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

March 5, 2020

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

**Subject: Bent Grass Residential Filing No. 2 Final Plat, Review #2 (SF-19-014)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Bent Grass Residential Filing No. 2 Final Plat, Review #2, and has the following additional comments of behalf of El Paso County Parks. Staff acknowledges the addition of Tracts G-M to Filing No. 2, and thus the inclusion of the 25' Public Regional Trail Easement through Tracts J and K. This alignment is consistent with the 2013 El Paso County Parks Master Plan and Trails Master Plan, as well as a revised alignment for the Woodmen Hills Secondary Regional Trail, and County Parks appreciates its inclusion into the Final Plat. However, the applicant's Letter of Intent states the following:

*"The approved Bent Grass PUD states to provide a 25' public regional trail in correlation with the final engineering of the drainage corridor (Refer to Note 11 under General Notes of the PUD Plan Amendment). However, the final design of the drainage corridor will not be completed in the filing as the existing channel was proved to be stable. Future Bent Grass Residential Filings will provide the final design of the drainage corridor and allow for the 25' public regional trail easement to be finalized."*

Due to the fact that the trail easement itself is located within the bounds of Bent Grass Residential Filing No. 2, the trail easement must be dedicated to El Paso County as a term of this Final Plat, as easement dedications occur on a per-plat basis. The applicant must show the trail easement on the Bent Grass Residential Filing No. 2 Final Plat and dedicate to El Paso County a 25-foot trail easement through Tracts J and K that allows for public access, as well as construction and maintenance of the Woodmen Hills Secondary Regional Trail. This dedication must take place prior to the recording of the Final Plat.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on September 11, 2019:

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
WWW.ELPASOCO.COM



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

*“Galloway and Company, Inc., on behalf of Challenger Homes, Inc., is requesting endorsement of Bent Grass Residential Filing No. 2 Final Plat, which consists of 181 single-family residential lots on 50.8 acres, with a minimum lot size of 5,375 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 overall Bent Grass development, as part of Bent Grass Residential Filing No. 3, which is immediately adjacent and west of the current application for Bent Grass Residential Filing No. 2. 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.*

*Originally endorsed by the Park Advisory Board in 2006 and as amended in 2014, the Bent Grass PUD Development Plan and Preliminary Plan included Tract D, a 7.2-acre community park site, as well as three tracts (A, F, L) labeled as pocket parks, two of which are located within Filing No. 2. Numerous other tracts were identified as “Pedestrian Trail and Drainage” and included in the overall 12% open space calculations. The aforementioned Woodmen Hills Secondary Regional Trail is located within four of those tracts and immediately adjacent the community park site. The PAB endorsed both PUD Preliminary Plans and Preliminary Plan with the following recommendation:*

*(2006 / 2014) Recommend to the Planning Commission and the Board of County Commissioners that approval of the PUD and Preliminary Plan include the following conditions: show dedication of a 25-foot public regional trail easement to El Paso County on the PUD plan; show the location of the trail on the PUD plan; require fees in lieu of land dedication for regional park purposes in the amount of \$28,662 and urban fees in the amount of \$18,054.*

*The recorded 2014 PUD Preliminary Plan Amendment, necessary primarily for major lot configuration changes in the Phase I section of the development, showed a loss of two pedestrian trail corridors in Phase I, as well as a reduction in the overall size of the community park from 7.2 acres to 3.39 acres due to the inclusion of a detention pond in the southern section of the original park location. The Woodmen Hills Secondary Regional Trail location is shown as a northwest-southeast trending corridor, still located immediately adjacent the community park. The final location of this easement will be finalized with future plat recordings.*

*As no park land dedications or trail easements are required for Bent Grass Residential Filing No. 2 Final Plat, staff recommends fees in lieu of regional and urban park fees. The applicant is advised, however, that El Paso County will require a 25-foot trail easement in forthcoming final plats, and will coordinate the location of this easement prior to the recording of said plats. Staff also encourages development of the two pocket parks located within Filing No. 2, with no further reductions in park, trail, or open space areas in future filings.*

***Recommended Motion (Bent Grass Filing No. 2 Final Plat):***

*Recommend to the Planning Commission and the Board of County Commissioners that the approval of Bent Grass Residential Filing No. 2 Final Plat include the following conditions: require*

*fees in lieu of land dedication for regional park purposes in the amount of \$82,536 and urban park fees in the amount of \$52,128. 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,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal line extending to the right.

