

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

April 28, 2022

Kari Parsons  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Falcon Meadows at Bent Grass Filing No. 3 Final Plat (SF-2216)**

Kari,

The Community Services Department has reviewed the Falcon Meadows at Bent Grass Filing No. 3 Final Plat and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board May 11, 2022, and its recommendation will be provided after the meeting.

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No. 3 Final Plat for 49 single-family residential lots on 12.7 acres. This is the third filing of the approved overall PUD Development titled "Falcon Meadows at Bentgrass PUD Preliminary Plan."

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail running adjacent to the Filing No. 3 along its northern and eastern boundary. The section of trail to the north of Filing No. 3 was previously dedicated to El Paso County in Bentgrass Filing No. 2. The section of trail that lies to the east of Filing No. 3 will be dedicated within Bentgrass Filing No. 4. Therefore, no trail easement dedications are required for Filing No. 3.

The Bent Grass Filing No. 3 Final Plat contains two open space tracts, Tract A and Tract B. These open space tracts total 0.66 acres and are 5.1% of the total area of Filing No. 3. Filing No. 3 is the third phase of the larger Falcon Meadows at Bent Grass development. The overall development totals 67 acres with 25 acres of open space, which equates to 37% of the overall site. This percentage exceeds the 10% minimum open space requirement for PUD zoning.

Since there are no impacts to County trails on this filing, staff recommends fees in lieu of land for regional and urban park purposes.



**Recommended Motion (Falcon Meadows at Bent Grass West Filing No.3 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): Require fees in lieu of land dedication for regional park purposes in the amount of \$22,540 and urban park fees in the amount of \$14,210 will be required at time of the recording of the final plat(s).

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)