

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 25, 2026

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

Subject: Schmidt PUDSP (PUDSP-26-004)

Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of Schmidt PUDSP 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 September 9, 2026:

The Schmidt Planned Unit Development Preliminary Plan (PUDSP) encompasses approximately 72.97 acres located west of the intersection of Marksheffel Road and Vollmer Road. The development area is currently zoned RM-12 (Residential Multifamily) and RS-5000 (Residential Single-Family), with the applicant proposing to rezone portions of the property to a Planned Unit Development (PUD) zoning district. A PUD zoning district is intended to accommodate unique uses or development types and address special development conditions through a coordinated development plan. The PUD rezoned area is approximately 60.76 acres. The development is proposed to include 270 residential lots, consisting of 48 attached single-family lots and 222 detached single-family lots of varying sizes that will total 60.76 acres. The overall proposed residential density is approximately 4.44 dwelling units per acre.

In addition to the residential lots, the development includes multiple tracts intended to accommodate a variety of supporting uses. These include areas designated for future development, utilities, parks, open space, private roads, and stormwater detention. The proposed tract configuration is intended to provide the necessary infrastructure, community amenities, and open-space areas to support residential development while addressing site-specific development conditions.

The Candidate Open Space Area Master Plan of the 2022 El Paso County Parks Master Plan shows the Black Forest South Candidate Open Space Area encompassing the project site. The Black Forest South Candidate Open Space Area is made up of a unique montane forest ecosystem east of Colorado's Front Range, ranging from approximately 7,080 to 7,704 feet in elevation. It supports numerous creek headwaters and contains plant communities and species that are disjunct from populations in the Black Hills of South Dakota. Several rare or conservation-sensitive plant species occur here, including Richardson alumroot, prairie goldenrod, birdfoot violet, Selkirk's violet, and Southern Rocky Mountain cinquefoil. These isolated populations provide important refugia and may have long-term evolutionary significance.

The area faces significant threats from invasive weeds, particularly yellow toadflax, as well as fire suppression, which has transformed historically open ponderosa pine savannas into dense forests. This change reduces habitat quality and increases the risk of severe crown fires. Most of the Black Forest is privately owned, further emphasizing the need for conservation and management of its remaining native habitats. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area.

The 2022 El Paso County Parks Master Plan identifies one proposed bicycle route that would be affected by the project, the Marksheffel Road Route. The proposed route would follow Marksheffel Road through the property and extend west to east through the northeastern portion of the site. The application proposes an extension of Marksheffel Road through the northeastern portion of the property. The proposed bicycle route can be accommodated within the existing and proposed public rights-of-way associated with Marksheffel Road; therefore, no additional bicycle or trail easements are required for this route. Additionally, a proposed trail by the City of Colorado Springs is located along the southern boundary of the property. Staff recommends that the applicant coordinate with the City's Parks Department to determine the applicable easement requirements.

This application includes several tracts designated as open space throughout the project site. Additionally, the application depicts five-foot-wide breezeway paths, primarily located within the northwest and southwest areas of the development. Tract E also includes an open space area with a designated playground site.

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

- *The Schmidt PUDSP provides 12.87 acres of open space which is 21.8% of the total development area. 8.99 AC is considered contiguous open space which is 41% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. Parks and trails will be owned and maintained by the Stonebridge Metro Districts 1 & 2.*
- *Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 60.763 acre PUD Development requires 6.07 acres of open space, 1.51 of which must be contiguous, usable open-space. The project satisfies these requirements.*

El Paso County Parks staff is pleased to see the applicant's willingness to provide open space tracts, a park site, and breezeway paths within the project. Parks staff recommends that the playground area within Tract E be expanded to provide a larger play area that accommodates users of all ages and abilities.

Additionally, staff notes that the proposed five-foot breezeway paths are limited within the project to the northwest and southwest areas of the project. Parks staff recommends extending these connections throughout the site, including connections from the north to the east and extending south, to create a more comprehensive trail system. This would provide recreational connectivity for residents throughout the neighborhood rather than primarily serving residents within the northwest and southwest areas of the development.

As previously stated, staff recommends that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east. Exploring these connections could provide additional opportunities to integrate the project into the surrounding trail network.

Lastly, staff recommends regional and urban park fees on all forthcoming final plats. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). Required park fees for this PUDSP application are based on 270 single-family dwelling units. Additional park fees will be calculated in the future if additional lots are approved with the tracts reserved for future development.

