

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 26, 2021

Kari Parsons  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Falcon Meadows at Bent Grass Filing No.1 (SF-2120)**

Kari,

The Community Services Department has reviewed the Flacon Meadows at Bent Grass Filing No.1 and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board June 9, 2021.

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No.1 Final Plat for 71 single-family residential lots on 21.28 acres. This the first filing of the larger Bent Grass PUD and Preliminary Plan which totals 135.92 acres. The PUD and Preliminary Plan includes 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way. The site is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, and is located within the Falcon-Peyton Small Area Master Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail on the eastern edge of the project site. Staff notes that a "proposed trail" is shown on the grading plan but not on the plat. A 25-foot trail easement will need to be shown on the final plat through Tracts B,C,D,E that follows the west side of the proposed drainage channel and connects to the future trail north of Bent Grass Meadows Drive. No other parks, trails, or open space are impacted by this development, and the project site is not located within any Candidate Open Space Area.

The Bent Grass Filing No.1 Final Plat shows 5.92 acres dedicated for open space purposes which is 27% of the overall site. This meets the 10% open space dedication requirement for PUD zoning. These tracts include a drainage channel, floodplain, trail, and utility corridors.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$32,660, and urban park fees in the amount of \$20,590. These fees will be due upon recording of a future final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of future final plat(s).



**Recommended Motion (Falcon Meadows at Bent Grass West Filing No.1 Final Plat):**

*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 Falcon Meadows at Bent Grass Filing No.1 Final Plat: (1): Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel through Tracts B,C,D,E that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. Require fees in lieu of land dedication for regional park purposes in the amount of \$32,660 and urban park fees in the amount of \$20,590 will be required at time of the recording of the final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.*

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

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**June 9, 2021**

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>	Falcon Meadows at Bent Grass Filing No.1	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2120	<b>Total Acreage:</b>	21.28
		<b>Total # of Dwelling Units:</b>	71
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.34
Challenger Homes	NES Inc.	<b>Regional Park Area:</b>	2
8605 Explorer Dr.	619 N. Cascade Ave. Suite 200	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80920	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	PUD
		<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**

**Regional Park Area: 2**

0.0194 Acres x 71 Dwelling Units = 1.377  
**Total Regional Park Acres: 1.377**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 71 Dwelling Units = 0.27  
 Community: 0.00625 Acres x 71 Dwelling Units = 0.44  
**Total Urban Park Acres: 0.71**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 71 Dwelling Units = \$32,660  
**Total Regional Park Fees: \$32,660**

**Urban Park Area: 3**

Neighborhood: \$114 / Dwelling Unit x 71 Dwelling Units = \$8,094  
 Community: \$176 / Dwelling Unit x 71 Dwelling Units = \$12,496  
**Total Urban Park Fees: \$20,590**

**ADDITIONAL RECOMMENDATIONS**

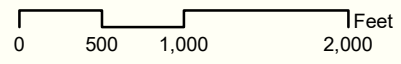
**Staff Recommendation:**

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 Falcon Meadows at Bent Grass Filing No.1 Final Plat: (1): Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel through Tracts B,C,D,E that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. Require fees in lieu of land dedication for regional park purposes in the amount of \$32,660 and urban park fees in the amount of \$20,590 will be required at time of the recording of the final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

**Park Advisory Board Recommendation:**

# Falcon Meadows at Bent Grass Filing No.1 Final Plat

- Primary Regional Trail, Completed
- - - Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- - - Secondary Regional Trail, Proposed
- - - Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Public Schools
- SubjectProperty
- Parcels
- EPC\_BuildingFootprint
- Streams



**Falcon Meadow at Bentgrass**

