

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 16, 2021

Ryan Howser  
Planner  
El Paso County Planning & Community Development Department

**Subject: DeYoung Minor Subdivision (MS-201)**

Ryan,

This development was previously known as “Man Cave at Bent Grass Meadows Minor Subdivision”. It was considered by the Park Advisory Board on Feb. 12, 2020 and its recommendation can be found below. According to this application, the applicant is now proposing to develop this property in phases. It should be noted that El Paso County Parks previously requested a 25’ wide trail easement for the proposed Woodmen Hills Secondary Regional Trail along the east side of the property and it is still not included in the letter of intent or drawings.

As shown on the attached exhibit, the trail easement should be located on the west side of the creek corridor. This trail easement is critical as it will connect to the existing trail to the south under Woodmen Road. It will also connect to the Bentgrass residential development to the north who have already dedicated a trail easement on the west side of the creek according to Bentgrass Filing No.2 Final Plat. The missing trail easement needs to be shown on the final plat before this development application goes to Planning Commission and Board of County Commissioners for final approval.

***Park Advisory Board Endorsed Motion from February 12, 2020:***

***“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 the 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.”***



These comments are being provided administratively, as this application does not require Park Advisory Board consideration. The endorsed motion from February 12, 2020 seeking the trail easement remain unchanged. 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

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**

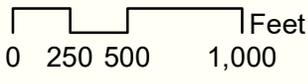
**ADDITIONAL RECOMMENDATIONS**

**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**

# DeYoung Minor Subdivision

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  El Paso County Parks
-  Parcels
-  DeYoung Minor Subdivision
-  Streams



**DeYoung  
Minor  
Subdivision**



