

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 12, 2026

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

Subject: The Triple H Ranch Preliminary Plan (SP-25-004)

Joe,

The Park Planning Division of the El Paso County Parks Department has reviewed the submittal of Triple H Ranch Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application was brought before the Parks Advisory Board on January 14, 2026. The second review along with the following comments and recommendations, will be provided by staff administratively.

This is a request by N.E.S. Inc. on behalf of P760 Land, LLC, for The Triple H Ranch Preliminary Plan. The Triple H Ranch Preliminary Plan totals 752.68 acres and is located East of the North Curtis Road and Falcon Highway intersection. This application consists of 244 single family lots totaling 752.68 acres, with lots ranging from 2.50 to 3.28 acres in size. These lots are zoned A-35; however, these properties will be going through a rezone to change the zoning district to RR-2.5. RR-2.5 zoning is intended to accommodate low-density, rural, single family residential development. Additionally, the application depicts various tracts (A-G) with land uses ranging from neighborhood park, open space, drainage, and utilities.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing multiple portions of the project site. The project area possesses high ecological significance, supporting critical grasslands habitat, wetlands, and a diverse array of aquatic life. Notable species present include various aquatic invertebrates, small fish, the northern leopard frog, and the Small Headed Rush plant, the sole known occurrence of this species within Colorado. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area.

The 2022 El Paso County Parks Master Plan shows one proposed secondary regional trail impacted by the project. The proposed Judge Orr Secondary Regional Trail follows Jones Road, running east-west along the southern and southwestern project boundary. This planned regional trail will make a critical connection to the proposed Great Plains Primary Regional Trail. The Letter of Intent indicates these internal trails are equestrian friendly and will provide connections to open spaces without the need to use the proposed roadways.

This application includes an 8.51-acre neighborhood park within Filing No. 1 (Tract A) and a 7.91-acre neighborhood park within Filing No. 4 (Tract A). Both tracts will include open space in addition to the proposed

park sites. The park site and trails will provide recreational benefits and non-motorized connectivity to the residents.

The applicant's Letter of Intent (second submittal) states the following regarding open space areas, trails, and park amenities:

- *The 2022 El Paso County Parks Master Plan shows the project impacting a section of the proposed Judge Orr Secondary Regional Trail. The Judge Orr Secondary Regional Trail traverses the south side of the site, on the north side of Jones Road, and along an unnamed tributary of Upper Black Squirrel Creek near the southwest corner of the site. A 25-foot-wide trail easement is proposed to accommodate this trail which will eventually connect to the proposed Great Plains Primary Regional Trail corridor to the east.*
- *Once the 25-foot-wide public trail easement reaches the 40 ac out parcel, from a west to east orientation along Jones Road, it will be routed north, then east, and then south around the perimeter of the outparcel to maintain a fully continuous trail easement. A general note has been added to the Preliminary Plan which allows for this portion of the regional trail easement to be relinquished when an alternate alignment along Jones Road can be dedicated to the County.*
- *The Preliminary Plan includes two large tracts, Filing 1 Tract A and Filing 4 Tract A, will provide almost 16 acres of parks and open space as amenities for future residents. Filing 5 Tract A preserves 7.2 acres of open space to protect the FEMA floodplain related to the unnamed tributary to Black Squirrel Creek in the southwest corner of the site. The proposed regional trail corridor will run along the north side of this tract. The Preliminary Plan also includes a network of internal trails through private lot easements along the residential roads and between lots. These provide a looped system via a perimeter trail and connections to the internal parks and future regional trail. The parks and private trail system will be maintained by the Triple H Ranch Metropolitan District.*

Upon the second review of the preliminary plan drawings, Parks staff noticed that the drawings still do not clearly identify proposed county vs. non-county trails. Parks staff is still requesting the applicant update and revise the preliminary plan to clearly delineate all trail easements and distinguish between county and non-county trails.

