

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 1, 2026

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: **Falcon Reserve Final Plat (SF-26-017)**

Ryan,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of the Falcon Reserve Final Plat development application and has the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for consideration and endorsement on September 9, 2026:

This is a request for endorsement by Matrix Design Group Inc., on behalf of Babcock Land Corporation, for the Falcon Reserve Final Plat application, which consists of 149 single-family urban residential lots totaling 40 acres, with lot sizes ranging from 3,825 to 7,700 square feet. The subject property is currently zoned CR for commercial uses; however, the applicant has submitted a concurrent rezoning application to the RM-12 classification. The RM-12 zoning classification is a 12-dwelling unit per acre district intended to accommodate moderate density single-family attached and detached and low-density multi-dwelling development. The property is located in the northwest corner of Meridian Road and Stapleton Drive, in the eastern part of El Paso County. This Final Plat application is the subsequent application to the Falcon Reserve Preliminary Plan (SP252), which was previously considered and endorsed by the Parks Advisory Board in April 2025.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Arroyo Lane Regional Trail alignment is located approximately 0.25 miles north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located immediately east and south, respectively, contained within rights-of-way for Meridian Road and Stapleton Drive.

Upon review of the Final Plat and Letter of Intent, staff notes that the letter of intent document does not reference the 2022 El Paso County Parks Master Plan. Additionally, the proposed neighborhood park within Tract B, which was discussed and depicted with the Preliminary Plan, is currently depicted within the letter of intent, landscape plans, and noted on page one of the final plat. The proposed park site will provide valuable recreational benefits to the residents of Falcon Reserve and should therefore remain an integral component of the overall development plan.

Staff acknowledges the proposed 6-foot breeze path. Consistent with comments provided during the Preliminary Plan review, staff further recommends that the breeze path be extended along the eastern and southern portions of the development within the landscaped open space areas. This extension would provide an additional, cost-

effective recreational amenity for the residents and visitors of Falcon Reserve while enhancing connectivity throughout the development.

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication, as outlined on the attached Development Application Review Form.

Staff Recommendation:

