

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JASON MEYER, INTERIM EXECUTIVE DIRECTOR

March 24, 2026

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

Subject: The Markets at Bent Grass -Preliminary Plan (SP-26-002)

Hello Lisa,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of The Markets at Bent Grass Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be provided administratively by Parks staff.

This is a request by Evergreen Dev. Co, Inc. for The Markets at Bent Grass Preliminary Plan. The Markets at Bent Grass Preliminary Plan totals 53.91 acres and is located West of the North Meridian Road and Woodmen Road intersection. This application consists of 14 industrial and commercial lots and four tracts, with lots ranging from 0.72 to 11.89 acres in size. These lots are zoned I-2 and CR, the I-2 zoning is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard. Commercial Regional District (CR) is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. Additionally, the application depicts various tracts (A-D) with land uses ranging from open space, drainage, and utilities.

The 2022 El Paso County Parks Master Plan identifies one proposed secondary regional trail that is impacted by the project. The proposed Woodmen Hills Secondary Regional Trail is oriented north-south and traverses the project site. This planned regional trail will provide a critical connection to the existing completed segment of the Woodmen Hills Secondary Regional Trail at Woodmen Road.

The preliminary plan currently depicts a 25' trail easement along the easterly drainage consistent with the El Paso County Parks Master Plan on page PP-3 Lot & Tract Plan. However, staff requests that a note identifying the trail easement to El Paso County be included at both the preliminary plan and final plat stages.

As previously mentioned, a portion of the Woodmen Hills Secondary Regional Trail exists along the Easterly drainage corridor that both connects to Woodmen Road and traverses underneath via a concrete box culvert. After reviewing the preliminary plan and associated grading plans, it's unclear how the proposed trail will connect to the existing trail. Staff requests the applicant update the grading plans to demonstrate how the proposed trail will connect to the existing trail at Woodmen Road and underpass.

The connection is in the same location as the current location. The grade will be revised as needed, maintaining a 5% max grade. The proposed connection is shown and labeled on the Site plan and grading Plan.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

- *No land dedication or fees are required. The project will provide a 25' trail easement along the west side of the drainage channel, to be dedicated to El Paso County, for the construction, on-going maintenance and public access of the Woodmen Hills Secondary Regional Trail. All on-site landscaping and irrigation will be provided in accordance with County land use requirements. Evergreen anticipates preparing a master landscape plan for this development, which will provide for consistent and coordinated landscaping and irrigation across all lots.*

Lastly, staff recommends regional park fees in lieu of land dedication on all forthcoming final plats. Required park fees for this Preliminary Plan application are based on 14 industrial and commercial lots.

Recommended Motion (Preliminary Plan):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Markets at Bent Grass Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$7,070. (2) Designate and provide to El Paso County 25-foot public trail easement throughout the property that runs along the Easterly drainage corridor that allow for public access, as well as construction and maintenance by El Paso County for the Woodmen Hills Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (3) Staff requests the applicant depict the proposed Woodmen Hills trail connection to the existing Woodmen Hills Trail on the grading plans. Staff request that the grading plans clearly reflect the trail alignment to demonstrate its feasibility within the project area.

All 3 recommendations are addressed without discussion.

