

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 18, 2026

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

Subject: Mayberry Phase 2 PUDSP (PUDSP3251)

Ryan,

The Park Planning Division of the El Paso County Parks Department has performed a second review of the Mayberry Phase 2 PUDSP application and has the following preliminary comments. This application went before the Park Advisory Board on November 12, 2025.

Mayberry Phase 2 consists of 18.85 acres located approximately one mile west of the Town of Ellicott along State Highway 94. The property is divided into multiple tracts for phased development and is zoned PUD, consistent with the approved Mayberry Sketch Plan Amendment (2023).

- Tract K (8.31 acres): 98 high-density residential units, a clubhouse, pool, right-of-way dedication, and drainage easements.
- Griffith Square Parks (Tracts A, O, and Pickleball – 10.54 acres): Planned pickleball courts, soccer field and plaza, open space, and future right-of-way and drainage easements.

During the Sketch Plan Amendment review, the applicant coordinated with Parks staff to develop a comprehensive park and trail system that includes community parks, neighborhood parks, internal trails, and the Highway 94 Regional Trail. Parks staff support the park and trail plan and anticipate future Urban Park Lands Agreements (UPLAs) with final plat applications to help fund park improvements, including the planned pickleball courts and soccer fields.

The El Paso County Parks Master Plan identifies the Highway 94 Primary Regional Trail along the highway corridor. However, following a developer request submitted in November 2024, Parks staff support relocating the trail approximately 1,000 feet south to a landscaped boulevard running through the center of Mayberry. This relocation will:

- Improve connectivity to parks, open space, trails, and sidewalks, creating the community's primary east-west trail corridor.
- Provide a more attractive and functional user experience by avoiding the highway edge, utility corridors, water tank, and gas infrastructure.
- Replace the planned 5-foot sidewalk with an enhanced 8-foot meandering concrete trail along the boulevard.

This revised alignment better fulfills the intent of the County's regional trail system while improving accessibility and the overall recreational experience.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

The site is identified within the El Paso County Parks Master Plan as a Candidate Regional Park/Open Space Area, supporting the long-term vision for expanded recreational amenities and connectivity within the region. The Mayberry development incorporates an integrated network of open space and trail corridors designed to connect residential areas with existing and planned parks, consistent with the Master Plan framework.

The proposed development advances key goals of the Parks Master Plan by providing multi-modal connectivity and accessible recreational opportunities throughout the community. Internal pedestrian and trail connections support a cohesive "live, work, play" environment, allowing residents convenient access to open space and amenities within a walkable distance.

Specifically, the development aligns with the following Parks Master Plan objectives:

- **Goal 2.A – Regional parks, open space, and trail provision:** *The Project incorporates trail connections and open space areas that contribute to the broader regional system and support planned park facilities within the Mayberry development.*
- **Goal 3.A – Connectivity and active transportation:** *The internal trail network and pedestrian system provide direct connections between residential uses, open space, and adjacent development areas, enhancing walkability and supporting active transportation.*
- **Goal 1.B – Recreational amenities and user experience:** *The integration of open space and interconnected trail corridors creates opportunities for community gathering, passive recreation, and enhanced user experience across the development.*
- **Goal 2.B – Coordination with long-range planning efforts:** *The Project has been designed in coordination with County planning and Parks staff to ensure consistency with long-range growth, infrastructure planning, and regional park system objectives.*

Overall, the Mayberry Phase 2 development supports implementation of the El Paso County Parks Master Plan by contributing to an interconnected system of parks, trails, and open space, while enhancing accessibility and recreational opportunities for future residents. The Mayberry Phase 2 Planned Unit Development Sketch Plan (PUDSP) proposes to relocate the Highway 94 Regional Trail along Positive Place by replacing the standard sidewalk on the south side of the roadway with an 8-foot-wide concrete regional trail. In addition, the proposed 10-foot-wide sidewalk along the west side of Mayberry Drive, extending south to Positive Place, is intended to serve as part of the regional trail connection. This alignment will provide continuity between the existing Highway 94 Regional Trail at the north end of the development and the relocated trail segment along Positive Place.