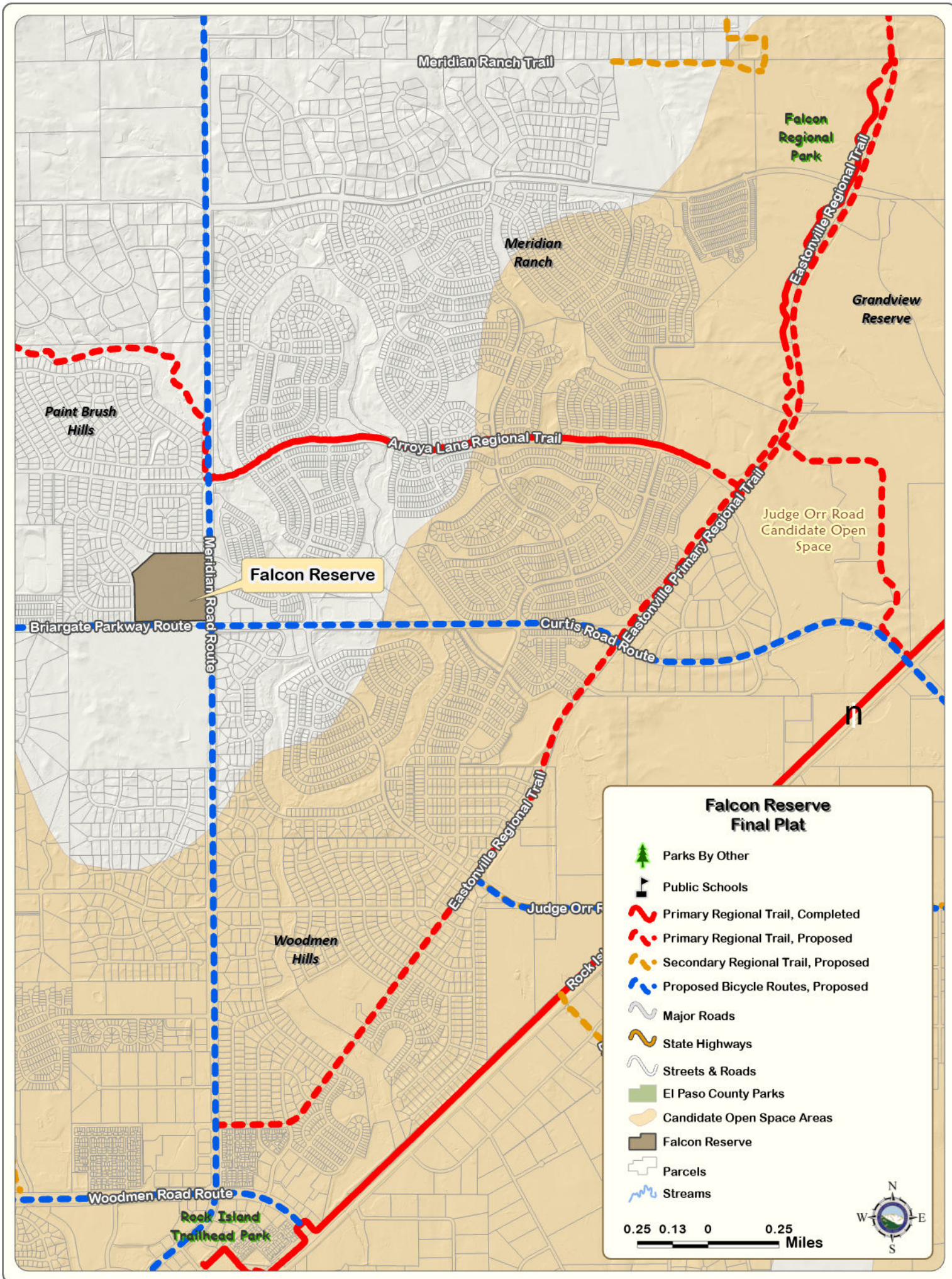
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Falcon Reserve Final Plat: (1) Regional park fees in the amount of \$75,245 and urban park fees in the amount of \$45,147 shall be due at time of the recording of the Final Plat; (2) an Urban 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 this Final Plat.

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

Sincerely,



Ashlyn Mathy
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 20, 2026

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.

Name: Falcon Reserve Final Plat

Application Type: Final Plat

PCD Reference #: SF-26-017

Total Acreage: 40.00

Total # of Dwelling Units: 149

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 9.31

Babcock Land Corporation

Matrix Design Group

Regional Park Area: 2

Jeff Mark

Jason Alwine

Urban Park Area: 3

212 North Wahsatch St, Suite 301

2435 Research Parkway, Suite 300

Existing Zoning Code: CR

Colorado Springs, CO 80903

Colorado Springs, CO 80920

Proposed Zoning Code: RM-12

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 149 Dwelling Units = 2.891

Total Regional Park Acres: 2.891

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 149 Dwelling Units = 0.56

Community: 0.00625 Acres x 149 Dwelling Units = 0.93

Total Urban Park Acres: 1.49

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 149 Dwelling Units = \$75,245

Total Regional Park Fees: \$75,245

Urban Park Area: 3

Neighborhood: \$119 / Dwelling Unit x 149 Dwelling Units = \$17,731

Community: \$184 / Dwelling Unit x 149 Dwelling Units = \$27,416

Total Urban Park Fees: \$45,147

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Falcon Reserve Final Plat: (1) Regional park fees in the amount of \$75,245 and urban park fees in the amount of \$45,147 shall be due at time of the recording of the Final Plat; (2) an Urban 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 this Final Plat.

Park Advisory Board Recommendation: Originally Endorsed by PAB on 04/09/2025