



El Paso County
Falcon/Peyton Small Area Master Plan Update
Highway 24 Property Owners Stakeholder Meeting

22 October 2007
4 pm

LOCATION: El Paso County Development Services Division Offices

ATTENDEES: Carl Schueler – El Paso County
Meggan Yoest – El Paso County
Rhonda Evanoika – 12239 Hwy 24, owner 6.12 acres
James Kyle – 12057 Hwy 24, owner 13.28 acres
Larry McLarty – 12445 Rio Lane, owner 57.67 acres
Jamie Willhite – Broker for Larry McLarty
Kristine Heffner – Rio Lane & Hwy 24
Jody Heffner – Rio Lane & Hwy 24, owner 5 acres
(Florence Crawford was represented by Ms. Evanoika)

Notes:

- Staff handed out copies of the stakeholders packets as well as an air photo and map of the area of interest. It was made clear that this was not an official Early Assistance meeting, but rather a chance to discuss the interests and expectations of the property owners from the perspective of the Falcon/Peyton Small Area Master Plan. Staff noted that one of the steps was to obtain as much input about property owner desires for their property as possible and evaluate this as one of the scenarios for developing the Plan.
- Currently these properties are zoned RR5, with the exception of the 5 acre Heffner piece. Most or all have occupied dwellings on them at this time.
- The owners of the properties at the corner of Hwy 24 and Woodmen Road area would like to sell their properties to be developed as commercial. Several years ago they had some offers that fell through.
- Staff showed them that the current analysis shows a commercial node at Hwy 24 and Woodmen, but the question is if this node should encompass the east side of Hwy 24. The property owners said yes. The node should encompass all four corners of Woodmen and Hwy 24.

- They stated that some of their properties are currently on the market. They are willing to sell together, and the timing is sooner rather than later.
- Some discussion of the future plans for the intersection and Hwy 24 and how that would effect any commercial development. The approved Highway 24 access plan shows a potential 4-way intersection at Woodmen with frontage roads serving these parcels. The Rio Lane access point would be closed and Rio would potentially be extended through to connect to Woodmen.
- It was noted that water and sewer service exists in the vicinity of these properties, but would need to be extended, preferably without creating any additional districts.
- The issue of the need to address buffering of adjoining residential neighbors was discussed.
- Rhonda Evanoika stated that her neighbor, Florence Crawford owns 5 acres and is also interested in selling her property with the group to be developed as commercial.