Upon review of the submitted plans, Parks staff determined that the landscape plans do not accurately depict the approved regional trail alignment. Staff would like to see the sidewalks depicted on the landscape plans to match the plat and new updates staff would like to see upon this review.

Staff also found that the Highway 94 Regional Trail is not correctly identified on the submitted plans. The proposed 8- to 10-foot-wide concrete sidewalks along Mayberry Drive and Positive Place are intended to function as the relocated El Paso County Highway 94 Regional Trail but are not labeled accordingly. The plans should be updated to clearly identify these facilities as the El Paso County Highway 94 Regional Trail. Additionally, corresponding notes should be added to the Preliminary Plan documenting the approved trail realignment and reflecting the coordination that has occurred between the applicant and El Paso County Parks staff.

Because the relocated Highway 94 Regional Trail will be constructed within the public right-of-way, the El Paso County Parks Department will not require a separate public trail easement for this phase of development. However, future filings associated with the continuation of the Highway 94 Regional Trail along Positive Place will be required to provide a minimum 8-foot-wide concrete sidewalk/trail within the public right-of-way. This requirement will ensure that future trail segments remain consistent with the approved regional trail alignment and comply with El Paso County regional trail design standards.

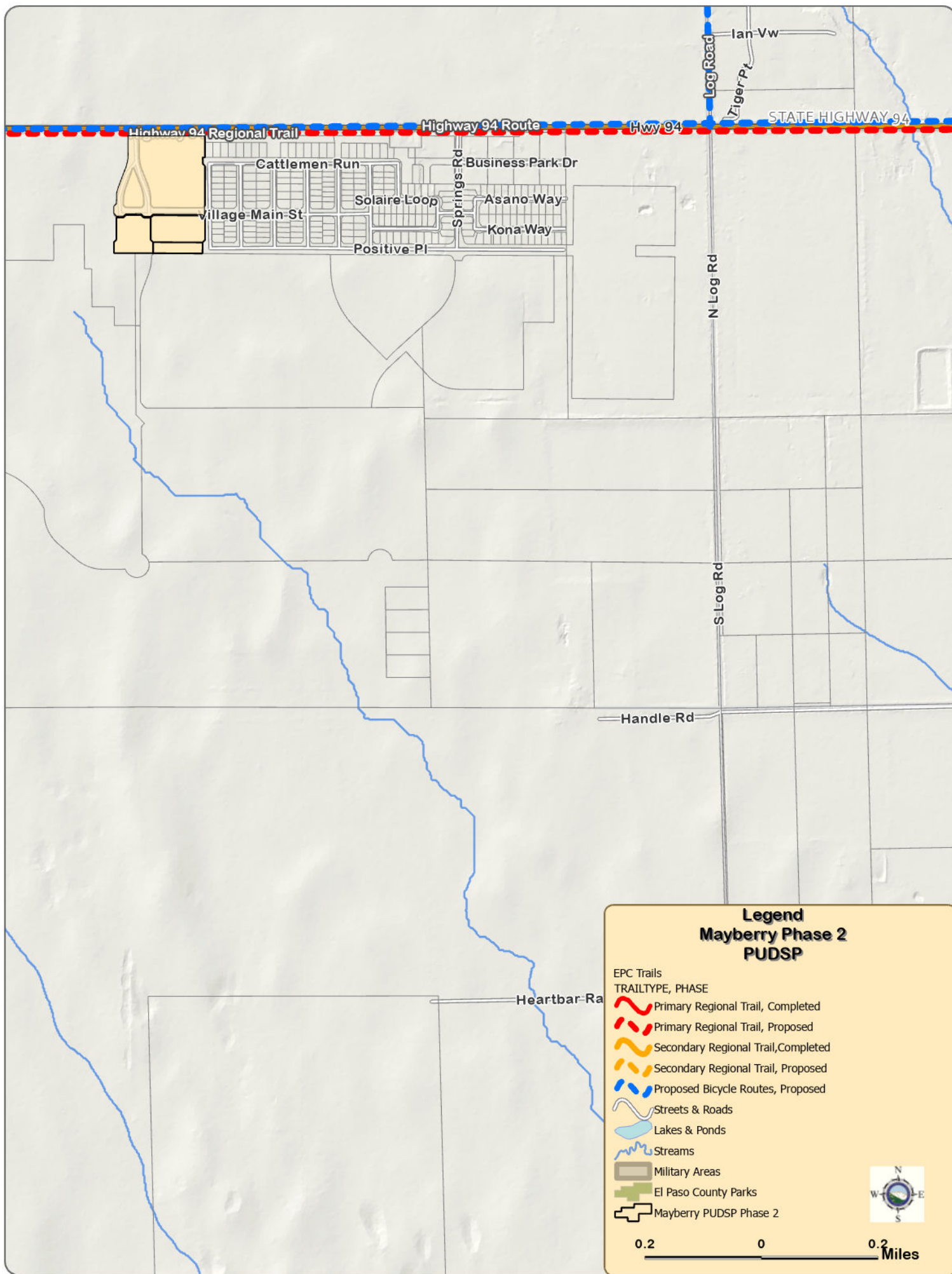
Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Mayberry Phase 2 PUDSP : (1) Recommend that the applicant designate and provide to El Paso County 8- foot wide sidewalks within the Right of way along the southern side of Positive Place for the Highway 94 Regional Trail, (2) the sidewalks shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the sidewalks that are now the new configuration of the Highway 94 trail shall be shown on this preliminary plan and future final plats and shall be dedicated to El Paso County on the forthcoming final plat(s), (4) the Highway 94 Regional Trail shall be constructed of concrete and be min 8-ft wide in place of the standard sidewalk, (5) Regional parks fees in the amount of \$49,490, and urban park purposes in the amount of \$29,694 shall be required at the time of the recording of the forthcoming final plat(s), (6) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s).

