

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JASON MEYER, INTERIM EXECUTIVE DIRECTOR

May 14, 2026

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

Subject: Church at Bent Grass Meadows Final Plat (SF-26-008)

Maria,

The Park Planning Division of the El Paso County Parks Department has reviewed the Church at Bent Grass Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Church at Bent Grass Final Plat application consists of one commercial lot totaling 8.34 acres. This parcel is zoned RR-5 and PUD; however, the subject sites are undergoing a rezone application for a rezone to CS (Commercial Service) The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. The property is located north of Woodmen Road and North Meridian Road intersection and is located in the east part of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The closest El Paso County Property is Pineries Open Space which is 4.73 miles northwest of the property. Falcon Regional Park is 2.90 miles northeast of the property. Lastly, the closest El Paso County trail is the Rock Island Primary Regional Trail, which is .84 miles southeast of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$505 as shown in the attached Development Application Review Form.

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Church at Bent Grass Final Plat include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$505 will be required at time of the recording of the forthcoming Final Plat.

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

Sincerely,

Ashlyn Mathy
Ashlyn Mathy

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

Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

May 14, 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:	Church at Bent Grass Final Plat	Application Type:	RR-2.5
PCD Reference #:	SF-26-008	Total Acreage:	8.34
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	1
HR Green Inc.	FAL Realty LLC	Dwelling Units Per 2.5 Acres:	0.30
Blaine Perkins		Regional Park Area:	2
(719) 394-2430		Urban Park Area:	3
		Existing Zoning Code:	RR-2.5/ PUD
		Proposed Zoning Code:	CS

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	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO
Regional Park Area: 2	Urban Park Area: 3
0.0194 Acres x 1 Dwelling Units = 0.019	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
Total Regional Park Acres: 0.019	Community: 0.00625 Acres x 0 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 3
\$505 / Dwelling Unit x 1 Dwelling Units = \$505	Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$505	Community: \$184 / Dwelling Unit x 0 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

Recommend to the Planning Commission and the Board of County Commissioners that approval of Church at Bent Grass Final Plat include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$505 will be required at time of the recording of the forthcoming Final Plat.

Park Advisory Board Action:

N/A