During the first review of the preliminary plan, staff met with the applicant to discuss the regional trail easement corridor along the southern boundary of the project. Specifically, the discussion focused on the alignment of the regional trail around the excluded parcel along Jones Road, which would otherwise prevent a contiguous trail corridor. Staff recommended that two trail easements be secured as part of this application, with plat notes stating that the County will ultimately develop only one alignment and relinquish the other. One easement would follow Jones Road and traverse the southwest corner of the project boundary, consistent with the Marks Master Plan alignment, this change is depicted on the plans. The second easement would provide an alternate alignment within the Triple H project boundary around the excluded parcel, generally following the proposed internal non-county trails along Harmony Hill Road, Appaloosa Run Drive, Draftline Drive, and Heritage Hollow Road, however, this is not depicted on the plans. However, during the second review and subsequent follow-up meeting with the applicant, staff and the applicant agreed to move forward with the regional county trail along the boundary of the outed parcel at the southern part of the project, due to concerns raised by the owner the applicant is representing.

Moving forward, the applicant will only need to make minor revisions to the preliminary plans. Staff would also like to ensure that the applicable plat note remains with the preliminary plan and is carried forward to all subsequent final plats. Additionally, all proposed trail easements and trail alignments should be clearly and accurately labeled on the plans and plats.

Lastly, staff recommends regional park fees in lieu of land dedication on all forthcoming final plats. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). Required park fees for this Preliminary Plan application are based on 244 single-family dwelling units.

Recommended Motion (Preliminary Plan):

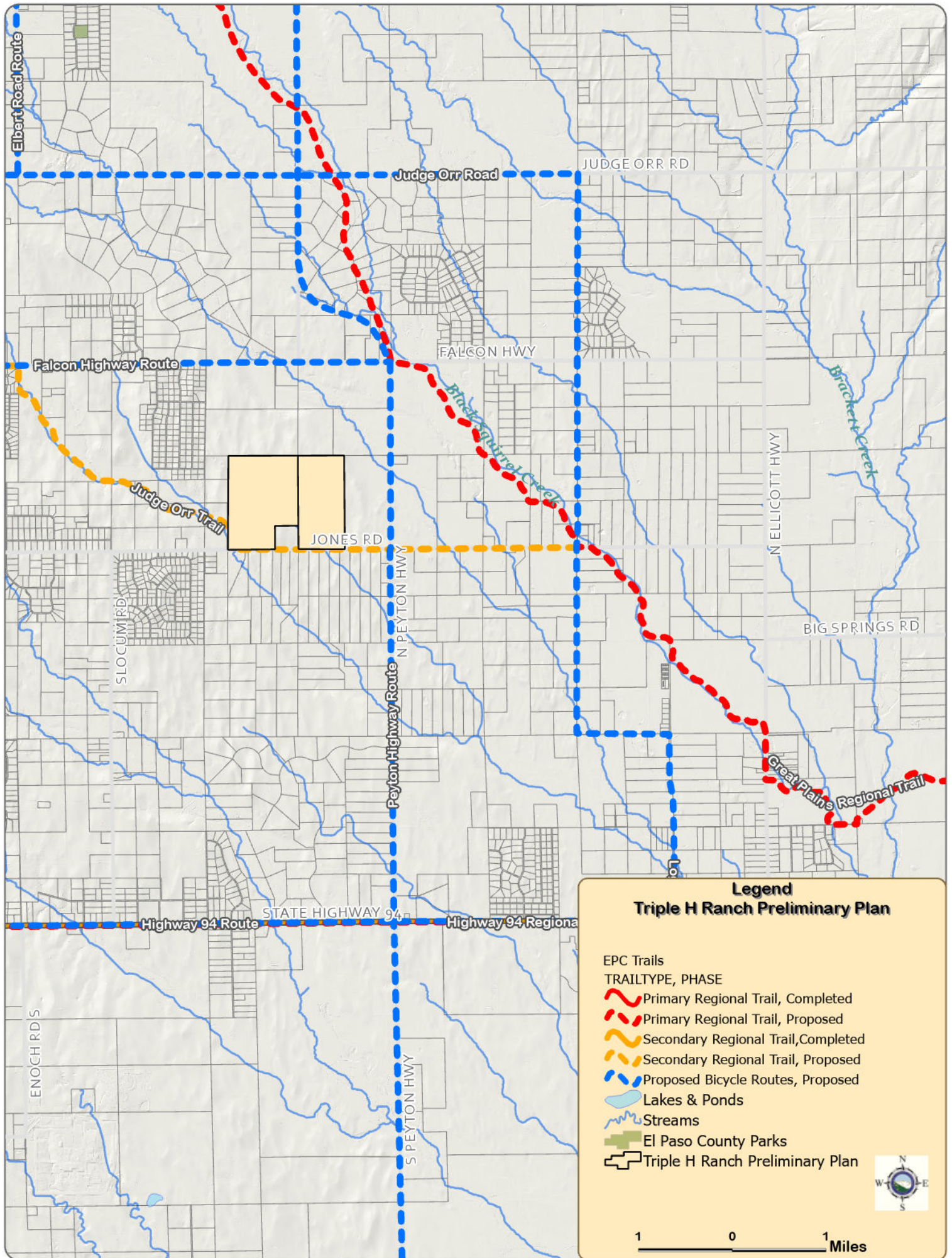
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to The Triple H Ranch Preliminary Plan: (1) Require fees in the amount of \$123,220 shall be due at time of final plat recording. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). (2) Recommend the applicant designate and provide to El Paso County 25-foot public trail easements along the southwestern boundary and the southern boundary of the Triple H Ranch Preliminary Plan along Jones Road, that allow for public access, as well as construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s) (3) Parks staff recommends that the applicant designate and provide to El Paso County a 25-foot public trail easement along the boundary of the outed parcel at the south end of the subject subdivision and it connect back to Jones Road. Staff recommends that El Paso County relinquish the trail easement if in the future it is no longer required and the master planned proposed trail can be obtained. (4) Parks staff is requesting the applicant update and revise the preliminary plan that clearly delineates all trail easements and explicitly distinguishes between County-maintained and non-County trails.