Sincerely,

Ashlyn Mathy

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

08/18/2026

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:	Mayberry Phase 2 PUDSP	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP251	Total Acreage:	18.85
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.00
Mayberry Communities LLC	Kimley-Horn & Associates	Regional Park Area:	4
Scott Souders	Larry Salazar	Urban Park Area:	4
22108 Cattleman Run	2 North Nevada Ace, Suite 900	Existing Zoning Code:	PUD
Calhan, CO 80808	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.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 4		Urban Park Area: 4	
0.0194 Acres x 98 Dwelling Units = 1.901		Neighborhood:	0.00375 Acres x 98 Dwelling Units = 0.37
Total Regional Park Acres: 1.901		Community:	0.00625 Acres x 98 Dwelling Units = 0.61
		Total Urban Park Acres: 0.98	
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 4	
\$505 / Dwelling Unit x 98 Dwelling Units = \$49,490		Neighborhood:	\$119 / Dwelling Unit x 98 Dwelling Units = \$11,662
Total Regional Park Fees: \$49,490		Community:	\$184 / Dwelling Unit x 98 Dwelling Units = \$18,032
		Total Urban Park Fees: \$29,694	

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 Mayberry Phase 2 PUDSP : (1) Recommend that the applicant designate and provide to El Paso County 8- foot wide sidewalks within the Right of way along the southern side of Positive Place for the Highway 94 Regional Trail, (2) the sidewalks shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the sidewalks that are now the new configuration of the Highway 94 trail shall be shown on this preliminary plan and future final plats and shall be dedicated to El Paso County on the forthcoming final plat(s), (4) the Highway 94 Regional Trail shall be constructed of concrete and be min 8-ft wide in place of the standard sidewalk, (5) Regional parks fees in the amount of \$49,490, and urban park purposes in the amount of \$29,694 shall be required at the time of the recording of the forthcoming final plat(s), (6) an Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s).

Park Advisory Board Action:

Endorsed 11/13/2025