

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

July 27, 2026

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

Subject: Marksheffel Crossing Sketch Plan (SKP-26-002)

Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of the Marksheffel Crossing Sketch Plan and has the following preliminary comments on behalf of El Paso County Parks. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on August 12, 2026:

This is a request by N.E.S. Inc., on behalf of Rowley Ventures and RK Family Investments, for the Marksheffel Crossing Sketch Plan. The proposed development encompasses approximately 57.28 acres and is located north of the intersection of Marksheffel Road and U.S. Highway 24. The property is currently zoned I-3 (Industrial). The Sketch Plan establishes the overall development concept, including maximum residential densities and general land use categories, before more detailed plans and zoning applications are submitted during subsequent application stages such as the Preliminary Plan phase.

The current sketch plan proposes 86 dwelling units with a density of 8-10 du/ac on approximately 11.23 acres which will provide a transition from the existing single-family residential to the west. The project also includes 9.37 acres of commercial/retail, and 30.18 acres of industrial/warehouse development along Marksheffel Road. In addition, approximately 6.5 acres are designated for drainage and open space (11.35%).

The 2022 El Paso County Parks Master Plan shows no parks, trails, open space directly impacted by the proposed subdivision. However, staff note the Marksheffel Road Bicycle Route, located within public right-of-way, adjacent to this application which will not impact this application. The City of Colorado Springs has property north and east of the subject property and maintains city trails North, East, and South of the subject property including the Jimmy Camp Creek Trail and the E Fork Sand Creek Trail. Staff suggests the applicant contact the City of Colorado Springs to see if this application has any impact on their trail system.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Additional Park land is not proposed with this Sketch Plan and the future residential

development will pay fees in lieu of land dedication. There are no park fees required for the industrial and commercial uses.

El Paso County Parks staff would like to note that park fees will be calculated as the planning process moves forward through the preliminary and final plat stages. Consistent with the land development code, this will include calculations for all residential dwelling units, as well as all industrial and commercial land uses based upon the number of established lots.

Recommended Motion (Preliminary Plan):

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 Marksheffel Crossing Sketch Plan: Regional and urban park fees will be calculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized at time of the recording of 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
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