

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

June 25, 2026

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

Subject: **Falcon Reserve Preliminary Plan, Final Comments – 3<sup>RD</sup> Submittal (SP-25-002)**

Hello Ryan,

The Park Planning Division of the El Paso County Parks Department has reviewed the 3<sup>rd</sup> submittal of the Falcon Reserve Preliminary Plan development application and has no additional comments at this time. Staff acknowledges the reduction in dwelling units from **160 to 149**, and this change, as well as changes to the size and tract location of the neighborhood pocket park, are reflected in the attached revised Development Application Review Form, as well as being **highlighted** below and in the previously endorsed Park Advisory Board recommendations found at the end of this document.

Furthermore, staff continues to acknowledge the removal of the park designation from the northern section of Tract A but appreciates the continued presence of the well-designed **0.66-acre** neighborhood pocket park on Merchant Royal Loop, now located in Tract B. Lastly – although **not** a requirement – staff would like to suggest the extension of the proposed 6’ breeze path around the eastern and southern portions of the development within the landscaped open space areas as a means to provide an additional and cost effective recreational amenity for the residents and visitors of Falcon Reserve.

This application, along with the following comments and recommendations, was presented to and endorsed by the El Paso County Park Advisory Board on April 9, 2025:

*“This is a request by Matrix Design Group on behalf of Babcock Land Corporation for endorsement of the Falcon Reserve Preliminary Plan and concurrent rezoning to RM-12 for multi-family residential lots. Consisting of 160 residential lots over 39.38 acres with a minimum lot size of 3,500 square feet, Falcon Reserve is located immediately adjacent and northwest of the intersection of Meridian Road and Stapleton Drive within the original bounds of the Paint Brush Hills Sketch Plan.*

*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 right-of-ways for Meridian Road and Stapleton Drive.*

*Although not subject to the El Paso County Land Development Code’s 10% open space requirement, the open space dedication proposed within Falcon Reserve comprises 13.33 acres or 33.9% of the development, which includes parks, open space, landscape tracts, and stormwater detention facilities, the latter of which does not exceed 50% of the open space allotment. A **0.66-acre** neighborhood pocket park is located in the northwestern corner of the development, **within Tract B**, while a trail and sidewalk network provide pedestrian connectivity through 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.*

