



EL PASO COUNTY

COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 17, 2020

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

Subject: Bent Grass West PUD Preliminary Plan (PUDSP-205)

Hello Kari,

The Community Services Department has reviewed the Bent Grass West PUD Preliminary Plan and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board October 14, 2020.

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of a PUD Preliminary Plan for Bent Grass West, which consists of 262 single-family residential lots on 67 acres, with a minimum lot size of 2,800 square feet. Zoned PUD, the site is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, and is located within the Falcon-Peyton Small Area Master Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail trending north-south through the middle of the Bent Grass West site. Consistent with the master plan, the applicant is showing a trail along the central drainage channel, however the 25-foot easement is only shown south of Bent Grass Meadows Drive. Please revise the PUD Preliminary Plan drawings to include the 25-foot trail easement north of bent Grass Meadows Drive along the central drainage channel. No other parks, trails, or open space are impacted by this development, and the project site is not located within any Candidate Open Space Area.

The PUD Preliminary Plan induces seven tracts (A,C,D,E,F,G,K) dedicated for open space purposes which total 18.40 acres, or 25% of the overall site. This meets the 10% open space dedication requirement for PUD zoning. These tracts include a drainage channel, floodplain, trail, and utility corridors.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$122,354, and urban park fees in the amount of \$77,290. 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).

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COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

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 that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. required 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.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com

Development Application Permit Review



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

9/17/2020

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.

Name:	Best Grass West PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-205	Total Acreage:	67.00
		Total # of Dwelling Units:	262
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.78
Better Land LLC	Nes Inc	Regional Park Area:	2
Challenger homes		Urban Park Area:	3
8605 Explorer Dr., Suite 250	619 N. Cascade Ave., Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Proposed Zoning Code:	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 262 Dwelling Units = 5.083
Total Regional Park Acres: 5.083

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

Urban Park Area: 3

Neighborhood:	0.00375 Acres x 262 Dwelling Units =	0.98
Community:	0.00625 Acres x 262 Dwelling Units =	1.64
	Total Urban Park Acres:	2.62

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 262 Dwelling Units = \$122,354
Total Regional Park Fees: \$122,354

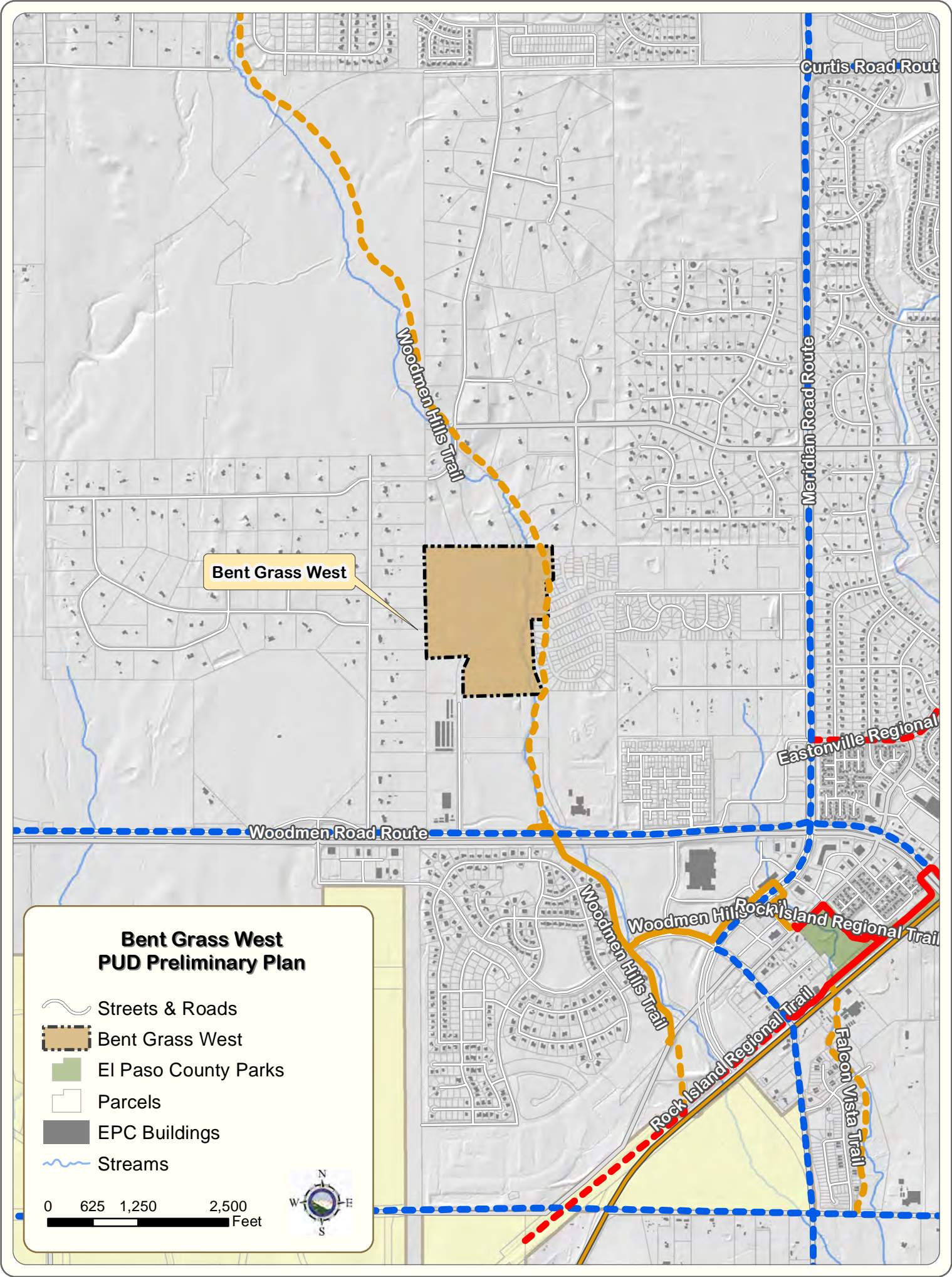
Urban Park Area: 3

Neighborhood:	\$116 / Dwelling Unit x 262 Dwelling Units =	\$30,392
Community:	\$179 / Dwelling Unit x 262 Dwelling Units =	\$46,898
	Total Urban Park Fees:	\$77,290

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 Bent Grass West PUD Preliminary Plan: (1): Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. required 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.

Park Advisory Board Recommendation:



Bent Grass West

**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

