plan, to answer any questions, and to get feedback on the draft recommendations in the plan.

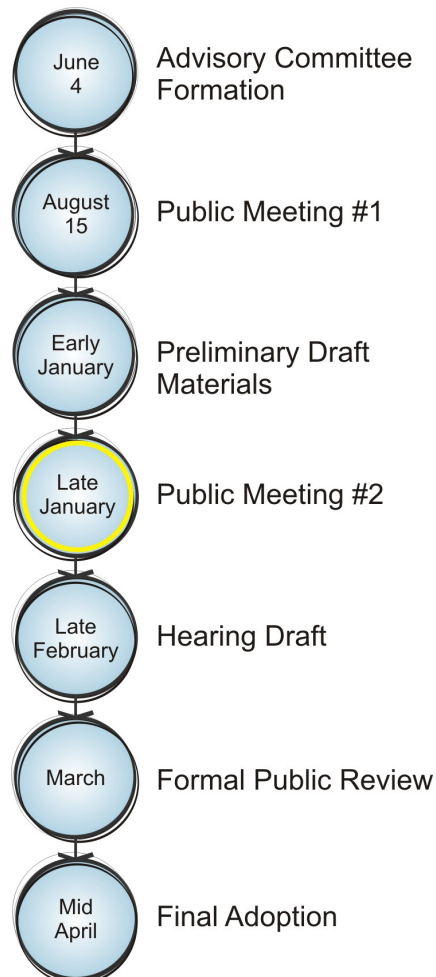
BACKGROUND

This planning process aims to update the County's Master Plan for an area that has been strongly affected by development since the last update.

The current Falcon/ Peyton Comprehensive Plan was completed in 1993 and encompassed approximately 153 square miles. This planning area, which has been expanded to 165 square miles, is rapidly developing with approximately 500 new dwelling units being constructed annually since 2000, and several thousand additional undeveloped lots at varying stages of the entitlement process. The planning area is divided among four (4) different school districts. The area also includes over a dozen different Title 32 special districts which overlap in many cases, and provide a variety of facilities and services ranging from rural fire protection, local and regional road financing, water, sewer and parks and recreation. The planning area includes a large general aviation airport with about 500 based aircraft. Several large road expansion projects are either underway or in the planning stages.

The rapid pace and broad extent of development activity in the area has combined to overcome and test some of the planning assumptions and recommendations of the original 1993 Plan. An

PROCESS/MILESTONES



POLICIES SUMMARY

The bullet points below are distilled versions of the policies developed by the Committee.

PLEASE NOTE THAT THESE POLICIES ARE A PRELIMINARY DRAFT, AND ARE SUBJECT TO REVISIONS AND ADDITIONS.

Land Use and Sub-areas

Existing and potential Future Urban Areas

- Support logical infill and extension of existing Falcon urbanized area.
- Buffer existing uses and densities.
- Accommodate the approved Santa Fe Springs development and a potential extension of that area to the north and east into Shaw Ranch.
- Allow for additional urban development in designated areas north of Woodmen Road (Sterling Ranch) in the event this area develops in the County.
- Ensure adequate urban facilities and services for these areas.

Rural-Residential (2.5- 5 acre) Areas

- Allow for comparable rural residential uses and densities in designated areas south of the Airport and west of Murr Road.
- Allow for clustered rural residential development in designated rural residential areas in the north central part of the planning area.
- Encourage cluster development for most rural-residential subdivisions.
- Ensure adequacy of rural residential services and facilities.
- Encourage central water systems for rural residential development.

Rural and Future Development Areas

- Allow for rural uses and densities in the far northern part of the planning area as designated.
- Accommodate the Rural Land Use Plans process in designated rural areas.
- Encourage preservation of larger ranches or open spaces through conservation easements or public acquisitions if supported by the property owner.
- Accommodate rural uses at the present time in designated future development areas along the eastern perimeter of the planning area.

Mixed-use, Industrial and Commercial Areas

- Recognize the Falcon Town Center as the primary commercial and mixed-use center.
- Allow for mixed use and commercial development along the Stapleton/Curtis corridor.
- Allow a rural commercial node in the Peyton town-site.
- Support industrial and other business uses in designated areas in the vicinity of the Airport.
- Recognize the key role of the Airport and ensure surrounding uses are compatible.
- Protect the functional integrity of major roadways when accommodating commercial and business development.

4-Way Ranch Property

- Encourage the development of an overall master plan for the entire 4-Way Ranch.

Facilities and Services

Concurrency

- Assure services and facilities including water, sewer, energy, roads, fire protection, schools and parks are planned for and available.
- Plan for market uncertainty.

Roads

- Recognize essential importance of U.S. 24 corridor.
- Preserve adequate rights-of-way and limit access to other key corridors, especially Curtis/Stapleton and Woodmen.
- Promote roadway interconnections in most cases for safety and efficiency.

Water

- Recognize water as a scarce resource.
- Plan for and encourage, recharge, conservation, re-use, and new sources.
- Monitor water supplies.
- Monitor, assess and protect water quality.

Wastewater

- Plan for closure of Paint Brush Hills wastewater plant and interim or long-term connections to new Cherokee plant.
- Plan for and encourage location of one new wastewater facility in the planning area.
- Reasonably limit the proliferation of on-site septic systems.
- Encourage careful siting of septic systems and programs for ongoing maintenance.

Fire Protection

- Plan for concurrent availability of fire protection facilities and service commensurate with the type and density of development.
- Discourage new development more than 5 miles from a fire station.
- Encourage road connections and adequate on-site water supplies.

Schools

- Ensure adequacy of sites and facilities to support existing and new development.
- Integrate school sites into community plans.

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