

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

TODD MARTS, EXECUTIVE DIRECTOR

January 14, 2026

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

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

Hello 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, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on January 14, 2026:

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.

Additionally, there are several trail easements throughout the preliminary plan that range between 20 and 25 feet. The Letter of Intent the applicant has indicated these 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 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, as well as 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.*
- *The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed Secondary Regional Trail that follows the creek in the southwest corner of the site. A network of easements has also been provided to the residents which allow for equestrian trail connections, both within the larger development and to the proposed secondary regional trail. These easements allow users to navigate between individual lots, along right-of-way corridors, and create access to two private open spaces within the development without necessitating the use of vehicles.*
- *A trail easement is being provided through the development to accommodate a planned trail per the EPC Parks Master Plan. This trail will facilitate bike and pedestrian traffic and will act as a connection between the Judge Orr Secondary Regional Trail and the Great Plains Primary Regional Trail.*

El Paso County Parks staff is pleased to see the applicant's willingness to provide open space tracts, two neighborhood park sites, and trail corridors. Upon review of the preliminary plan drawings, Parks staff noticed that the drawings do not clearly identify proposed county vs. non-county trails. Parks staff is requesting the applicant update and revise the preliminary plan to clearly delineate all trail easements and distinguish between county and non-county trails.

After reviewing the preliminary plan, staff met with the applicant to discuss the regional trail easement corridor along the southern boundary. Specifically, to discuss the alignment of the regional trail around an excluded parcel along Jones Road that would prevent a contiguous trail corridor. After discussion with the applicant, staff is recommending that two trail easements be secured as part of this application, with plat notes stating the County will only develop one alignment and relinquish the other. One easement will follow Jones Road and traverse the southwest corner of the project boundary, following the Parks Master Plan alignment. The second easement would include an alignment within the Triple H project boundary around the excluded parcel, generally along Harmony Hill Road, Appalossa Run Drive, Draftline Drive, and Heritage Hollow Road.

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

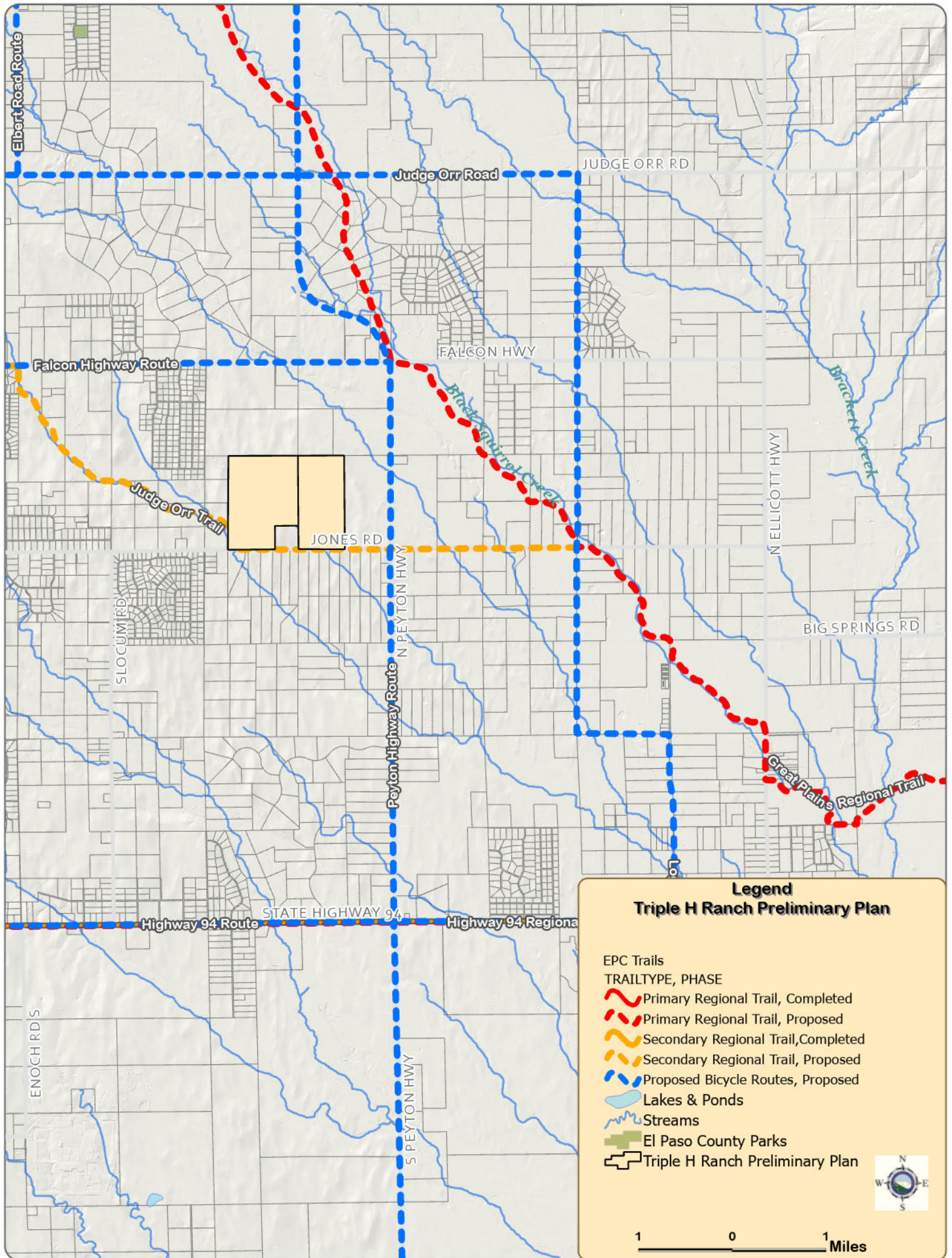
lieu of land dedication for regional park purposes in the amount of \$123,220. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). (2) Designate and provide to El Paso County 25-foot public 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 requests that the applicant designate and provide to El Paso County a 25-foot public trail easement following near Harmony Hill Road, Appaloosa Run Drive, Draftline Drive, and Heritage Hollow Road which are at the south end of the Triple H Ranch Preliminary Plan boundary. 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
Park Planning Division
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

January 5, 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.
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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	Urban Park Area: 3
Regional Park Area: 4	Neighborhood: \$119 / Dwelling Unit x 244 Dwelling Units = \$0
\$505 / Dwelling Unit x 244 Dwelling Units = \$123,220	Community: \$184 / Dwelling Unit x 244 Dwelling Units = \$0
Total Regional Park Fees: \$123,220	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 lieu of land dedication for regional park purposes in the amount of \$123,220. 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) 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 requests that the applicant designate and provide to El Paso County a 25-foot public trail easement following near Harmony Hill Road, Appaloosa Run Drive, Draftline Drive, and Heritage Hollow Road which are at the south end of the Triple H Ranch Preliminary Plan boundary. 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:

1/14/2026