

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

July 20, 2026

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

Subject: Calm Breeze Point Subdivision (SF-26-014)

Jen,

The Park Planning Division of the El Paso County Parks Department has reviewed the Calm Breeze Point Subdivision Final Plat development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Calm Breeze Point Subdivision application consists of four single family lots totaling 42.22 acres. commercial lot totaling 8.34 acres. This parcel is zoned RR-5, the RR-5 zoning district intended to accommodate low-density, rural, single-family residential development. The property is located west of Shoup Road and Goodson Road intersection and is located in the northeast part 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 .25 miles north of the property. Falcon Regional Park is 3.60 miles southeast of the property. Lastly, the closest El Paso County trail is the Palmer Divide Primary Regional Trail, which is 3.16 miles southeast of the property.

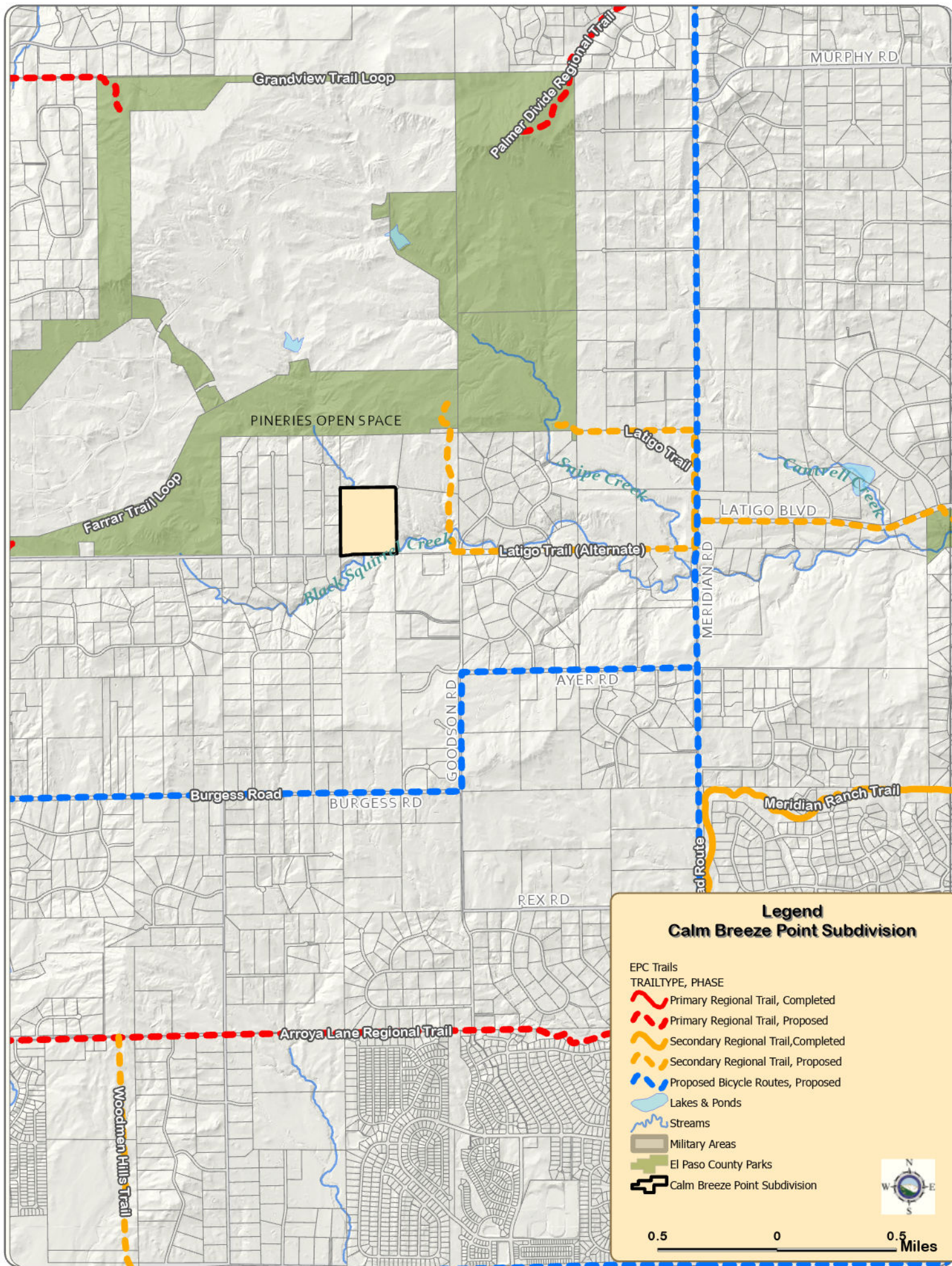
As no park land or trail easement dedications are necessary for this proposal, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$2,020 as shown in the attached Development Application Review Form.

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 Calm Breeze Point Subdivision: (1) Regional park fees in the amount of \$2,020 shall be due at time of the recording of the final plat.

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

July 20, 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:	Calm Breeze Point Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-26-014	Total Acreage:	42.22
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.24
M&S Civil Consultants, Inc.	M&S Civil Consultants, Inc.	Regional Park Area:	2
Virgil Sanchez	Virgil Sanchez	Urban Park Area:	2
(719) 491-0818	(719) 491-0818	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: 2
0.0194 Acres x 4 Dwelling Units = 0.078	Neighborhood: 0.00375 Acres x 4 Dwelling Units = 0.00
Total Regional Park Acres: 0.078	Community: 0.00625 Acres x 4 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 2
\$505 / Dwelling Unit x 4 Dwelling Units = \$2,020	Neighborhood: \$119 / Dwelling Unit x 4 Dwelling Units = \$0
Total Regional Park Fees: \$2,020	Community: \$184 / Dwelling Unit x 4 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 Calm Breeze Point Subdivision: (1) Regional park fees in the amount of \$2,020 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

N/A