

**COMMUNITY SERVICES DEPARTMENT**

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

February 2, 2021

Kari Parsons  
Project Manager  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Falcon Meadows at Bent Grass PUD Preliminary Plan (PUDSP205)**

Hello Kari,

The Community Services Department has reviewed the Bent Grass West PUD Preliminary Plan and has the following administrative comments of behalf of El Paso County Parks. This application was previously presented to the Park Advisory Board October 14, 2020 and its recommendation is below:

***Recommended Motion (Bent Grass West PUD / Preliminary Plan):***

*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 Bent Grass West PUD Preliminary Plan: (1) Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel through the entire site that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$122,354 and urban park fees in the amount of \$77,290 will be required at time of the recording of the final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.*

For this revised application Parks staff notes that the PUD / Preliminary Plan has been updated to show a new roadway configuration north of Bent Grass Meadows Drive. This reconfiguration has created several minor changes to the overall site layout. This includes adding seven single-family residential lots and increasing the overall density from 260 lots to 267 lots, decreasing public right-of-way by 0.116 acres, and increasing open space from 18.395 to 22.51 acres (4.115 acres).



The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail trending north-south through the Bent Grass West site generally along the drainage channel. Consistent with the master plan, the applicant is showing a trail and 25-foot-wide easement along the drainage channel south of Bent Grass Meadows Drive. However, there is no trail or easement provided north of Bent Grass Meadows Drive. Staff did see a 15-foot-wide access road along the drainage channel but no provision for the regional trail. Parks staff again asks that the trail and 25-foot-wide easement be provided north of Bent Grass Meadows Drive. Co-locating the easement and the maintenance road is acceptable.

For this revised application, to include the increase in single-family residential lots, parks staff recommends fees in lieu of land for regional park purposes in the amount of \$124,689, and urban park fees in the amount of \$78,765. These fees will be due upon recording of a future final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of future final plat(s). This revised application does not require consideration by the Park Advisory Board.

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

Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
[jasonmeyer@elpasoco.com](mailto:jasonmeyer@elpasoco.com)

# Development Application Permit Review



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

2/02/2020

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 Best Grass West PUD Prelim Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-205	<b>Total Acreage:</b>	67.00
		<b>Total # of Dwelling Units:</b>	267
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	9.96
Better Land LLC	NES Inc	<b>Regional Park Area:</b>	2
Challenger homes		<b>Urban Park Area:</b>	3
8605 Explorer Dr., Suite 250	619 N. Cascade Ave., Suite 200	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80903	<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.
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**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 267 Dwelling Units = 5.180  
**Total Regional Park Acres: 5.180**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 3**

Neighborhood: 0.00375 Acres x 267 Dwelling Units = 1.00  
 Community: 0.00625 Acres x 267 Dwelling Units = 1.67  
**Total Urban Park Acres: 2.67**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 267 Dwelling Units = \$124,689  
**Total Regional Park Fees: \$124,689**

