EL PASO COUNTY
COLORADO

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

October 21, 2025

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

Subject: **Sundance West Final Plat (SF-25-027)**

Lacey,

The Park Planning Division of the El Paso County Parks Department has reviewed the second submittal of the Sundance West Final Plat and has the following administrative comments. This application, along with the following comments and recommendations, was presented to the El Paso County Park Advisory Board for their consideration and endorsement on October 8, 2025.

Sundance West Ranch Final Plat application consists of 7 single-family lots totaling 19.52 acres, with lots ranging from 2.50 to 4.49 acres. This lot is currently zoned RR-5; however, the subject site is proposing a rezone application to RR-2.5 zoning. The RR-2.5 zone district intended to accommodate low-density, rural, single family residential development. The property is located west of Highway 83 and Hodgen Road intersection, in the northeast part of El Paso County.

The 2022 El Paso County Parks Master Plan shows the project impacting the proposed Fox Run Primary Regional Trail, which exists on the south side of Hodgen Road. El Paso County Parks has already acquired or is in the process of acquiring trail easements along this proposed trail corridor, most notably in the proposed Flying Horse North development located east of this proposed final plat.

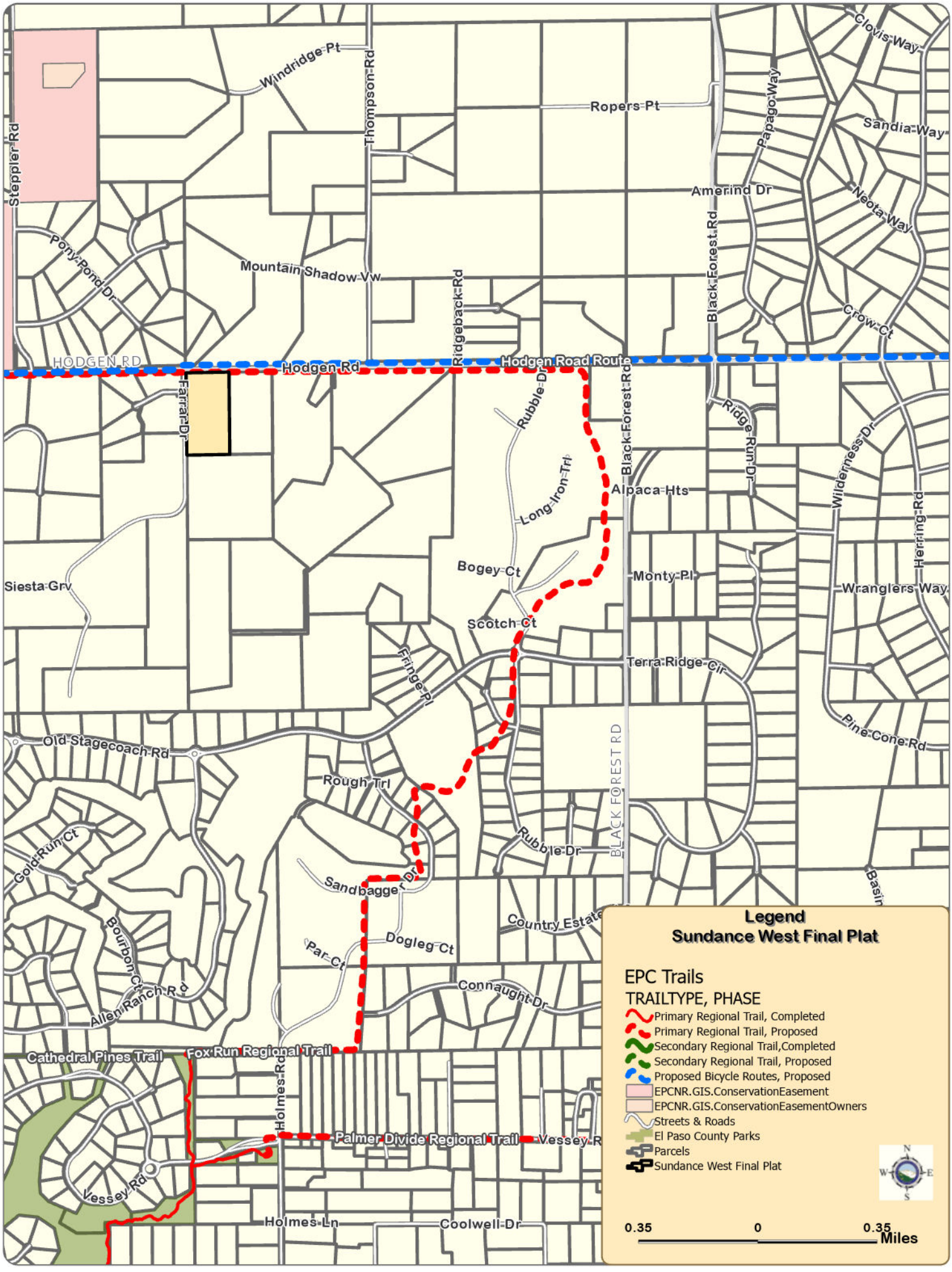
El Paso County Parks recommends trail easements where development projects impact proposed County trails. As it pertains to this application, the County recommends that the landowner provide a 25-foot public trail easement along the northern boundary of the site along Hodgen Road, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County for the Fox Run Regional Trail, and that this easement be shown and dedicated to El Paso County on the Final Plat. Upon the second submitting, staff notes that the final plat application depicts the trail easement for the Fox Run Regional Trail.

