

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

July 21, 2026

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

Subject: **Lions Den Subdivision Final Plat (SF-25-025)**

Ryan,

The Park Planning Division of the El Paso County Parks Department has performed a second review of the Lions Den Subdivision Final Plat development application and requests to submit the following comments:

This is a request by Whitehead Engineering, LLC, on behalf of Lions Den Trust for agency review of the Lions Den Subdivision, which includes 7 single-family rural residential lots on 36.17 acres, with a minimum lot size of 5 acres. The property is zoned RR-5 and is intended to accommodate low-density, rural, single-family residential development. The Lions Den Subdivision is located on the south side of Shoup Road and east of Milam Road.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Black Forest Primary Regional Trail runs east-west on the north side of Shoup Road, immediately north of the project site, while Black Forest Regional Park is located almost immediately northwest of the site. Black Forest Section 16 and Pineries Open Space are located 2.65 and 3.65 miles to the east of the project site, respectively.

Zoned RR-5, Lions Den Subdivision is not required to meet the El Paso County Land Development Code's Planned Unit Development (PUD) 10% open space requirement. Lions Den is located entirely within the Black Forest South Candidate Open Space Area, which, at this point, encompasses the heavily forested Burgess Creek drainage. Due to large lot acreages, natural landscaping, and an abundance of private open space areas, this project should minimally impact the surrounding environment.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,535, as shown in the attached Development Application Review Form.

Staff Recommendation (Final Plat):

The El Paso County Parks department staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Lions Den Subdivision Final Plat: (1) Regional park fees in the amount of \$3,535 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

Ashlyn Mathy
Parks Planner
Park Planning Division
El Paso County Parks Department
ashlynmathy@elpasoco.com

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

July 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:	Lions Den Subdivision Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-025	Total Acreage:	36.12
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.48
Lions Den Trust	Whitehead Engineering, LLC	Regional Park Area:	2
1339 South Voyager Parkway	David Whitehead, P.E.	Urban Park Area:	2
Suite 130	18 Pacifica Circle	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Hot Springs Village, AR 71909	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

Regional Park Area: 2

0.0194 Acres x 7 Dwelling Units = 0.136

Total Regional Park Acres: 0.136

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00

Community: 0.00625 Acres x 7 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 7 Dwelling Units = \$3,535

Total Regional Park Fees: \$3,535

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 7 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 7 Dwelling Units = \$0

Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The El Paso County Parks department staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Lions Den Subdivision Final Plat: (1) Regional park fees in the amount of \$3,535 shall be due at time of the recording of the final plat.

Park Advisory Board Recommendation:

N/A