

**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 Parks and Community Services Department has reviewed The Falcon Meadows at Bent Grass Filing No.3 Final Plat and has additional comments of behalf of El Paso County Parks. Staff acknowledges a change in the number of lots from 49 to 42, thus effecting the regional and urban park fees due at time of the recording of the forthcoming final plat. Because this is a simple reduction in the overall fee schedule, no Park Advisory Board endorsement is necessary. Please see the revised Subdivision Review Form with recalculated regional and urban park fees, as well as a modified Recommended Motion below in **bold**. This application and the following recommendations for Falcon Meadows at Bent Grass Filing No. 3 Final Plat were presented to and endorsed by the Park Advisory Board May 11, 2022:

*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 Revised Fees (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.3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$19,320 and urban park fees in the amount of \$12,180 will be required at time of the recording of the final plat.**

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

**August 31, 2023**

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 Meadows at Bent Grass Filing No.3	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2216	<b>Total Acreage:</b>	35.00
		<b>Total # of Dwelling Units:</b>	42
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	3.00
Challenger Homes	NES Inc.	<b>Regional Park Area:</b>	2
8605 Explorer Dr.	619 N. Cascade Ave. Suite 200	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80920	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	PUD
		<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 42 Dwelling Units = 0.815  
**Total Regional Park Acres: 0.815**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 3**

Neighborhood:	0.00375 Acres x 42 Dwelling Units =	0.16
Community:	0.00625 Acres x 42 Dwelling Units =	0.26
	<b>Total Urban Park Acres:</b>	<b>0.42</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 42 Dwelling Units = \$19,320  
**Total Regional Park Fees: \$19,320**

**Urban Park Area: 3**

Neighborhood:	\$114 / Dwelling Unit x 42 Dwelling Units =	\$4,788
Community:	\$176 / Dwelling Unit x 42 Dwelling Units =	\$7,392
	<b>Total Urban Park Fees:</b>	<b>\$12,180</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:**

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.3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$19,320 and urban park fees in the amount of \$12,180 will be required at time of the recording of the final plat.

**Park Advisory Board Recommendation:**

**No PAB Endorsement Necessary**