

**EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION**

**TODD MARTS, EXECUTIVE DIRECTOR**

July 10, 2025

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

Subject: **Skye Vista Subdivision Final Plat, 2<sup>nd</sup> Submittal (SF-24-034)**

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the 2<sup>nd</sup> submittal of the Skye Vista Subdivision Final Plat development application and has no additional comments at this time. The following comments were presented to and endorsed by the Park Advisory Board on January 8, 2025:

*“This is a request by Matrix Design Group on behalf of Skye Vista, LLC, for endorsement of Skye Vista Subdivision Filing No. 1 Final Plat, which includes 13 single-family rural residential lots on 36.38 acres, with a minimum lot size of 2.5 acres. The property is zoned RR-2.5 for rural residential uses, and located north of Hodgen Road, west of Stepler Road, and east of the Settler’s Ranch subdivision.*

*The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Fox Run Regional Trail runs east-west on the north side of Hodgen Road, approximately 0.25 miles south of the project site, while the proposed Cherry Creek Regional Trail is located within adjacent Settler’s Ranch, approximately 0.25 mile west of the site. Skye Vista Subdivision is not located within any Candidate Open Space Areas.*

*Zoned RR-2.5, Skye Vista Subdivision is not required to meet the El Paso County Land Development Code’s Planned Unit Development (PUD) 10% open space requirement. The subdivision offers only 0.75 acres of open space, dedicated to stormwater detention and mail kiosks. However, large 2.5-acre lots with natural prairie landscaping offers an abundance of private open space.*

*As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$6,565, as shown in the attached Development Application Review Form.*

**Recommended Motion (Filing No. 1 Final Plat):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat.”*

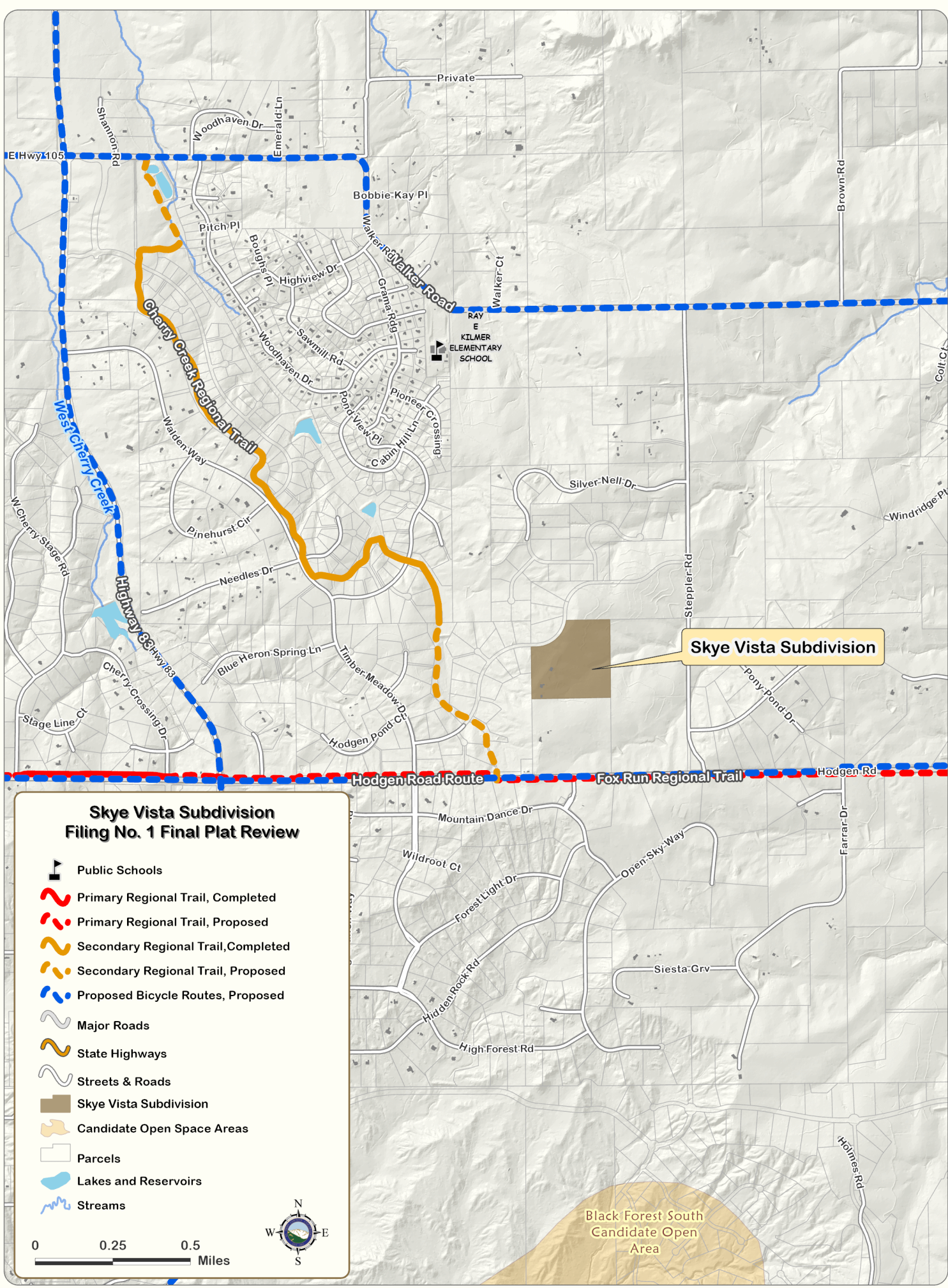
Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal line extending to the right.

Ross A. Williams  
Senior Parks Planner  
Park Planning Division  
El Paso County Parks Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)





**Skye Vista Subdivision  
Filing No. 1 Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Skye Vista Subdivision
- Candidate Open Space Areas
- Parcels
- Lakes and Reservoirs
- Streams





# Development Application Review Form



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 8, 2025

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>	Skye Vista Subdivision Filing No. 1 Final Plat	<b>Application Type:</b> Final Plat
<b>PCD Reference #:</b>	SF-24-034	<b>Total Acreage:</b> 36.68
		<b>Total # of Dwelling Units:</b> 13
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b> 0.89
Skye Vista, LLC.	Matrix Design Group	<b>Regional Park Area:</b> 2
13144 Thumbprint Count	Luke Bonner	<b>Urban Park Area:</b> 1
Colorado Springs, CO 80921	2435 Research Parkway, Suite 300	<b>Existing Zoning Code:</b> RR-2.5
	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b> 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 13 Dwelling Units = 0.252  
**Total Regional Park Acres: 0.252**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 1**

Neighborhood:	0.00375 Acres x 13 Dwelling Units =	0.00
Community:	0.00625 Acres x 13 Dwelling Units =	0.00
<b>Total Urban Park Acres:</b>		<b>0.00</b>

#### FEE REQUIREMENTS

**Regional Park Area: 2**

\$505 / Dwelling Unit x 13 Dwelling Units = \$6,565  
**Total Regional Park Fees: \$6,565**

**Urban Park Area: 1**

Neighborhood:	\$119 / Dwelling Unit x 13 Dwelling Units =	\$0
Community:	\$184 / Dwelling Unit x 13 Dwelling Units =	\$0
<b>Total Urban Park Fees:</b>		<b>\$0</b>

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat.

Park Advisory Board Recommendation: Endorsed by the PAB on 01/08/2025