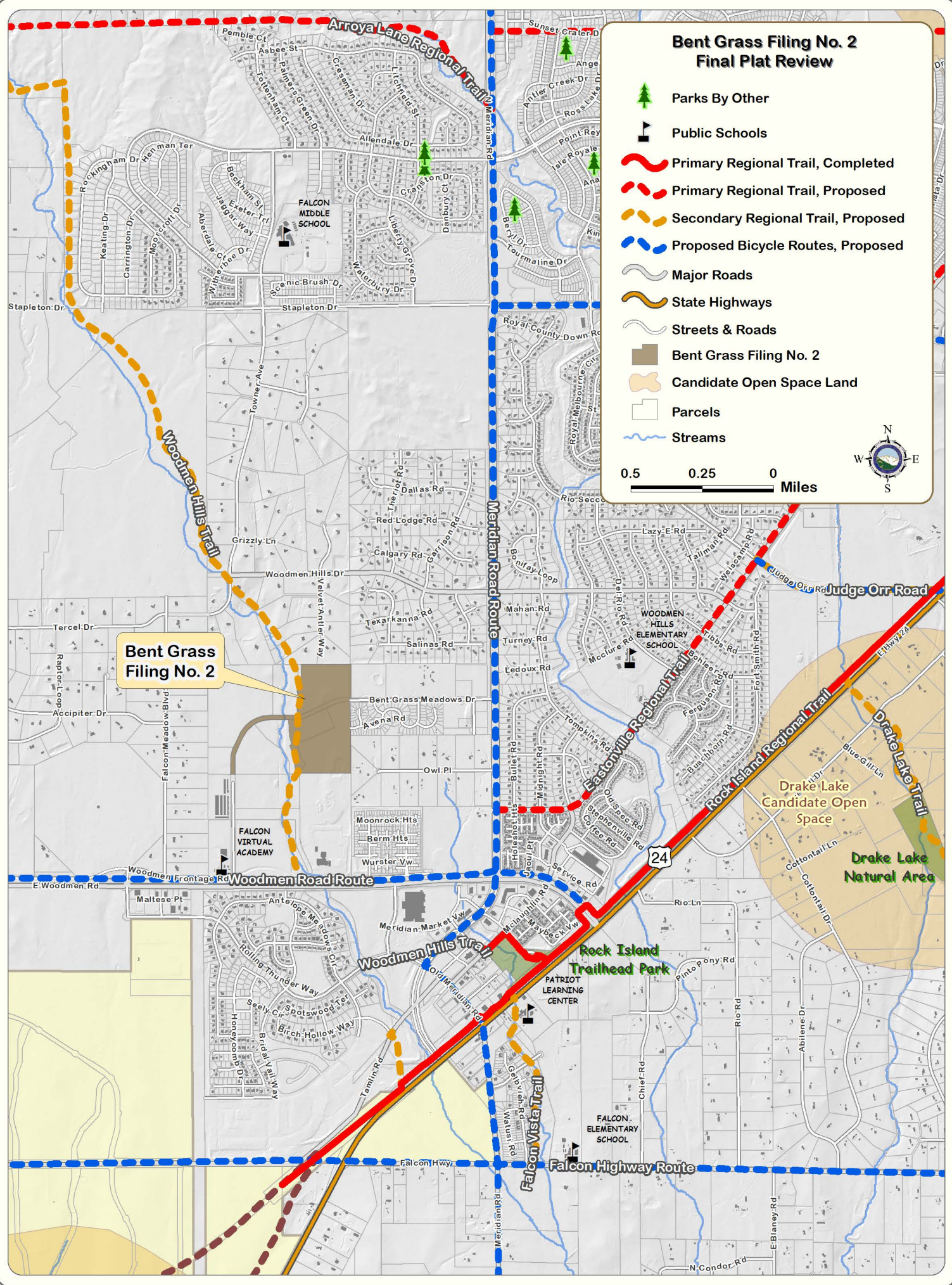
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



# Bent Grass Filing No. 2 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Bent Grass Filing No. 2
-  Candidate Open Space Land
-  Parcels
-  Streams

0.5 0.25 0 Miles



Bent Grass  
Filing No. 2

Drake Lake  
Candidate Open  
Space

Drake Lake  
Natural Area

Rock Island  
Trailhead Park

FALCON  
ELEMENTARY  
SCHOOL

PATRIOT  
LEARNING  
CENTER

FALCON  
VIRTUAL  
ACADEMY

FALCON  
MIDDLE  
SCHOOL



# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

September 11, 2019

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>	Bent Grass Residential Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-19-014	<b>Total Acreage:</b>	50.80
		<b>Total # of Dwelling Units:</b>	181
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.91
Challenger Homes, Inc.	Galloway & Company, Inc.	<b>Regional Park Area:</b>	2
8605 Explorer Drive	Grant Dennis	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80920	1755 Telstar Drive, Suite 107	<b>Existing Zoning Code:</b>	PUD
	Colorado Springs, CO 80920	<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 181 Dwelling Units = 3.511  
**Total Regional Park Acres: 3.511**

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

##### Urban Park Area: 3

Neighborhood: 0.00375 Acres x 181 Dwelling Units = 0.68  
 Community: 0.00625 Acres x 181 Dwelling Units = 1.13  
**Total Urban Park Acres: 1.81**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

\$456 / Dwelling Unit x 181 Dwelling Units = \$82,536  
**Total Regional Park Fees: \$82,536**

##### Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 181 Dwelling Units = \$20,453  
 Community: \$175 / Dwelling Unit x 181 Dwelling Units = \$31,675  
**Total Urban Park Fees: \$52,128**

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** Recommend to the Planning Commission and the Board of County Commissioners that the approval of Bent Grass Residential Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$82,536 and urban park fees in the amount of \$52,128. 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:

Endorsed 09/11/2019







