

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 4, 2020

Kari Parsons  
Project Manager  
Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Man Cave at Bentgrass Meadows Drive Minor Subdivision  
(Final Plat)**

Hello Kari,

The Community Services Department has reviewed the development application for Man Cave at Bentgrass Meadows Drive Minor Subdivision and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on February 12<sup>th</sup> and its recommendation will be provided after the meeting.

Request for approval by Yury Dyachenko, on behalf of Lisa Peterson, for Man Cave at Bentgrass Meadows Drive Minor Subdivision, a one-lot commercial plat identified as El Paso County parcel ID #53010-00-016. The lot is 17.35 acres and is currently being used as agricultural grazing land. The parcel is within an I-2 limited industrial zoning district, and is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, along Bent Grass Meadows Drive.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Woodmen Hills Secondary Regional Trail alignment exists on the eastern side of the site, running north/south along an unnamed stream. Other nearby trails and routes not impacted by the project include the Rock Island Trailhead, located approximately .8 miles to the southwest, while the completed section of the Woodmen Hills Trail is located .25 miles south of the site. The proposed Woodmen Road bicycle route is located approximately .25 miles south and the Meridian bicycle route is .8 miles to the east. The property is not located within any Candidate Open Space Land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the east side of the stream that bisects the property, which will allow for public access,



as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat.

No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. Again, this application is scheduled for El Paso County Park Advisory Board consideration on February 12<sup>th</sup> and its recommendation will be provided after the meeting.

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

February 19, 2020

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>	Man Cave At Bentgrass Meadows Drive	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	MS201	<b>Total Acreage:</b>	17.35
		<b>Total # of Dwelling Units:</b>	0
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.00
Randy DeYoung	Hammers Construction	<b>Regional Park Area:</b>	2
2790 N. Academy Blvd. #150	John Latham	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80917	1411 Woolsey Heights	<b>Existing Zoning Code:</b>	PUD
	Colorado Springs, CO 80915	<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 0 Dwelling Units = 0.000  
**Total Regional Park Acres: 0.000**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 0 Dwelling Units = \$0  
**Total Regional Park Fees: \$0**

**Urban Park Area: 2**

Neighborhood: \$116 / Dwelling Unit x 0 Dwelling Units = \$0  
 Community: \$179 / Dwelling Unit x 0 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and the Board of County Commissioners that the approval of Man Cave at Bentgrass Meadows Drive Minor Subdivision include the following conditions: designate and provide to El Paso County a 25-foot trail easement along the east side of the stream that bisects the property, which will allow for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat.

Park Advisory Board Recommendation:

**PAB Endorsed 2-12-2020**