

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

June 23, 2026

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

**Subject: Judge Orr Road Commercial Park Preliminary Plan (SP-26-004)**

Kylie,

The Park Planning Division of the El Paso County Parks Department has reviewed the first submittal of the Judge Orr Road Commercial Park Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, were presented to the El Paso County Park Advisory Board for consideration and endorsement on August 12, 2026:

The Judge Orr Road Commercial Park Preliminary Plan application consists of 10 commercial lots totaling 42.79 acres, with lots ranging from 2.5 to 6.8 acres. These lots are zoned PUD; however, this property will be going through a rezone to change the zoning district to CS zoning. The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. The property is located east of the Judge Orr Road and Highway 24 intersection, in the eastern part of El Paso County.

The 2022 El Paso County Parks Master Plan shows impacts to the proposed Judge Orr Secondary Regional Trail which is on the south boundary of the proposed preliminary plan. The closest El Paso County Parks open space is Pineries Open Space which is 5.5 miles northwest of the property. The closest El Paso County Park is the Falcon Regional Park, which is 1.82 miles north of the property. Lastly, the closest El Paso County trail is the Rock Island Regional Trail which is 0.5 miles west of the property.

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 public trail easement along the southern boundary of the site along Judge Orr Road, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and that this easement be shown and dedicated to El Paso County on the Final Plat.

**Staff Recommendation:**

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Judge Orr Road Commercial Park Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$5,050. (2) Designate and provide to El Paso County 25-foot public trail easement throughout the property that runs along the Southern boundary of the property that allows for public access, as well as

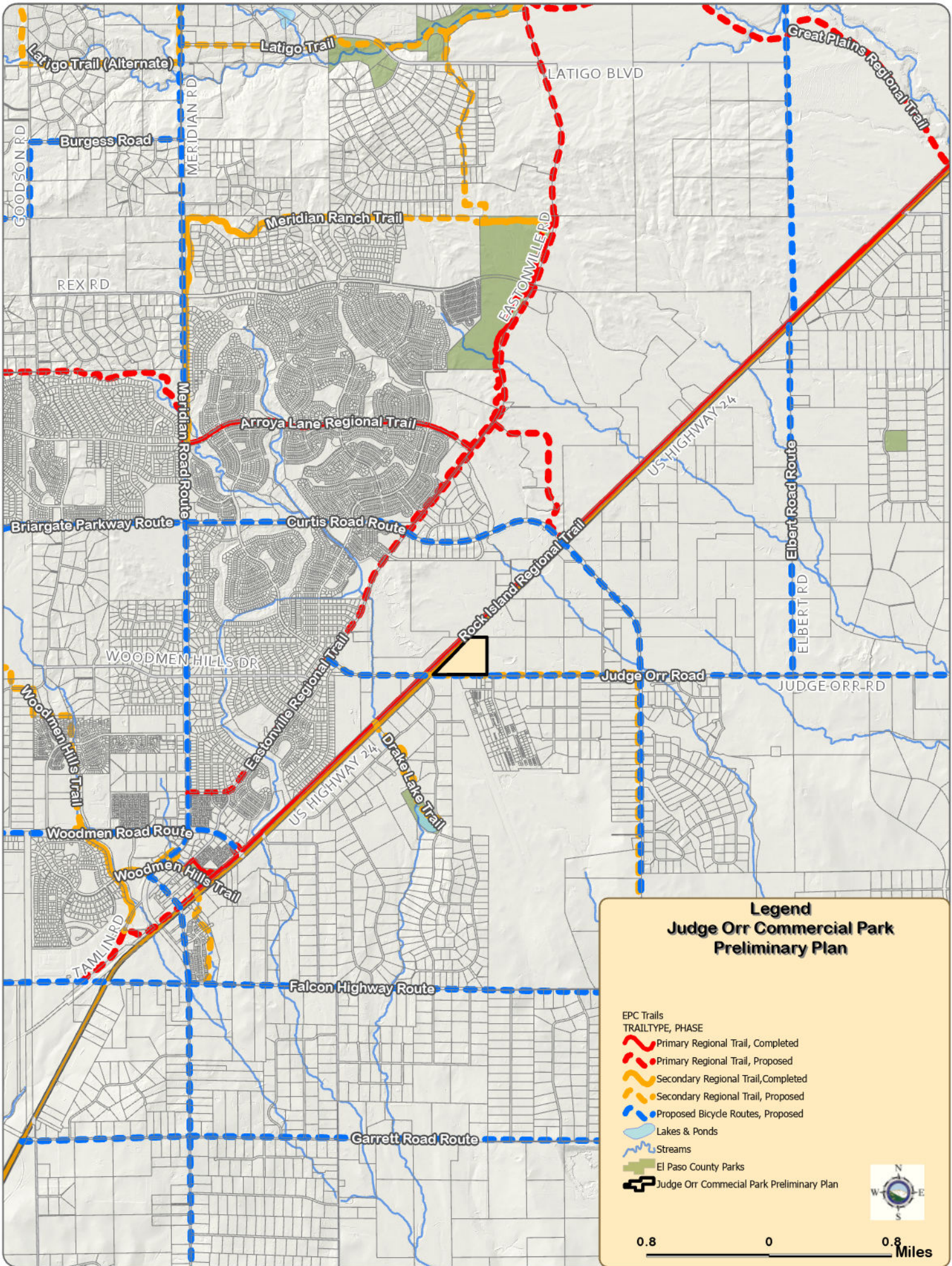
construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s).

