

TODD MARTS, EXECUTIVE DIRECTOR

PARKS DEPARTMENT | PARK PLANNING DIVISION

May 30, 2025

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

Subject: Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan, 2nd Submittal (PUDSP-25-003)

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the 2nd submittal of the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan application and has no additional comments at this time. The Urban Park Fees, as outlined in the Recommended Motion, may be waived pursuant to a pending Urban Park Lands Agreement that will be presented to the El Paso County Board of County Commissioners for their consideration and approval on Tuesday, July 22nd, 2025.

This application, along with the following comments and recommendations, were presented to and endorsed by the El Paso County Park Advisory Board on June 11th, 2025:

"This is a request for endorsement by N.E.S., Inc., on behalf of Classic SRJ Land, LLC., for the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan. Consisting of 112 single-family attached and detached residential lots on 14.55 acres with an average lot size of 3,450 sq. ft., the project site is zoned RR-5 with a concurrent rezone application to the Planned Unit Development (PUD) classification. The overall Prairie Ridge development totals approximately 142 acres and consists of a mix of urban and rural residential zoning classifications, as well as park sites, drainage easements, and right-of-way for the extension of Briargate Parkway.

Retreat at Prairie Ridge Filing No.4 is part of the Jaynes Property Sketch Plan area and as "Tract L, Filing No. 2" in the Prairie Ridge Filing Nos. 1-3 Preliminary Plan, which were endorsed by the Park Advisory Board in October 2022 and February 2024 and subsequently approved by the Board of County Commissioners in April 2023 and October 2024, respectively. The Jaynes Property Sketch Plan included 450 total dwelling units on 142 acres. The Sketch Plan included a mix of residential densities including 1-acre lots, ½-acre lots, 2-5 DU/acre, and 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks, one of which is located immediately east of the Retreat at Prairie Ridge Filing No. 4.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway, located within the public right-of-way. The extension of Briargate Parkway will bisect the site from east to west and include a meandering sidewalk, which will provide a pedestrian and multi-modal connection to the Sand Creek Regional Trail located east of Prairie Ridge within the Sterling Ranch development. A signalized pedestrian crossing at the intersection of Vollmer Road and Briargate Parkway will allow for a safe pedestrian corridor between the two developments and regional trail corridor.

Due to its aforementioned zoning classification, the development is subject to the El Paso County Land Development Code's 10% open space requirement. As such, the Retreat at Prairie Ridge Filing No. 4 includes approximately 3.15 acres, or 21.6%, of open space dedicated to passive park areas, trail corridors, open space, and landscaping. This acreage does not include stormwater detention facilities.

Included in the original Prairie Ridge Preliminary Plan are four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile of the park sites to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located along the eastern edge of the development, immediately adjacent to the Retreat at Prairie Ridge Filing No. 4.

Additionally, two neighborhood pocket-parks are located along drainage easements in the northern portion of the Prairie Ridge development in relatively close proximity to Filing No. 4.

The applicant included the following extensive descriptions in their Letter of Intent regarding parks, trails, and open space:

- *"Landscape and Open Space: 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 14.55-acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open space. The project satisfies this requirement as described below."*
- *"The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5-acre park directly east of the site."*
- *"Tract H is situated on the eastern side of the development and can be accessed via sidewalks or trail connections throughout the development. Tract P is slightly smaller (0.44 acres) and not considered contiguous to Tract H but will provide another open space option for future residents. Tract P is situated toward the western end of the development and can also be accessed via sidewalks and trail connections. Open space for this development is appropriately dispersed to benefit all future residents. Additionally, a sidewalk will be connected to the 5.5-acre park east of Filing No. 4 for convenient access."*
- *"El Paso County Parks Master Plan: The Parks Master Plan shows a proposed bike route on Vollmer Road. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Parks are not proposed with this PUD Development/Preliminary Plan however a 5.5-acre neighborhood park is located within the Retreat at Prairie Ridge Filing No. 2 plan area directly northeast the project area. The Retreat at Prairie Ridge Filing No. 4 Preliminary Plan proposes a sidewalk connection in the northeast corner of the development to provide pedestrian access to the park. The regional trail along Briargate Pkwy will be extended with the construction of Briargate Pkwy associated with Retreat at Prairie Ridge Filing No. 1. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch/Ridge parks and open space and the Sand Creek Regional Trail to the east."*
- *"The compact lot layout of Filing No. 4 allows for additional open space and multiple sidewalks and trails promoting pedestrian connectivity throughout the community and to the Sterling Ranch Parks and Trail system. The unique layout of the smaller single-family attached and detached residential lots provides a more livable environment so that each lot is proximal and has adequate access to common open space and sidewalks."*

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication due at the time of the recording of the forthcoming Final Plat(s).

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of the forthcoming Final Plat(s). An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming Final Plat(s)."

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
















Sincerely,

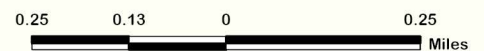


Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com

**Retreat at Prairie Ridge
North Filing No. 4**

**Retreat at Prairie Ridge North
Filing No. 4 PUD Preliminary Plan**

-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Retreat at Prairie Ridge North Filing No. 4
-  Retreat at Prairie Ridge
-  Sterling Ranch
-  Parcels
-  Candidate Open Space Areas
-  Lakes & Ponds
-  Streams
-  Incorporated Areas



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT Park Operations - Recreation and Cultural Services - Parks Planning - Environmental Services - CSU Extension Office

June 11, 2025

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:	Retreat at Prairie Ridge Filing No. 4 PUD Prelim Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-25-003	Total Acreage:	14.55
		Total # of Dwelling Units:	112
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	19.24
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
Loren Moreland	Andrea Barlow	Urban Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80903	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: 2

0.0194 Acres x 112 Dwelling Units = 2.173
Total Regional Park Acres: 2.173

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 112 Dwelling Units = 0.42
Community: 0.00625 Acres x 112 Dwelling Units = 0.70
Total Urban Park Acres: 1.12

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 112 Dwelling Units = \$56,560
Total Regional Park Fees: \$56,560

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 112 Dwelling Units = \$13,328
Community: \$184 / Dwelling Unit x 112 Dwelling Units = \$20,608
Total Urban Park Fees: \$33,936

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of the forthcoming Final Plat(s). An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation:

Endorsed by PAB on 06/11/2025