

**TODD MARTS, EXECUTIVE DIRECTOR**

**PARKS DEPARTMENT**

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July 14, 2025

Kylie Bagley

Project Manager

El Paso County Development Services Department

2880 International Circle

Colorado Springs, CO 80910

**Subject: Rising Moon Filing No. 1 Final Plat (SF2522)**

Hello Kylie,

The El Paso County Parks Department reviewed the Rising Moon Filing No. 1 Final Plat application and is submitting the following administrative comments on behalf of El Paso County Parks. This application is tied to a preliminary plan that was previously reviewed and considered by the El Paso County Parks Advisory Board on July 10, 2025.

This is a request by N.E.S Inc, on behalf of Pikes Peak Habitat for Humanity, for endorsement of the Rising Moon Filing No. 1 Final Plat, which consists of 41 single-family units on approximately 9 acres. The project site is located southeast of Colorado Springs, southeast of the intersection of South Marksheffel Road and Drennan Road. The property is currently zoned RS-5000, CAD-O (Commercial Overlay)

The 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The City's proposed Jimmy Camp Creek Trail is located 0.25 miles to the east and Curtis Road Bicycle Route is located 1 mile south of the property. The project site is located within the Fountain Creek and Jimmy Camp Creek Candidate Open Space Area. However, as stated in the letter of intent the site has little habitat value as it has been partially graded in the past and is surrounded by residential development. Being that this site is zoned RD-5000 and CAD-O, there are no open space dedication requirements. However, the letter of intent states that 1.08 acres (12%) of the site will remain as open space for park, landscape, drainage, detention, and utility use. The applicant also states that a park site will be developed within Tract A.

The project from preliminary plan to the submitted final plat has not changed and does not address El Paso County Parks previous comments or concerns. The final plat still lacks sufficient detail regarding the location of the proposed park site. Staff strongly recommends the park site be located outside of the proposed detention pond. Both the El Paso County

Engineering Criteria Manual and Drainage Criteria Manual outline requirements for detention facilities. An actively used park site is not compatible with stormwater detention.

Staff recommends that the applicant submit a more complete submittal that includes a detailed Landscape Plan with all possible recreational amenities including sidewalks, trails, common areas, and park site. As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plat.

**Recommended Motion (Final Plat):**

*El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rising Moon Final Plat Filing No. 1: (1) provide a Final Plat with an associated Landscape Plan showing the proposed park site is not located with a detention basin; (2) fees in lieu of land dedication for regional park purposes in the amount of \$20,705 and urban park purposes in the amount of \$12,423 will be required at time of the recording of the forthcoming Final Plat.*

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

Sincerely,



Ashlyn Mathy  
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Park Planning Division  
El Paso County Parks Department  
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Development  
Application  
Permit  
Review



EL PASO COUNTY PARKS DEPARTMENT  
Park Operations - Recreation and Cultural Services  
Parks Park Planning - CSU Extension Office

July 14, 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.

Name:	Rising Moon Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF2522	Total Acreage:	9.00
		Total # of Dwelling Units:	21
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	5.83
Pikes Peak Habitat for Humanity	NES	Regional Park Area:	4
Bobby Ingels	Andrea Barlow	Urban Park Area:	4
2802 N Prospect St	619 N Cascade Ave, Suite 200	Existing Zoning Code:	RS-5000; CAD-O
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000; CAD-O

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.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 21 Dwelling Units = 0.407		Neighborhood:	0.00375 Acres x 21 Dwelling Units =	0.08
Total Regional Park Acres: 0.407		Community:	0.00625 Acres x 21 Dwelling Units =	0.13
		Total Urban Park Acres:		0.21
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$119 / Dwelling Unit x 21 Dwelling Units =	\$2,499
\$505 / Dwelling Unit x 21 Dwelling Units = \$10,605		Community:	\$184 / Dwelling Unit x 21 Dwelling Units =	\$3,864
Total Regional Park Fees: \$10,605		Total Urban Park Fees:		\$6,363

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rising Moon Final Plat Filing No. 1: (1) provide a Final Plat with an associated Landscape Plan showing the proposed park site is not located within a detention facility; (2) fees in lieu of land dedication for regional park purposes in the amount of \$10,605 and urban park purposes in the amount of \$6,363 will be required at time of the recording of the forthcoming Final Plat.

Park Advisory Board Recommendation: PAB Endorsed 06/12/2024