Staff Recommendation:
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Sundance West Ranch Final Plat: (1) Regional park fees in the amount of $3,535 shall be due at time of the recording of the Final Plat. (2) Recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the property along the Northern boundary that allows for public access, as well as construction and maintenance by El Paso County for the Fox Run 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
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com


Windridge Pt
Thompson Rd
Ropers Pt
Clovis Way
Papago Way
Sandia Way
Steppler Rd
Amerind Dr
Neota Way
Pony Pond Dr
Mountain Shadow Vw
Ridgeback Rd
Black Forest Rd
Crow Ct
HODGEN RD
Hodgen Rd
Hodgen Road Route
Farrar Dr
Rubble Dr
Ridge Run Dr
Wilderness Dr
Herring Rd
Long Iron Trl
Alpaca Hts
Bogey Ct
Monty Pl
Siesta Grv
Wranglers Way
Scotch Ct
Fringe Pl
Terra Ridge Cir
Pine Cone Rd
Old Stagecoach Rd
Rough Trl
BLACK FOREST RD
Gold Run Ct
Rubble Dr
Sandbagger Dr
Basin
Country Estate
Bourbon Ct
Dogleg Ct
Par Ct
Connaught Dr
Allen Ranch Rd
Cathedral Pines Trail
Fox Run Regional Trail
Holmes Rd
Palmer Divide Regional Trail
Vessey Rd
Holmes Ln
Coolwell Dr
Legend
Sundance West Final Plat
EPC Trails
TRAILTYPE, PHASE
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail,Completed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
EPCNR.GIS.ConservationEasement
EPCNR.GIS.ConservationEasementOwners
Streets & Roads
El Paso County Parks
Parcels
Sundance West Final Plat
N
W
E
S
0.35
0
0.35
Miles

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: Sundance West Final Plat
PCD Reference #: SF-25-027

Applicant / Owner:
Vertex Consulting
Nina Ruiz
(719) 733-8606

Owner's Representative:
Vertex Consulting
Nina Ruiz
(719) 733-8606

Application Type: Final Plat
Total Acreage: 19.52
Total # of Dwelling Units: 7
Dwelling Units Per 2.5 Acres: 0.90
Regional Park Area: 2
Urban Park Area: 1
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 7 Dwelling Units = 0.136
Total Regional Park Acres: 0.136

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00
Community: 0.00625 Acres x 7 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 7 Dwelling Units = $3,535
Total Regional Park Fees: $3,535

Urban Park Area: 1

Neighborhood: $119 / Dwelling Unit x 7 Dwelling Units = $0
Community: $184 / Dwelling Unit x 7 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 Sundance West Ranch Final Plat: (1) Regional park fees in the amount of $3,535 shall be due at time of the recording of the Final Plat. (2) Recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the property along the Northern boundary that allows for public access, as well as construction and maintenance by El Paso County for the Fox Run Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming final plat(s).

Park Advisory Board Action: **Originally Endorsed 10/8/2025**