

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JASON MEYER, INTERIM EXECUTIVE DIRECTOR

June 18, 2026
Lacey Dean
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Cathedral Rock Church – Minor Final Plat (SF-26-011)

Lacey,

The Park Planning Division of the El Paso County Parks Department has reviewed the Struthers Ranch Subdivision Filing No.2A also known as Cathedral Roch Church Minor Final Plat application. This application, along with the following comments and recommendations, will be provided administratively.

The Struthers Ranch Subdivision Filing No.2A application is taking Tract A, a previously platted Tract within the “Struthers Ranch PUD” (PUD06016) and creating two lots and one tract. The site is zoned as PUD (Planned Unit Development) and a PUD (Planned Unit Development) which is a zoning district established to accommodate unique uses or development types or to address special development conditions. The site is located south of the Spanish Bit and Struthers Road intersection in the northeast portion of the 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 open space is Santa Fe Open Space and is 5.57 miles northwest of the property. Fox Run Regional Park is 2.47 miles northeast of the property. Lastly, the closest El Paso County trail is the New Santa Fe Primary Regional Trail, which is 0.15 miles southwest 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 dedication for regional park purposes in the amount of \$1,010.

Staff Recommendation:

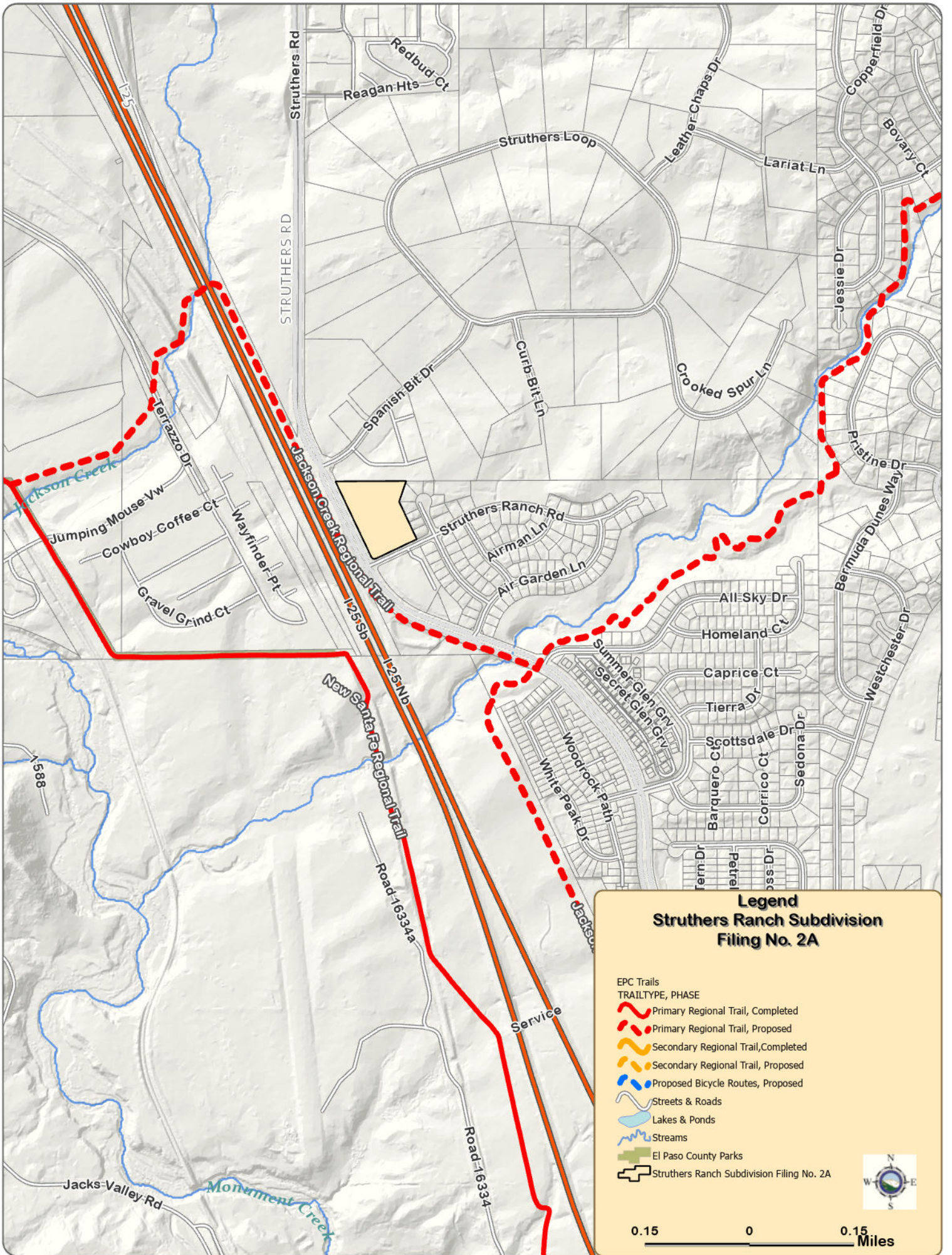
Recommend to the Planning Commission and the Board of County Commissioners that approval of Struthers Ranch Subdivision Filing No.2A and include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

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



STRUTHERS RD

Redbud Ct
 Reagan Hts

Struthers Loop

Leather Chaps Dr

Lariat Ln

Copperfield Dr
 Bovary Ct

Jessie Dr

Spanish Bit Dr

Curb Bit Ln

Crooked Spur Ln

Terrazo Dr
 Jumping Mouse Vw
 Cowboy Coffee Ct
 Wayfinder Pt
 Gravel Grind Ct

Jackson Creek Regional Trail
 I-25 Sb

Struthers Ranch Rd
 Airmen Ln
 Air Garden Ln

Pristine Dr
 Bermuda Dunes Way

All Sky Dr

Homeland Ct

Caprice Ct

Tierra Dr

Scottsdale Dr

Barquero Ct

Cortico Ct

Sedona Dr

Westchester Dr

Summer Glen Gwy
 Secret Glen Gwy

Woodrock Path
 White Peak Dr

Tern Dr

Petrel

Oss Dr

New Santa Fe Regional Trail
 I-25 Nb
 Road-16334a

Service

Road-16334

Jacks Valley Rd

Monument Creek

1638

175



0.15 0 0.15 Miles

**Development
Application
Review
Form**



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

June 18, 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:	Struthers Ranch Subdivision Filing No. 2A	Application Type:	Final Plat
PCD Reference #:	SF-26-011	Total Acreage:	5.08
		Total # of Lots:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.98
Hammers Construction	Hammers Construction	Regional Park Area:	1
Lisa Peterson	Lisa Peterson	Urban Park Area:	2
(719) 570-1599 x105	(719) 570-1599 x105	Existing Zoning Code:	PUD
		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

Regional Park Area: 1

0.0194 Acres x 2 Lots = 0.039
Total Regional Park Acres: 0.039

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 2 Lots = 0.00
 Community: 0.00625 Acres x 2 Lots = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 1

\$505 / Commercial/Industrail Lots x 2 Lots = \$1,010
Total Regional Park Fees: \$1,010

Urban Park Area: 2

Neighborhood: \$119 / Lots x 2 Lots = \$0
 Community: \$184 / Lots x 2 Lots = \$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 Struthers Ranch Subdivision Filing No.2A and include the following condition: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

Park Advisory Board Action: N/A