

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

June 19, 2026

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

Subject: Rocky Mountain Chapel Filing No. 1 Final Plat (SF-25-008)

Miranda,

The Park Planning Division has performed a second review for the Rocky Mountain Chapel Filing No. 1 Final Plat development application of behalf of El Paso County Parks. This application was reviewed and brought before the Parks Advisory Board on April 9, 2026. The following comments for the second review are being provided administratively.

This is a request for endorsement by M.V.E., Inc., on behalf of Rocky Mountain Cavalry Chapel, Inc., for a one-lot minor subdivision to establish a legal plat for the purposes of continued use by the church organization, as well as proposed site improvements. Zoned A-5 for agricultural uses and previously approved by the El Paso County Board of Adjustment for lot size variance, the 2.56-acre property is located on North Ellicott Highway, approximately 1.5 miles north of East Highway 94.

The 2022 El Paso County Parks Master Plan shows the project impacting the proposed Great Plains Primary Regional Trail corridor, which exists on the eastern property line, running north/south along North Ellicott Highway, as shown on the attached development application review map. The adjacent Cordero Minor Subdivision, which surrounds the subject property on all sides, dedicated a trail easement to El Paso County in August 2021. It should be noted that this impact is contrary to the following comments noted in the applicant's Letter of Intent:

- *“This request is in general conformance with the El Paso County Parks Master Plan which does not appear to call for trails or parks in the site vicinity. As a non-residential property, payment of Park Fees at the time of platting will not be required.”*

County Parks requests trail easements where development projects impact proposed County trails. Upon the second review of the final plat staff noticed that trail easement was not depicted on the plat nor was a plat note provided. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of North Ellicott Highway, outside of the existing or proposed right-of-way, that

allows for public access, as well as construction and maintenance by El Paso County of the Great Plains Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Staff Recommendation:

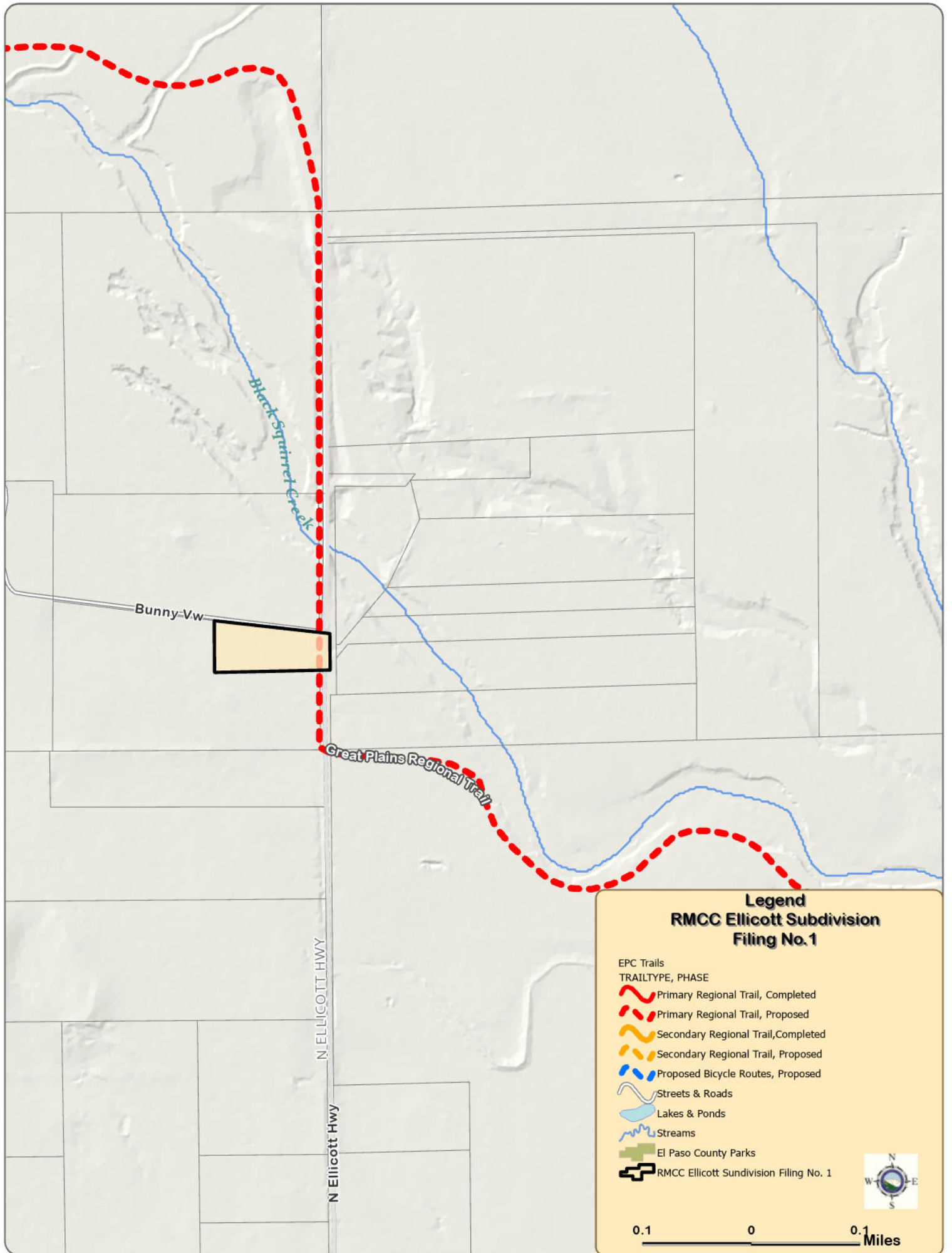
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Rocky Mountain Chapel Filing No. 1 Final: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$505. (2) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County of the Great Plains Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on 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

June 19, 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:	Rocky Mountain Chapel Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-008	Total Acreage:	2.76
Applicant / Owner:	Rocky Mountain Calvery Chapel INC 4285 N ACADEMY BLVD COLORADO SPRINGS, CO 80918 (719) 597-1133	Owner's Representative:	M.V.E., Inc. David Gorman (719) 635-5736
		Total # of Dwelling Units:	1
		Dwelling Units Per 2.5 Acres:	0.91
		Regional Park Area:	4
		Urban Park Area:	5
		Existing Zoning Code:	A-5
		Proposed Zoning Code:	A-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: 4	Urban Park Area: 5
0.0194 Acres x 1 Dwelling Units = 0.019	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
Total Regional Park Acres: 0.019	Community: 0.00625 Acres x 0 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	Urban Park Area: 5
Regional Park Area: 4	Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units = \$0
\$505 / Dwelling Unit x 1 Dwelling Units = \$505	Community: \$184 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$505	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Rocky Mountain Chapel Filing No. 1 Final: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$505. (2) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County of the Great Plains Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Park Advisory Board Action: N/A