

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

July 9, 2026

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

Subject: Iron Ridge Final Plat Filing No. 2 (SF-26-012)

Joe,

The Park Planning Division of the El Paso County Parks Department has reviewed the first submittal of the Iron Ridge Final Plat Filing No. 2 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 consideration and endorsement on August 12, 2026:

This final plat application consists of 14 single-family lots totaling 80 acres, with lot sizes consistent with the zoning district requirement of 2.5 acres in size. The subject lot is currently zoned RR-5, however, is going through the application process for a rezone to RR-2.5. The RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development. The property is located east of Walker Road and Stepler Road intersection, in the eastern part of El Paso County. This final plat application is consistent with the Iron Ridge Preliminary Plan which was previously considered by the Parks Advisory Board in November, 2025.

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 Parks open space is Pineries Open Space which is 4.98 miles southeast of the property. The closest El Paso County Park is the Fox Run Regional Park, which is 3.39 miles southwest of the property. Lastly, the closest El Paso County trail is the Fox Run Regional Trail which is 1.29 miles south 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 \$7,070, as shown in the attached Development Application Review Form. Staff noted minor discrepancies between the Letter of Intent and the Final Plat regarding the number of lots. Staff requests a second review to ensure that all project documentation accurately reflects the correct number of lots and that this information is consistent across all submitted documents.

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 Iron

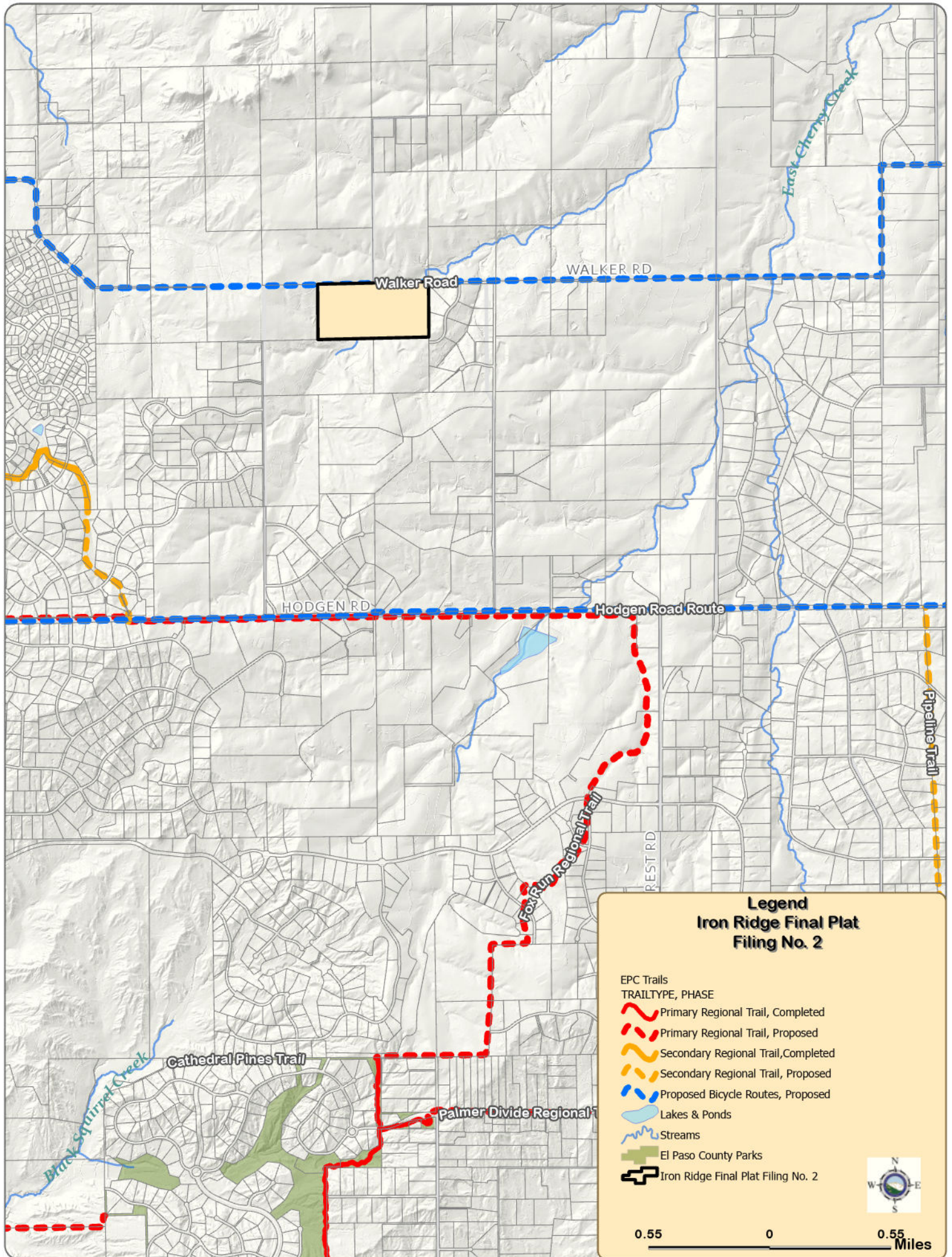
Ridge Final Plat Filing No. 2: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the final plat.

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

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 9, 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:	Iron Ridge Final Plat Filing No. 2	Application Type:	Final Plat
PCD Reference #:	SF-26-012	Total Acreage:	80.00
		Total # of Dwelling Units:	14
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
Vertex Consulting Services	Vertex Consulting Services	Regional Park Area:	2
Nina Ruiz	Nina Ruiz	Urban Park Area:	1
(719) 733-8606 x6606	(719) 733-8606 x6606	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.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 1	
0.0194 Acres x 14 Dwelling Units = 0.272	Neighborhood: 0.00375 Acres x 14 Dwelling Units =	0.00
Total Regional Park Acres: 0.272	Community: 0.00625 Acres x 14 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS	Urban Park Area: 1
Regional Park Area: 2	Neighborhood: \$119 / Dwelling Unit x 14 Dwelling Units = \$0
\$505 / Dwelling Unit x 14 Dwelling Units = \$7,070	Community: \$184 / Dwelling Unit x 14 Dwelling Units = \$0
Total Regional Park Fees: \$7,070	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 Iron Ridge Final Plat Filing No. 2: (1) Regional park fees in the amount of \$7,070 shall be due at time of the recording of the final plat.

Park Advisory Board Action:

TBD