

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 6, 2026

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

Subject: Willow Springs Estates Filing No. 2 (VR-26-004)

Miranda,

The Park Planning Division of the El Paso County Parks Department has reviewed the Willow Springs Estates Filing No. 2 development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Willow Springs Estates Filing No. 2 application proposes subdividing one existing lot into two single-family residential lots, each consisting of five acres. The property is zoned RR-5, a zoning district intended to accommodate low-density, rural, single-family residential development. The subject property is located southeast of the intersection of Highland Estates Drive and Walker Road in the northern 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 Pineries Open Space which is 3.57 miles southeast of the property. Black Forest Regional Park is 3.80 miles southwest of the property. Lastly, the closest El Paso County trail is the Palmer Divide Primary Regional Trail, which is 4.00 miles southeast of the property.

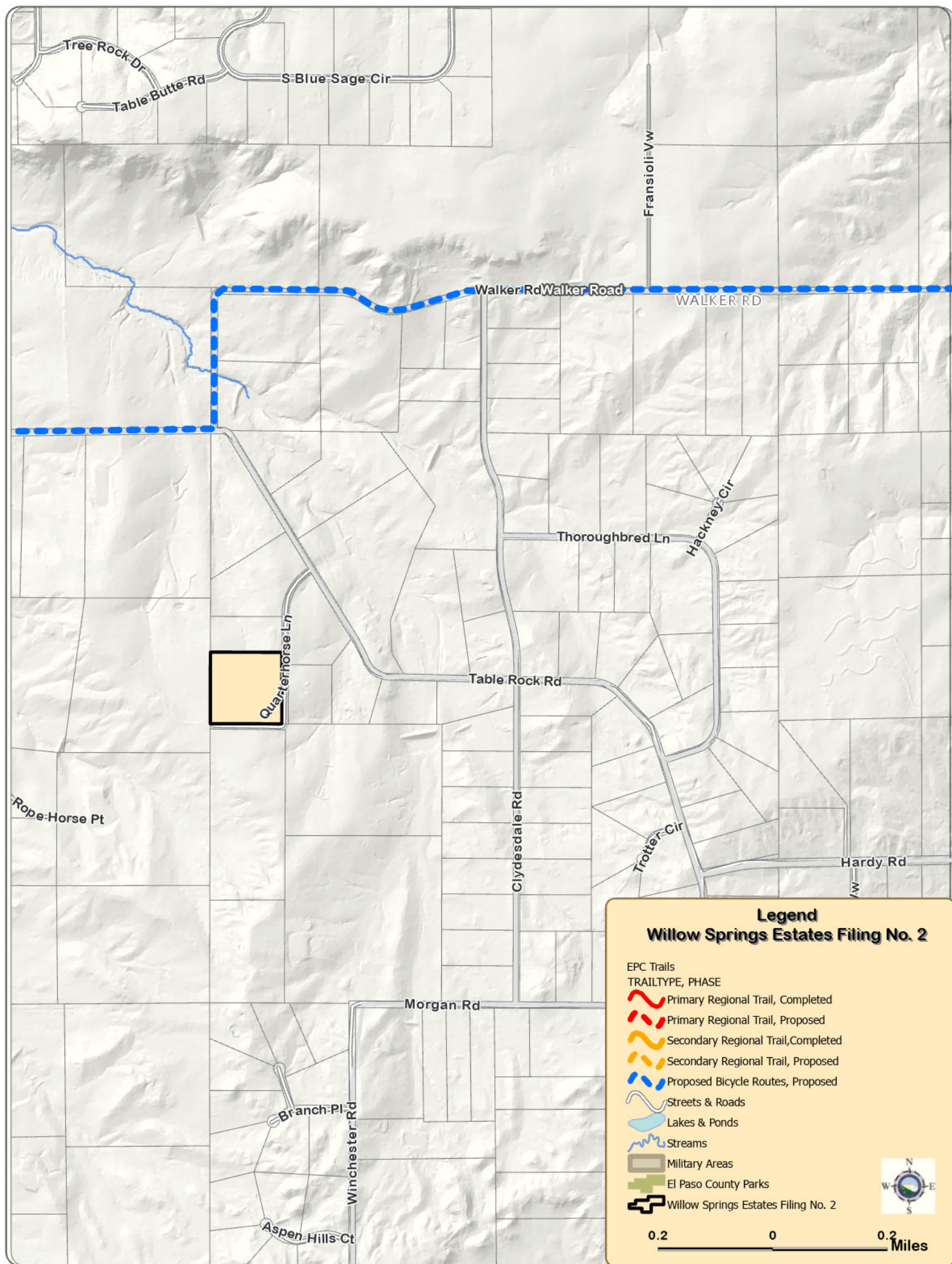
As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,010 as shown in the attached Development Application Review Form.

Staff Recommendation:

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Willow Springs Estates Filing No. 2: (1) Regional park fees in the amount of \$1,010 shall be due at time of the recording of the final plat.

Sincerely,


Ashlyn Mathy
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 6, 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:	Willow Springs Estates Filing No. 2	Application Type:	Vacate and Replat
PCD Reference #:	VR-26-004	Total Acreage:	10.00
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
Home Run Restorations Inc.	Home Run Restorations Inc.	Regional Park Area:	2
Shawn Shaffer	Shawn Shaffer	Urban Park Area:	1
(719) 649-7241	(719) 649-7241	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-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		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 2		Urban Park Area: 1	
0.0194 Acres x 2 Dwelling Units = 0.039		Neighborhood:	0.00375 Acres x 2 Dwelling Units = 0.00
Total Regional Park Acres: 0.039		Community:	0.00625 Acres x 2 Dwelling Units = 0.00
		Total Urban Park Acres:	0.00
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 1	
\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010		Neighborhood:	\$119 / Dwelling Unit x 2 Dwelling Units = \$0
Total Regional Park Fees: \$1,010		Community:	\$184 / Dwelling Unit x 2 Dwelling Units = \$0
		Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The El Paso County Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Willow Springs Estates Filing No. 2: (1) Regional park fees in the amount of \$1,010 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

N/A