**Recommended Motion (Preliminary Plan):**

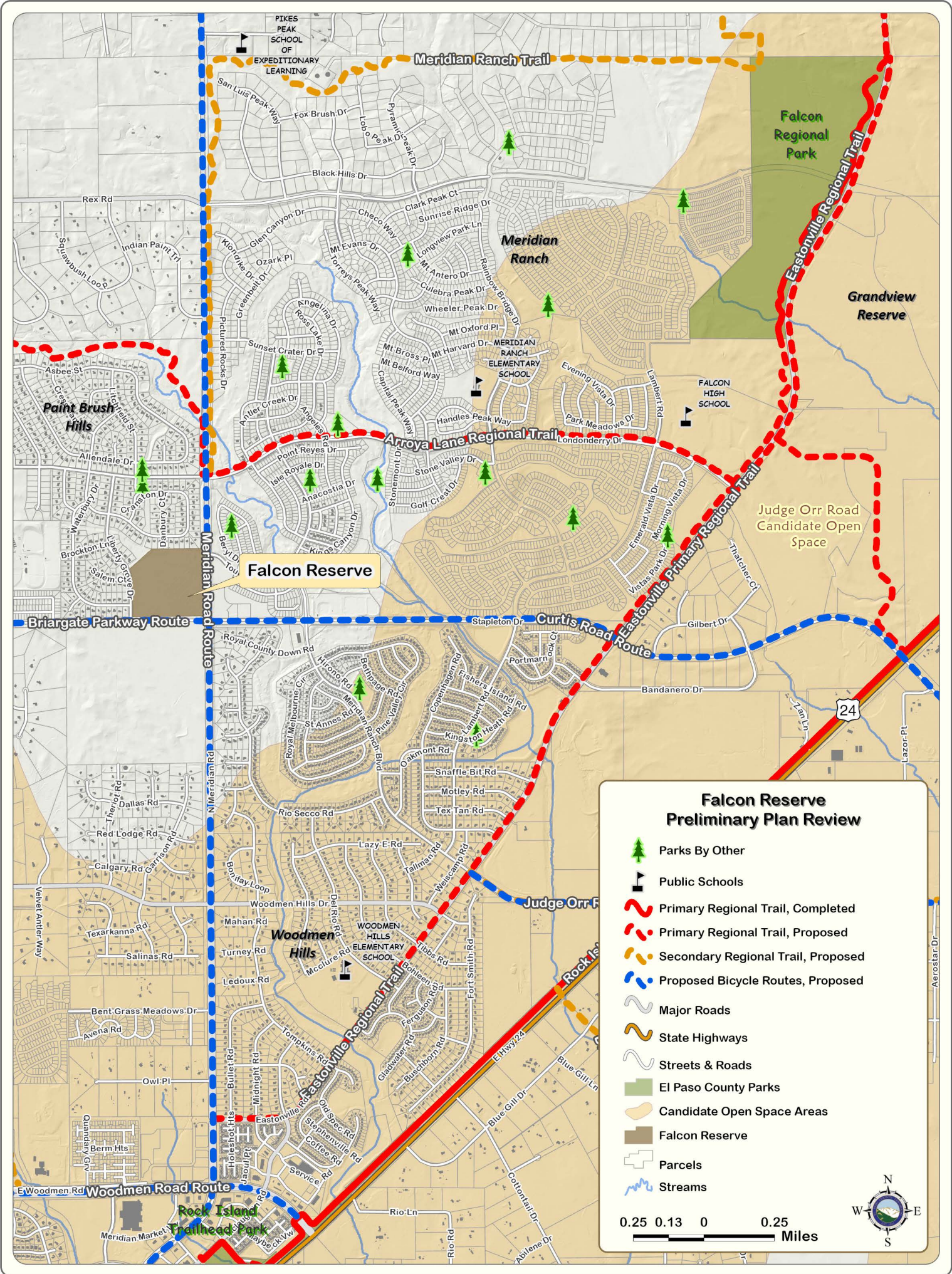
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Reserve Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of **\$75,245** and urban park purposes in the amount of **\$45,147** to be paid at time of the recording of this Final Plat. 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,



Ross A. Williams  
Senior Parks Planner  
Park Planning Division  
El Paso County Parks Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



### Falcon Reserve Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Areas
-  Falcon Reserve
-  Parcels
-  Streams

0.25 0.13 0 0.25 Miles





# Development Application Review Form



## EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

June 25, 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.

<b>Name:</b>	Falcon Reserve Preliminary Plan (3rd Submittal)	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-25-002	<b>Total Acreage:</b>	39.38
		<b>Total # of Dwelling Units:</b>	149
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	9.46
Babcock Land Corporation	Matrix Design Group	<b>Regional Park Area:</b>	2
Jeff Mark	Jason Alwine	<b>Urban Park Area:</b>	3
212 North Wahsatch St, Suite 301	2435 Research Parkway, Suite 300	<b>Existing Zoning Code:</b>	CR
Colorado Springs, CO 80903	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	RM-12

### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
---	---

LAND REQUIREMENTS	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>		
0.0194 Acres x 149 Dwelling Units =	Neighborhood: 0.00375 Acres x 149 Dwelling Units =	2.891	0.56
<b>Total Regional Park Acres: 2.891</b>	Community: 0.00625 Acres x 149 Dwelling Units =		0.93
	<b>Total Urban Park Acres: 1.49</b>		

FEE REQUIREMENTS	Urban Park Area: 3
<b>Regional Park Area: 2</b>	
\$505 / Dwelling Unit x 149 Dwelling Units =	Neighborhood: \$119 / Dwelling Unit x 149 Dwelling Units =
\$75,245	Community: \$184 / Dwelling Unit x 149 Dwelling Units =
<b>Total Regional Park Fees: \$75,245</b>	<b>Total Urban Park Fees: \$45,147</b>

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Reserve Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$75,245 and urban park purposes in the amount of \$45,147 to be paid at time of the recording of this Final Plat. 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