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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 29, 2020

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

**Subject: Prairie Ridge Final Plat (SF-20-010)**

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Prairie Ridge Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board June 10, 2020.

This is a request for approval by Land Development Consultants, Inc., on behalf of Sonship Properties, LLC, for Prairie Ridge Final Plat, a seven-lot development totaling 40.67 acres, with a minimum lot size of approximately five acres. Zoned RR-5, the property is located north of the intersection of Walker Road and Brown Road and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Walker Road Bicycle Route is located 0.50 mile south of the property, while the proposed Hodgen Road Bicycle Route and proposed Fox Run Regional Trail are both located 2 miles south along the Hodgen Road corridor. While the property is not located within any candidate open space land, the Spruce Hill Candidate Open Space is located approximately 0.60-mile northwest of the site.

Due to the fact that the proposed subdivision is zoned RR-5, the project does not fall under the El Paso County Land Development Code's 10% open space requirement, although no-build areas do exist within the subdivision for the protection of natural and man-made drainageways.

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 \$3,269, as shown in the attached Subdivision Review Form.

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COLORADO SPRINGS, CO 80903  
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**Recommended Motion (Final Plat):**

*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 Prairie Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.*













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

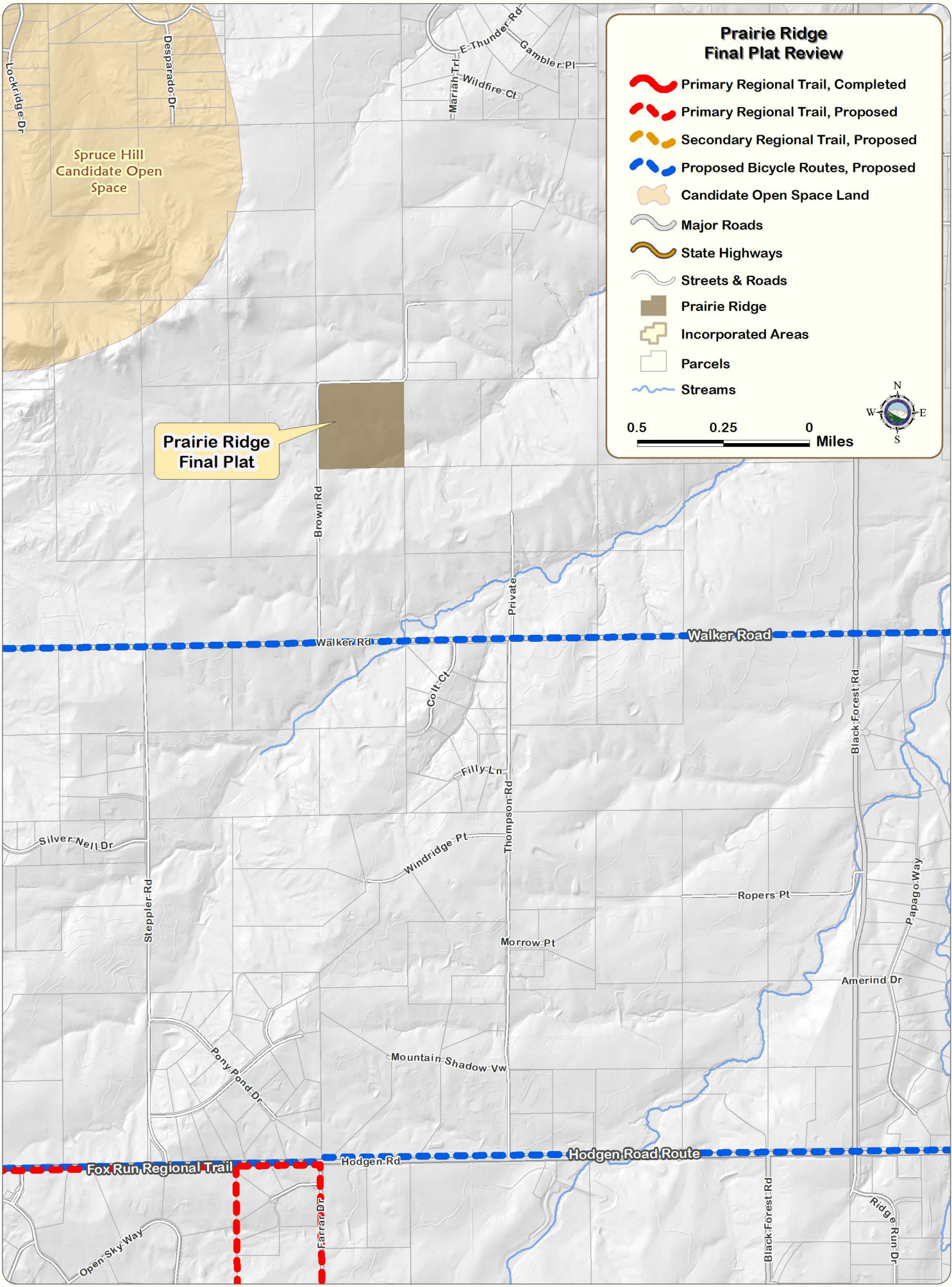
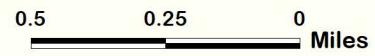
Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Prairie Ridge Final Plat Review

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  Prairie Ridge
-  Incorporated Areas
-  Parcels
-  Streams



**Prairie Ridge  
Final Plat**

Spruce Hill  
Candidate Open  
Space

**Fox Run Regional Trail**

**Walker Road**

**Hodgen Road Route**

Lockridge-Dr  
Desparado-Dr  
E-Thunder-Rd  
Gambler-Pl  
Wildfire-Ct  
Marrian-Trl  
Brown-Rd  
Private  
Walker-Rd  
Colt-Ct  
Filly-Ln  
Thompson-Rd  
Silver-Nell-Dr  
Steppler-Rd  
Windridge-Pt  
Morrow-Pt  
Ropers-Pt  
Pony-Pond-Dr  
Mountain-Shadow-Vw  
Amerind-Dr  
Papago-Way  
Hodgen-Rd  
Open-Sky-Way  
Fairfax-Dr  
Black-Forest-Rd  
Ridge-Run-Dr

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services

June 10, 2020

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.

<b>Name:</b>	Prairie Ridge Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-20-010	<b>Total Acreage:</b>	40.67
		<b>Total # of Dwelling Units:</b>	7
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.43
Sonship Properties, LLC	Land Development Consultants, Inc.	<b>Regional Park Area:</b>	2
Justin Ensor	Dan Kupferer	<b>Urban Park Area:</b>	1
P.O. Box 511	3898 Maizeland Road	<b>Existing Zoning Code:</b>	RR-5
Rocky Ford, CO 81067	Colorado Springs, CO 80908	<b>Proposed Zoning Code:</b>	RR-5

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

<p>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.</p>	<p>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.</p>
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>NO</b>
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 1</b>
0.0194 Acres x 7 Dwelling Units = 0.136	Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00
<b>Total Regional Park Acres: 0.136</b>	Community: 0.00625 Acres x 7 Dwelling Units = 0.00
	<b>Total Urban Park Acres: 0.00</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 1</b>
\$467 / Dwelling Unit x 7 Dwelling Units = \$3,269	Neighborhood: \$116 / Dwelling Unit x 7 Dwelling Units = \$0
<b>Total Regional Park Fees: \$3,269</b>	Community: \$179 / Dwelling Unit x 7 Dwelling Units = \$0
	<b>Total Urban Park Fees: \$0</b>

**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 Prairie Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.

**Park Advisory Board Recommendation:**