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

Sincerely,

*Ashlyn Mathy*

Ashlyn Mathy  
Parks Planner  
Park Planning Division  
El Paso County Parks Department  
[ashlynmathy@elpasoco.com](mailto:ashlynmathy@elpasoco.com)



Map labels include: Latigo Trail (Alternate), Latigo Trail, Burgess Road, Meridian Rd, Meridian Ranch Trail, Arroya Lane Regional Trail, Curtis Road Route, Woodmen Hills Trail, Woodmen Road Route, Woodmen Hills Trail, Falcon Highway Route, Garrett Road Route, Latigo Blvd, EASTWILLE RD, US HIGHWAY 24, Rock Island Regional Trail, Drake Lake Trail, Judge Orr Road, Elbert Road Route, Elbert Rd, JUDGE ORR RD, WOODMEN HILLS DR, Briar Gate Parkway Route, Meridian Road Route, and Goodson Rd.

**Development  
Application  
Review  
Form**



**EL PASO COUNTY PARKS DEPARTMENT**

**Parks Planning - Park Operations**

**Recreation and Cultural Services - CSU Extension Office**

**June 23, 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.

<b>Name:</b>	The Judge Orr Road Commercial Park Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-26-004	<b>Total Acreage:</b>	42.79
		<b>Total # of Lot:</b>	10
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Regional Park Area:</b>	4
William Guman & Associates, Ltd.	William Guman & Associates, Ltd.	<b>Urban Park Area:</b>	3
Bill Guman	Bill Guman	<b>Existing Zoning Code:</b>	PUD
<a href="tel:(719)633-9700">(719) 633-9700</a>	<a href="tel:(719)633-9700">(719) 633-9700</a>	<b>Proposed Zoning Code:</b>	CS

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

<b>LAND REQUIREMENTS</b>			
<b>Regional Park Area: 4</b>		<b>Urban Park Area: 3</b>	
0.0194 Acres x 10 Lots =	0.194	Neighborhood:	0.00375 Acres x 10 Lots = 0.00
		Community:	0.00625 Acres x 10 Lots = 0.00
<b>Total Regional Park Acres:</b>	<b>0.194</b>	<b>Total Urban Park Acres:</b>	<b>0.00</b>
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 4</b>		<b>Urban Park Area: 3</b>	
\$505 / Commercial-Industrial Lot x 10 Lots =	\$5,050	Neighborhood:	\$119 / Lot x 10 Lots = \$0
		Community:	\$184 / Lot x 10 Lots = \$0
<b>Total Regional Park Fees:</b>	<b>\$5,050</b>	<b>Total Urban Park Fees:</b>	<b>\$0</b>

**EL PASO COUNTY PARKS DEPARTMENT COMMENTS**

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Judge Orr Road Commercial Park Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$5,050. (2) Designate and provide to El Paso County 25-foot public trail easement throughout the property that runs along the Southern boundary of the property that allows for public access, as well as construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s).

Park Advisory Board Action: 

TBD
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