

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 10, 2021

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

Subject: Bent Grass East Commercial Filing No.3 (SF-2147)

Kari,

The Community Services Department has reviewed the Bent Grass East Commercial Filing No.3 application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Classic Consulting on behalf of Land First Inc. for preliminary approval of six commercial tracts and one tract for a private access road and utilities on approximately 5.3 acres. The site is located north of E. Woodman Road, west of Meridian Road, and south of Bent Grass Meadows Drive.

This parcel was identified as commercial in 2007 with the approved Bent Grass Overall PUD. Current zoning of the property is CS (Commercial Services). A fifteen (15') landscape buffer is provided as a buffer to the single family residential to the west and along Bent Grass Meadows Drive. The existing 6' opaque fence along the boundary of the single family residential will serve as screening and will be maintained by the Bent Grass Merchants Association.


The El Paso County Parks Master Plan (2013) identifies the proposed Meridian Road Bicycle Route 300' to the east of the tract. This route will be accommodated within the public right of way and will not impact the development. The property is not located within a Candidate Open Space.

No regional park fees are required for the application, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,
Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Bentgrass Commercial Filing No.3 Final Plat

-  SubjectProperty
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint

0 125 250 500 Feet



Subject Property