Staff Recommendation (PUD Development Plan and Preliminary Plan):

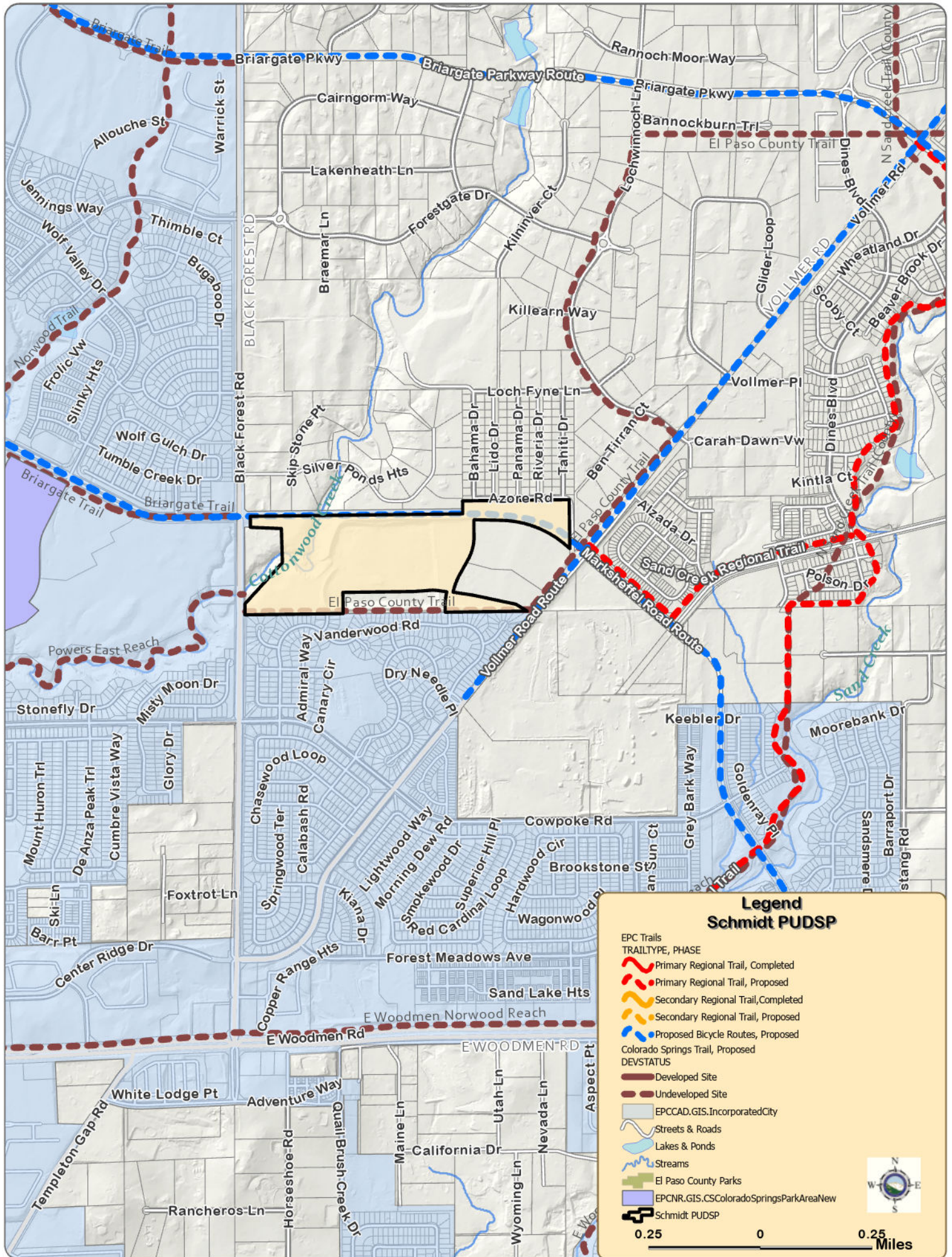
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Schmidt PUDSP: (1) Regional park fees in the amount of \$139,885 and urban parks fees in the amount of \$83,931 shall be due at time of the recording of the final plat. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) Request that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east.

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

Sincerely,



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

August 26, 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:	Schmidt PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP-26-004	Total Acreage:	72.90
		Total # of Dwelling Units:	277
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.50
Sugar Daddy's LLC	N.E.S. Inc.	Regional Park Area:	2
Turkey Canon Quarry Inc	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO. 80907	(719) 471-0073	Existing Zoning Code:	PRM-12 / RS-5000
		Proposed Zoning Code:	PUD

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): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 277 Dwelling Units = 5.374		Neighborhood:	0.00375 Acres x 277 Dwelling Units = 1.04
Total Regional Park Acres: 5.374		Community:	0.00625 Acres x 277 Dwelling Units = 1.73
		Total Urban Park Acres: 2.77	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$505 / Dwelling Unit x 277 Dwelling Units = \$139,885		Neighborhood:	\$119 / Dwelling Unit x 277 Dwelling Units = \$32,963
Total Regional Park Fees: \$139,885		Community:	\$184 / Dwelling Unit x 277 Dwelling Units = \$50,968
		Total Urban Park Fees: \$83,931	

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 the Schmidt PUDSP: (1) Regional park fees in the amount of \$139,885 and urban parks fees in the amount of \$83,931 shall be due at time of the recording of the final plat. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) Request that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east.

Park Advisory Board Action:

TBD