

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 17, 2022

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

**Subject: Falcon Meadows at Bent Grass Filing No. 4 Final Plat (SF-2223)**

Kari,

The Community Services Department has reviewed the Falcon Meadows at Bent Grass Filing No. 4 Final Plat and has the following administrative comments of behalf of El Paso County Parks. This application was presented to the Park Advisory Board August 10, 2022, and the motion below was recommended for endorsement. There does not appear to be any changes to the plan since it was previously considered so no additional endorsement is necessary.

*NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No. 4 Final Plat for 39 single-family residential lots on 10.42 acres. This is the fourth filing of the approved overall PUD Development titled "Falcon Meadows at Bentgrass PUD Preliminary Plan."*

*The Bent Grass Filing No. 4 Final Plat contains two open space tracts, Tract A and Tract B. These open space tracts total 4.0 acres and represent 38% of the total area of Filing No. 4. This percentage exceeds the 10% minimum open space requirement for PUD zoning.*

*The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail running north and south through the west side of the Bent Grass Filing No. 4. Sections of the Woodmen Hills Secondary Regional Trail are already shown as recorded on adjacent filings north and south of Filing No.4.*

*County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the west side of the development, through Tracts A and B that will allow for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail.*



***Recommended Motion (Falcon Meadows at Bent Grass West Filing No.4 Final Plat):***

*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 Filing No. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310 will be required at time of the recording of the final plat(s).*

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

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Environmental Services - Recreation / Cultural Services

August 10, 2021

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 Bent Grass Filing No.4	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2223	<b>Total Acreage:</b>	10.42
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	39
Challenger Homes	NES Inc.	<b>Dwelling Units Per 2.5 Acres:</b>	9.36
8605 Explorer Dr.	619 N. Cascade Ave. Suite 200	<b>Regional Park Area:</b>	2
Colorado Springs, CO 80920	Colorado Springs, CO 80903	<b>Urban Park Area:</b>	3
		<b>Existing Zoning Code:</b>	PUD
		<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.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 39 Dwelling Units = 0.757  
**Total Regional Park Acres: 0.757**

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

**Urban Park Area: 3**

Neighborhood:	0.00375 Acres x 39 Dwelling Units =	0.15
Community:	0.00625 Acres x 39 Dwelling Units =	0.24
	<b>Total Urban Park Acres:</b>	<b>0.39</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$460 / Dwelling Unit x 39 Dwelling Units = \$17,940  
**Total Regional Park Fees: \$17,940**

**Urban Park Area: 3**

Neighborhood:	\$114 / Dwelling Unit x 39 Dwelling Units =	\$4,446
Community:	\$176 / Dwelling Unit x 39 Dwelling Units =	\$6,864
	<b>Total Urban Park Fees:</b>	<b>\$11,310</b>

**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 Filing No. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310 will be required at time of the recording of the final plat(s).

Park Advisory Board Recommendation:

PAB Endorsed 08/10/2022

## Bent Grass Filing No.4 Final Plat

-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  SubjectProperty
-  Parcels
-  EPC\_BuildingFootprint
-  Streams

0 250 500 1,000 Feet



**Bent Grass Filing No.4**

