

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 21, 2026

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

Subject: AFT Ranch Vacate and Replat (VR-26-001)

Hello Joe,

The Park Planning Division of the El Paso County Parks Department has reviewed the AFT Ranch Vacate and Replat development application for a second time, and is providing the following administrative comments on behalf of El Paso County Parks:

AFT Ranch Vacate and Replat application consists of two single- family lots totaling 34.34 acres. This lot is zoned RR-5. The RR-5 zoning district was established to accommodate low-density, rural, single-family residential development. The property is located south of Shoup Road and Howells Road intersection, in the north 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 5.3 miles northeast of the property. The closest El Paso County Park is the Black Forest Regional Park, which is 1.54 miles northeast of the property. Lastly, the closest El Paso County trail is the Palmer Divide Regional Trail which is 2.6 miles northeast 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:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the AFT Ranch Vacate and Replat: (1) Regional park fees in the amount of \$1,010 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

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

September 21, 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:	AFT Ranch Vacate and Replat	Application Type:	Vacation / Replat
PCD Reference #:	VR-26-001	Total Acreage:	34.34
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.15
Charlie Shea	Charlie Shea	Regional Park Area:	2
(719) 499-6531	(719) 499-6531	Urban Park Area:	2
		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.	
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			
Regional Park Area: 2		Urban 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

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the AFT Ranch Vacate and Replat: (1) Regional park fees in the amount of \$1,010 shall be due at time of the recording of the Final Plat.

Park Advisory Board Action:

N/A