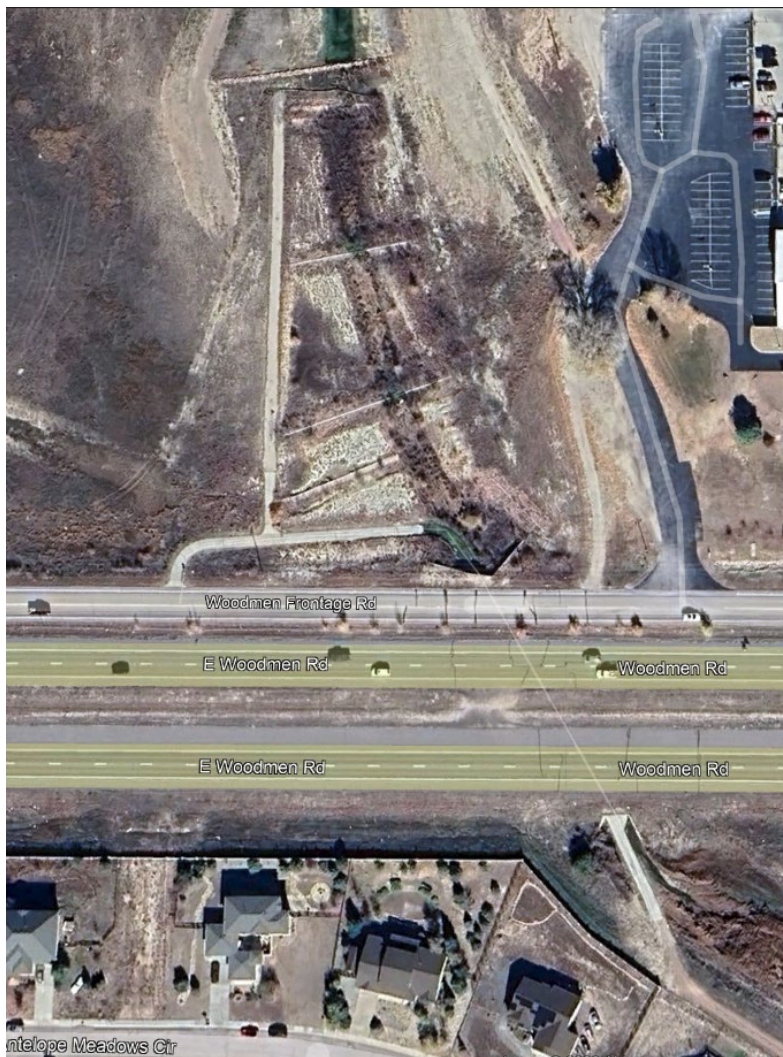
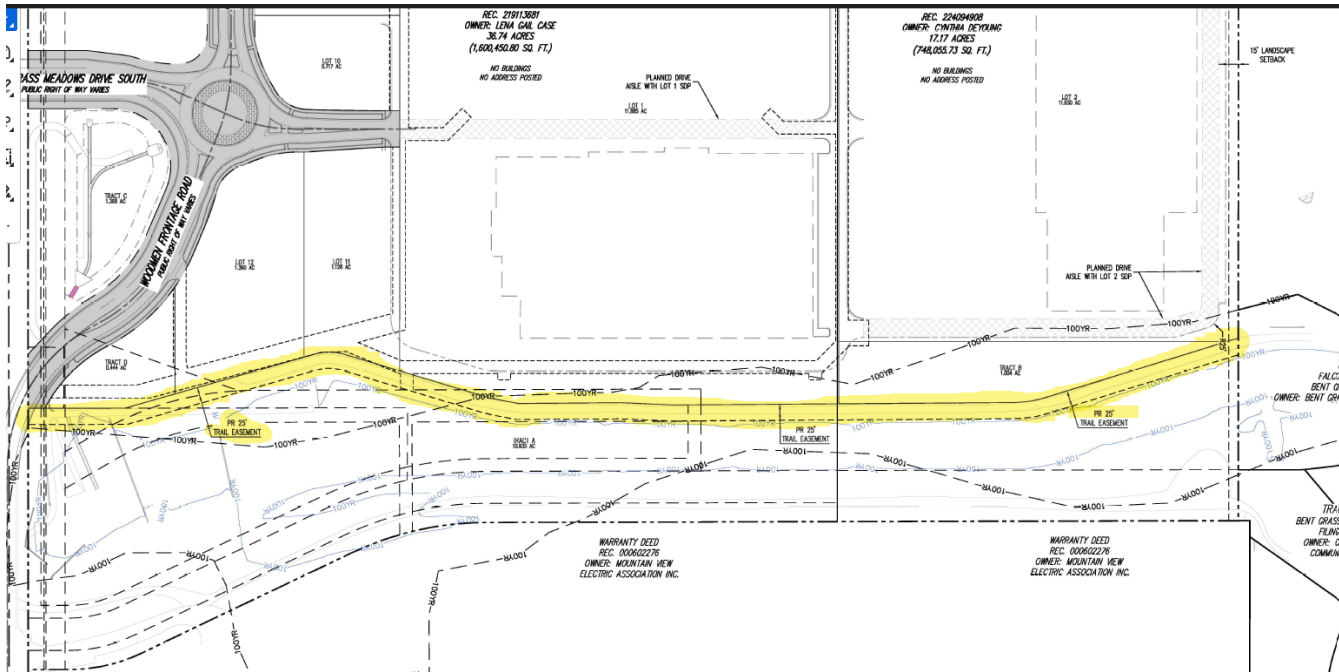
Please let me know if you have any questions or concerns.