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

Sincerely,



Ashlyn Mathy
Parks Planner
El Paso County Parks Department
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Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 13, 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:	Triple H Ranch Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-25-004	Total Acreage:	752.68
		Total # of Dwelling Units:	244
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.81
N.E.S.	N.E.S.	Regional Park Area:	4
Andrea Barlow	Andrea Barlow	Urban Park Area:	3
abarlow@nescolorado.com	abarlow@nescolorado.com	Existing Zoning Code:	A-35
		Proposed Zoning Code:	RR-2.5

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: 4		Urban Park Area: 3	
0.0194 Acres x 244 Dwelling Units = 4.734		Neighborhood:	0.00375 Acres x 244 Dwelling Units = 0.00
Total Regional Park Acres: 4.734		Community:	0.00625 Acres x 244 Dwelling Units = 0.00
		Total Urban Park Acres:	0.00
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 3	
\$505 / Dwelling Unit x 244 Dwelling Units = \$123,220		Neighborhood:	\$119 / Dwelling Unit x 244 Dwelling Units = \$0
Total Regional Park Fees: \$123,220		Community:	\$184 / Dwelling Unit x 244 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 Triple H Ranch Preliminary Plan: (1) Require fees in the amount of \$123,220 shall be due at time of final plat recording. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). (2) Recommend the applicant designate and provide to El Paso County 25-foot public trail easements along the southwestern boundary and the southern boundary of the Triple H Ranch Preliminary Plan along Jones Road, that allow for public access, as well as construction and maintenance by El Paso County for the Judge Orr Secondary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s) (3) Parks staff recommends that the applicant designate and provide to El Paso County a 25-foot public trail easement along the boundary of the outed parcel at the south end of the subject subdivision and it connect back to Jones Road. Staff recommends that El Paso County relinquish the trail easement if in the future it is no longer required and the master planned proposed trail can be obtained. (4) Parks staff is requesting the applicant update and revise the preliminary plan that clearly delineates all trail easements and explicitly distinguishes between County-maintained and non-County trails.

Park Advisory Board Action:

N/A