

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 16, 2026

Joe Letke
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)

Joe,

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 is still requesting that a plat 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. Staff has reviewed the project and notes that the applicant is depicting the trail connection and that this is being shown on the grading plans as staff have previously requested.

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

- *The project will require a fee in lieu of land dedication for regional park purposes. 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. In addition, the new Bent Grass Meadows Drive alignment will provide a detached sidewalk, providing pedestrian connectivity along the southern frontage of the property, connecting both the regional trail network and the Falcon Meadows community to the north. Currently no pedestrian or bike network exists along the Woodmen Frontage Road.*
- *All on-site landscaping and irrigation will be provided in accordance with County land use requirements. Included with the preliminary plan submittal is a landscape plan for the overall development, which details the landscaping to be provided as part of the subdivision construction, as well as outlines consistent standards for all adjacent right-of-way landscaping for future lot development; which will provide for consistent and coordinated landscaping across all lots.*

Staff would like to note that there is a proposed bicycle route along Woodmen road , however, this will be within the public Right-of-Way, this this development will not negatively impact it. Lastly, staff recommends regional park fees 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):

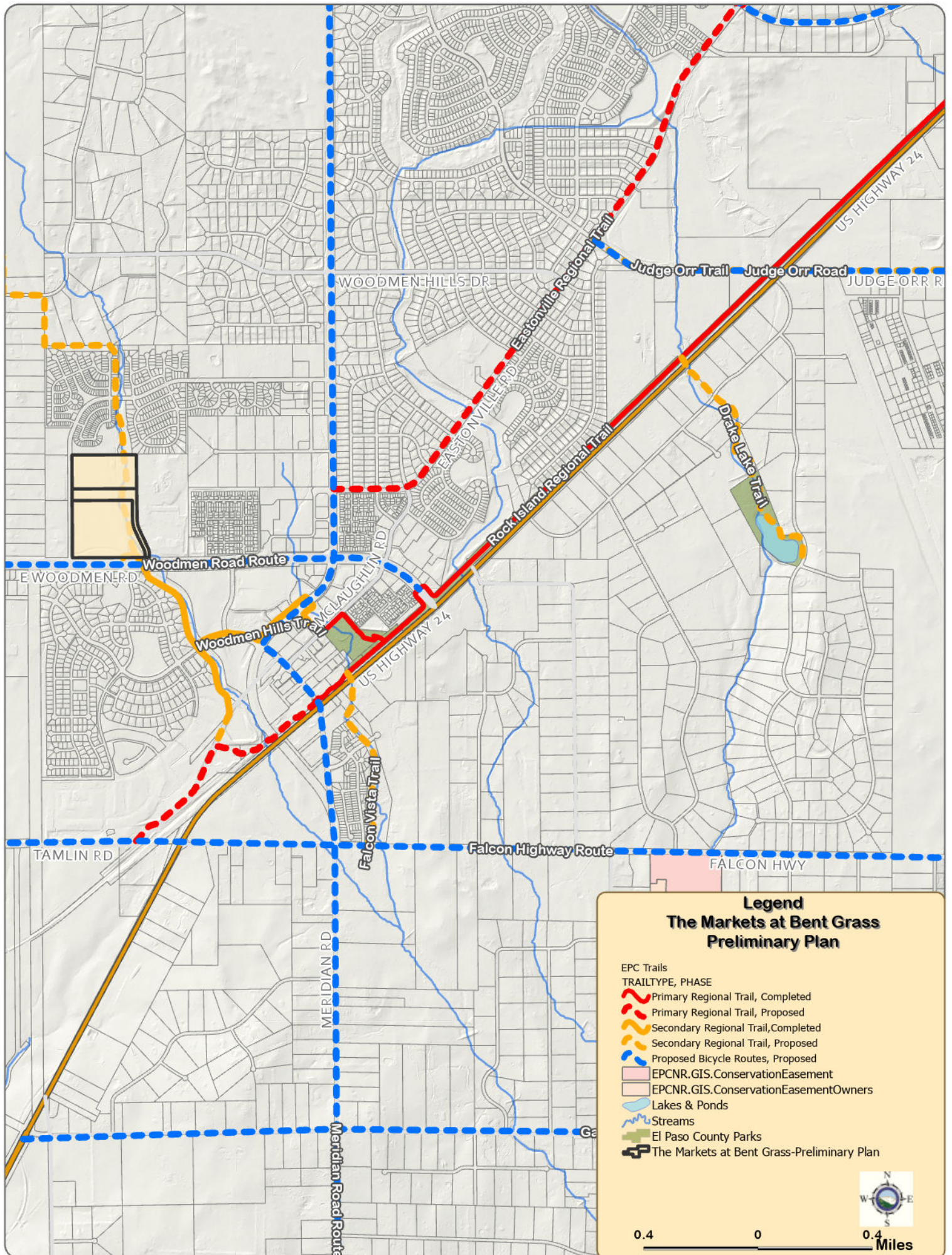
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Markets at Bent Grass Preliminary Plan: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the Final Plat. (2) Recommend the applicant 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 that a plat note identifying the trail easement to El Paso County be included at both the preliminary plan and final plat stages.

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

Sincerely,



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

September 17, 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.	
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			
Regional Park Area: 4		Urban Park Area: 3	
\$505 / Commercial-Industrial Lot x 14 Lots = \$7,070		Neighborhood:	\$119 / Lot x 14 Lots = \$0
Total Regional Park Fees: \$7,070		Community:	\$184 / Lot x 14 Lots = \$0
		Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

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Park Advisory Board Action:

PAB Endorsement 4/08/2026