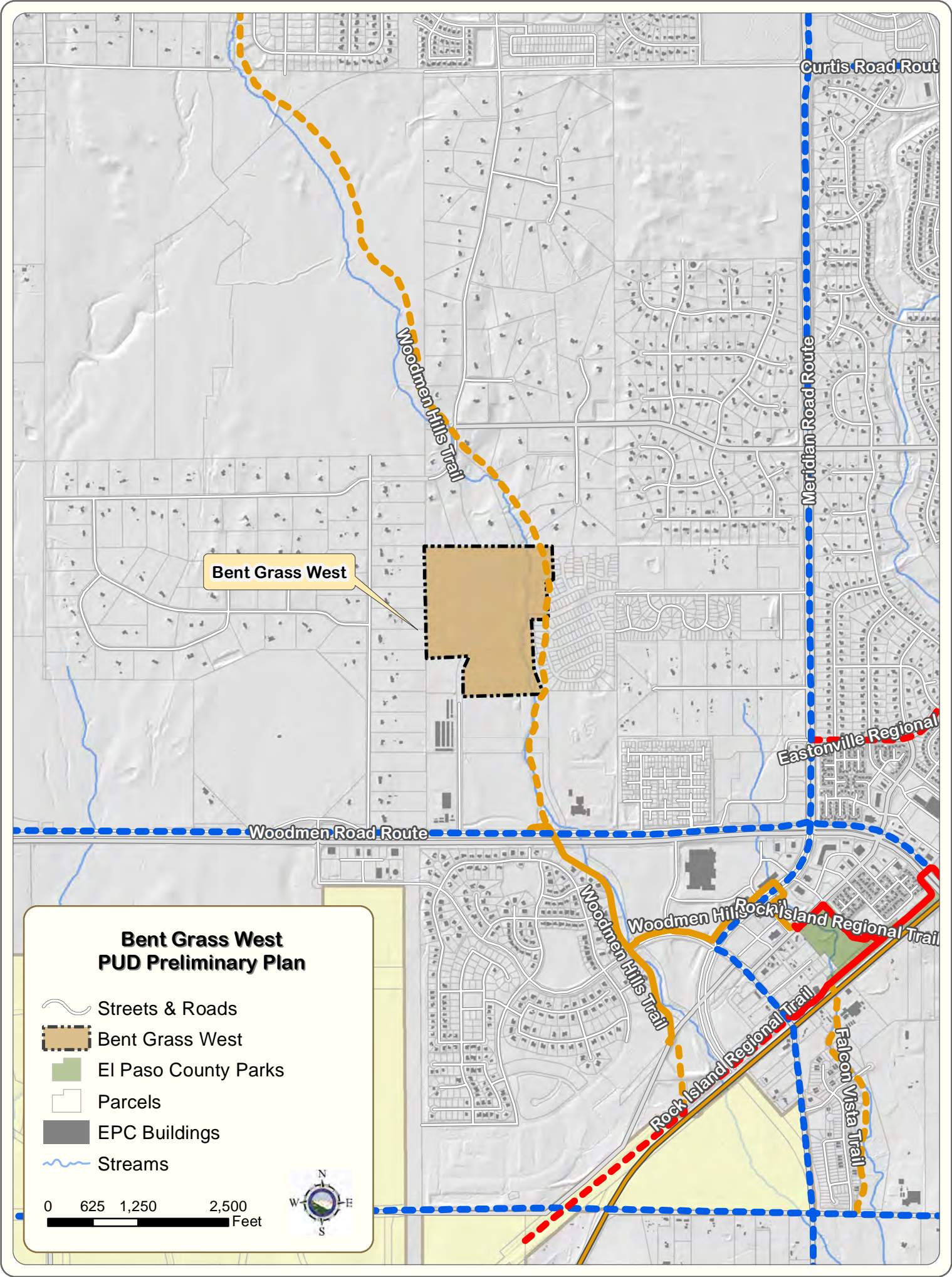
**Urban Park Area: 3**

Neighborhood: \$116 / Dwelling Unit x 267 Dwelling Units = \$30,972  
 Community: \$179 / Dwelling Unit x 267 Dwelling Units = \$47,793  
**Total Urban Park Fees: \$78,765**

**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 West PUD Preliminary Plan: (1) Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel through the entire site that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$124,689 and urban park fees in the amount of \$78,765 will be required at time of the recording of the final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

**Park Advisory Board Recommendation:**



Bent Grass West

Curtis Road Route

Woodmen Hills Trail

Meridian Road Route

Eastonville Regional

Woodmen Road Route

Woodmen Hills Regional Trail

Rock Island Regional Trail

Falcon Vista Trail

### Bent Grass West PUD Preliminary Plan

- Streets & Roads
- Bent Grass West
- El Paso County Parks
- Parcels
- EPC Buildings
- Streams

0 625 1,250 2,500 Feet

