EL PASO COUNTY
COLORADO

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

October 21, 2026

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

Subject: **Welsch at Howells Final Plat (SF-26-028)**

Jen,

The Park Planning Division of the El Paso County Parks Department has reviewed the Welsch at Howells Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks Department:

The Welsch at Howells Final Plat application proposes the subject property going through the final plat process to create two lots that amount to 5 acres in size. The property is zoned RR-55 but is undergoing a rezone to RR-2.5 a zone district. The RR-2.5 zone district is intended to accommodate low-density, rural, single-family residential development. The subject property is located northeast of Howells Road and Mountain View Drive intersection in the northeastern portion of El Paso County.

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. The closest El Paso County Property is Palmer Divide Regional Trail which is 2.40 miles northeast of the property. Black Forest Regional Park is 1.25 miles northeast of the property.

As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees for regional park purposes in the amount of $1,010 and urban parks purposes of $606 as shown in the attached Development Application Review Form.

Staff Recommendation:
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Howells at Welsch Final Plat: (1) Regional park fees in the amount of $1,010 and Urban Park fees in the amount of $606 shall be due at time of the recording of the Final Plat.

Sincerely,

Ashlyn Mathy

Ashlyn Mathy
Parks Planner
El Paso County Parks Department

ashlynmathy@elpasoco.com

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

October 21, 2026

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: Howells at Welsch Final Plat

PCD Reference #: SF-26-028

Applicant / Owner:
William Guman & Associates, Ltd.
Bill Guman
(719) 633-9700

Owner's Representative:
William Guman & Associates, Ltd.
Bill Guman
(719) 633-9700

Application Type: Final Plat
Total Acreage: 5.00
Total # of Dwelling Units: 2
Dwelling Units Per 2.5 Acres: 1.00
Regional Park Area: 2
Urban Park Area: 2
Existing Zoning Code: RR-5
Proposed Zoning Code: RR-2.5

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 2 Dwelling Units = 0.039

Total Regional Park Acres: 0.039

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.01

Community: 0.00625 Acres x 2 Dwelling Units = 0.01

Total Urban Park Acres: 0.02

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 2 Dwelling Units = $1,010

Total Regional Park Fees: $1,010

Urban Park Area: 2

Neighborhood: $119 / Dwelling Unit x 2 Dwelling Units = $238

Community: $184 / Dwelling Unit x 2 Dwelling Units = $368

Total Urban Park Fees: $606

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Howells at Welsch Final Plat: (1) Regional park fees in the amount of $1,010 and Urban Park fees in the amount of $606 shall be due at time of the recording of the Final Plat.

Park Advisory Board Action: N/A