

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JASON MEYER, INTERIM EXECUTIVE DIRECTOR

March 27, 2026

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

Subject: Hardy Road Properties Subdivision (SF-26-005)

Hello Jen,

The Park Planning Division of the El Paso County Parks Department has reviewed the Hardy Road Properties Subdivision development application, and is providing the following administrative comments on behalf of El Paso County Parks:

The Hardy Road Properties Subdivision application consists of two single-family lots totaling 19.40 acres. This parcel is zoned RR-5. The RR-5 zoning district was established to accommodate low-density, rural, single-family residential development. The property is located west of Black Squirrel Road and Hardy Road intersection, in the northeast part of El Paso County.

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 Pineries open space is 3.00 miles south of the property. The closest El Paso County Park is the Homestead Regional Park, which is 5.52 miles southeast of the property. Lastly, the closest El Paso County trail is the Palmer Divide Primary Regional Trail, which is 2.66 miles southeast 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 \$1,010 as shown in the attached Development Application Review Form.

Staff Recommendation:

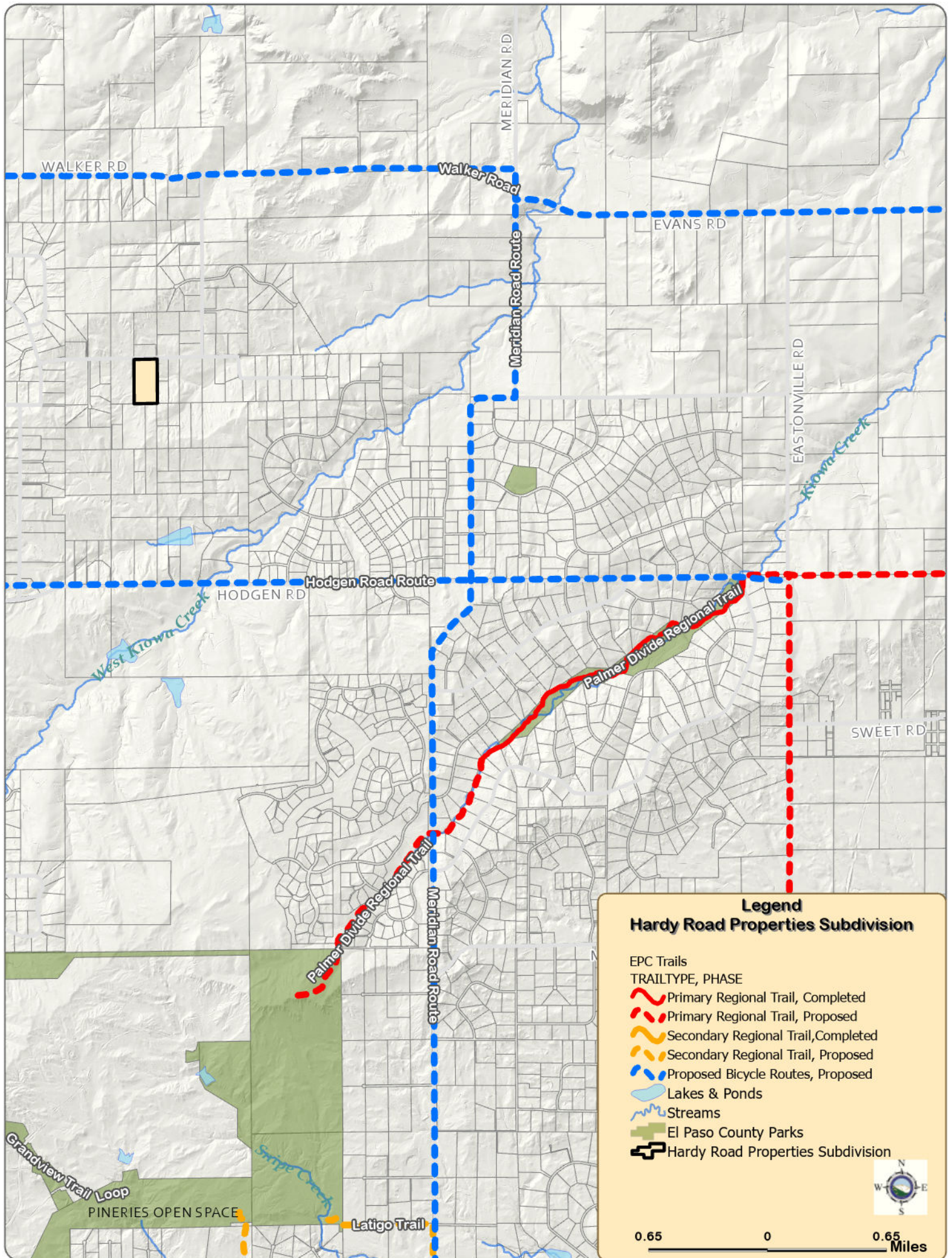
Recommend to the Planning Commission and the Board of County Commissioners that approval of Elk View Estates Final Plat include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,010 will be required at time of the recording of the forthcoming Final Plat.

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

Sincerely,

Ashlyn Matky

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

March 27, 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:	Hardy Road Properties Subdivision	Application Type:	Final Plat
PCD Reference #:	SF-26-005	Total Acreage:	19.40
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.26
Elk Ridge Developments, LLC	Elk Ridge Developments, LLC	Regional Park Area:	2
Dean Heisler	Dean Heisler, Joe Haver	Urban Park Area:	2
(719) 492-1268	(719) 424-9339	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-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: 2	
0.0194 Acres x 2 Dwelling Units = 0.039	Neighborhood: 0.00375 Acres x 2 Dwelling Units =	0.00
Total Regional Park Acres: 0.039	Community: 0.00625 Acres x 2 Dwelling Units =	0.00
	Total Urban Park Acres: 0.00	

FEE REQUIREMENTS	Urban Park Area: 2
Regional Park Area: 2	
\$505 / Dwelling Unit x 2 Dwelling Units = \$1,010	Neighborhood: \$119 / Dwelling Unit x 2 Dwelling Units = \$0
Total Regional Park Fees: \$1,010	Community: \$184 / Dwelling Unit x 2 Dwelling Units = \$0
	Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

Recommend to the Planning Commission and the Board of County Commissioners that approval of Hardy Road Properties Subdivision to include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,010 will be required at time of the recording of the forthcoming Final Plat.

Park Advisory Board Action:

N/A