

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 15, 2026

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

Subject: AMO Acres Filing No. 1 (SF-26-023)

Lacey,

The Park Planning Division of the El Paso County Parks Department has reviewed the Amo Acres Filing No. 1 development application, and is providing the following administrative comments on behalf of El Paso County Parks Department:

The Amo Acres Filing No. 1 application proposes subdividing one existing lot into two single-family residential lots that will be 19.03 acres in size. The property is zoned RR-5, a zoning district intended to accommodate low-density, rural, single-family residential development. The subject property is located north of the intersection of Davis Road and Slocum Road in the eastern 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. There are multiple proposed trails near the subject subdivision, such as, The Judge Orr Secondary Regional Trail which is 2.07 miles northeast of the property. The proposed Jimmy Camp Creek Primary Regional Trail is located 3.6 miles southwest of the property and the proposed Highway 94 Bicycle Route is 2.40 miles south 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 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 Amo Acres Filing No. 1: (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

Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

September 15, 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:	Amo Acres Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF-26-023	Total Acreage:	38.06
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.13
Mary Lee DeConza/Winblad	Mary Lee DeConza/Winblad	Regional Park Area:	4
(719) 396-9192	(719) 396-9192	Urban Park Area:	3
		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: 4	Urban Park Area: 3
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: 4	Urban Park Area: 3
\$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 Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Amo Acres Filing No. 1: (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