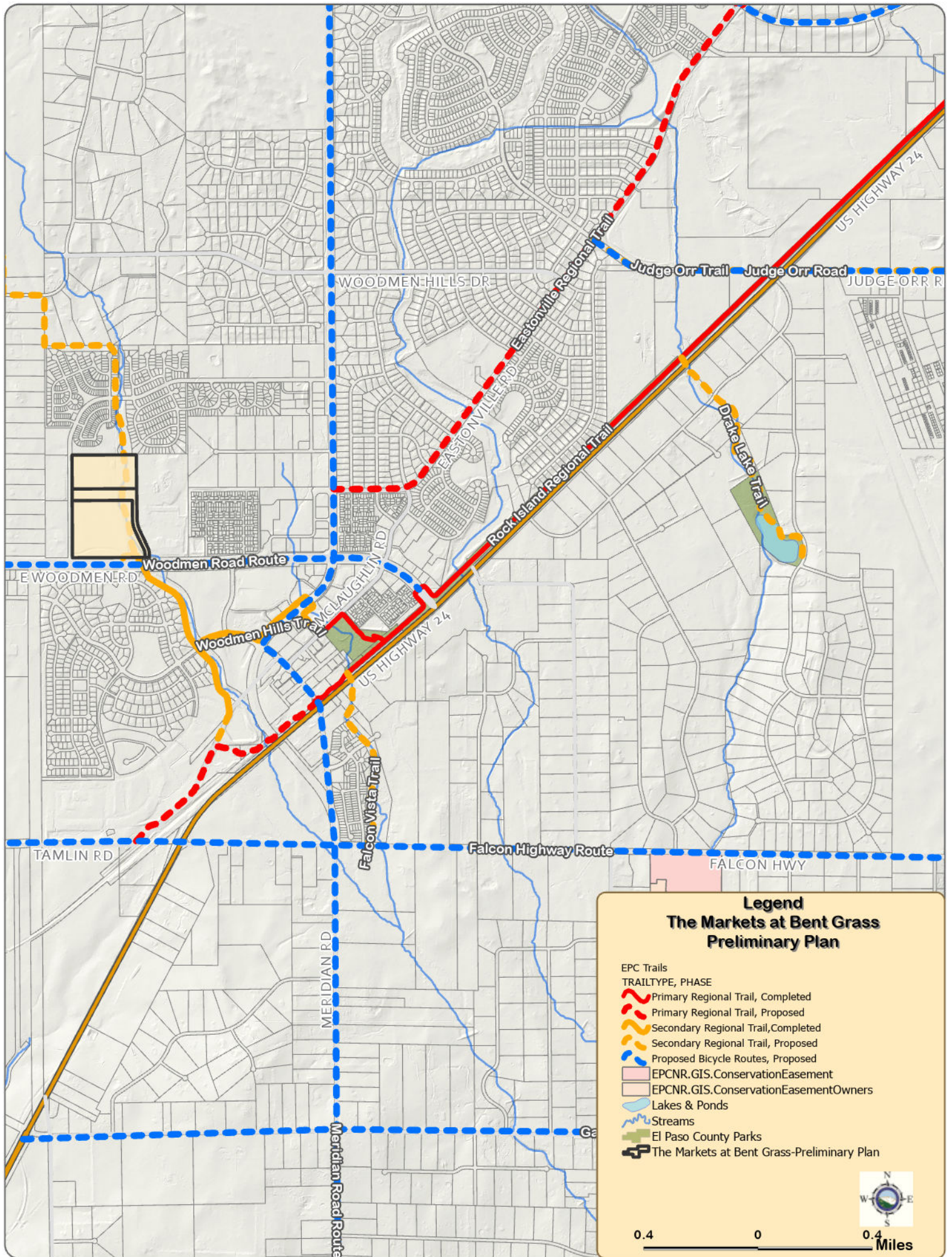
Sincerely,

Ashlyn Mathy

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

Attachments for Reference:





Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

March 24, 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:	The Markets at Bent Grass Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-26-002	Total Acreage:	53.91
		Total # of Lot:	14
Applicant / Owner:	Owner's Representative:	Lots Per 2.5 Acres:	0.65
OWNER 1: LENA GAIL CASE	Evergreen Dev. Co, Inc	Regional Park Area:	4
OWNER 2: RANDALL L DEYOUNG	Sean Murphy	Urban Park Area:	3
rwcase@crlr.net	smurphy@evgre.com	Existing Zoning Code:	I-2 & CR
		Proposed Zoning Code:	N/A

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.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 4	Urban Park Area: 3	
0.0194 Acres x 14 Lots = 0.272	Neighborhood: 0.00375 Acres x 14 Lots = 0.00	
Total Regional Park Acres: 0.272	Community: 0.00625 Acres x 14 Lots = 0.00	
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 3
Regional Park Area: 4	Neighborhood: \$119 / Lot x 14 Lots = \$0
\$505 / Commercial-Industrial Lot x 14 Lots = \$7,070	Community: \$184 / Lot x 14 Lots = \$0
Total Regional Park Fees: \$7,070	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 The Markets at Bent Grass Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$7,070. (2) Designate and provide to El Paso County 25-foot public trail easement throughout the property that runs along the Easterly drainage corridor that allow for public access, as well as construction and maintenance by El Paso County for the Woodmen Hills Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (3) Staff requests the applicant depict the proposed Woodmen Hills trail connection to the existing Woodmen Hills Trail on the grading plans. Staff request that the grading plans clearly reflect the trail alignment to demonstrate its feasibility within the project area.

Park Advisory Board Action:

N/A