



COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE -CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 1, 2024

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

**Subject: The Retreat at PrairieRidge Filing No. 1 Preliminary Plan, 2<sup>nd</sup> Submittal (SP-23-009)**

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2<sup>nd</sup> submittal of the Retreat at PrairieRidge Filing No. 1 Preliminary Plan and has the following additional comments on behalf of El Paso County Parks:

**Staff acknowledges the increase in overall project acreage from 109 to 142.13 acres, due to the addition of the two future development tracts, without an increase or decrease in the number of residential housing units, which remains at 217. The Subdivision Application Review Form has been revised to show this change in project acreage.**

**Staff also acknowledges and appreciates the increase in width of the sidewalks on either side of the proposed extension of Briargate Parkway, with 8' wide sidewalks on the north side of the street and 10' wide on the southern side. This adjustment will lend itself to a more pedestrian friendly multi-modal transportation corridor.**

This application, along with the following comments and recommendations, was presented to and endorsed by the Park Advisory Board on February 14, 2024:

*"The Preliminary Plan area for the Retreat at PrairieRidge Filing No. 1 is located southwest of the intersection of Poco Road and Vollmer Road in northeastern El Paso County. The site totals approximately 109 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.*

*The Retreat at PrairieRidge Filing No.1 Preliminary Plan area is part of the Jaynes Property Sketch Plan area that was reviewed by the Park Advisory Board in October, 2022 and endorsed by the Board of County Commissioners in April of 2023. 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, 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks.*

*The Jaynes Property Sketch Plan was revised several times to address concerns from surrounding neighbors and the El Paso County Planning Commission regarding appropriate density transitions and compatibility with surrounding land uses. The applicant, NES Inc, on behalf of Classic Land LLC is requesting three zoning amendments to change the zoning originally approved with the Jaynes Property Sketch Plan. The area to be rezoned, known as the Retreat at PrairieRidge Filing No.1, consists of 109 acres of the original 142-acre Jaynes Property Sketch Plan Area. A summary of the rezone areas are as follows:*

- *Rezone 17.26 AC from RR-5 to RR-2.5; Rezone 13.98 AC from RR-5 to RR-0.5; Rezone 72.35 AC from RR-5 to RS-6000*

*Access and circulation within the preliminary plan area is similar to the previously approved Sketch Plan. Access to the site is proposed via a new urban residential collector which will extend through the property from north to south and parallel*

Vollmer Road. The extension of Briargate Parkway will bisect the site from east to west and include a meandering sidewalk. This sidewalk will provide a connection to the Sand Creek Regional Trail to the east via the crosswalk at the signalized intersection at Vollmer and Briargate Parkway.

The Preliminary Plan includes four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located adjacent to Vollmer Road at the intersection of Dines Boulevard. A smaller 2.6-acre neighborhood park (Tract B) is proposed in the south portion of the site, adjacent to a detention basin. Additionally, the applicant is including two pocket-parks along drainage easement within along Sunlit Prairie Place (Tract E), and along Sandstone Mesa Way (Tract G).

The El Paso County Parks Master Plan shows two proposed bicycle routes near the project. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway. This proposed bicycle route intersects with the project along the future Briargate Parkway which is currently under design. The proposed Vollmer Road Bicycle Route is shown along Vollmer Road on the east side of the project. Both proposed bicycle routes will be accommodated within the public right of way, therefore this preliminary plan supports the master plan.

The extension of Briargate Parkway is currently being planned by the County and City to ensure the design of the future Briargate Parkway is consistent between jurisdictions. The cross section of Briargate Parkway includes two 10-ft wide detached sidewalks, one on each side of the parkway which would serve as a regional trail connection. The proposed sidewalks along Briargate are shown as 6' wide transitioning down to 5' wide. The applicant is encouraged to increase the width of the sidewalks to 10' wide. This would match existing detached sidewalks along Briargate Parkway to the west and accommodate a variety of trail users. This planned trail corridor along Briargate Parkway is a crucial east-west connector which will facilitate a regional connection between the City and County trail network. Staff is encouraged to see the inclusion of this trail along with the proposed crosswalk and signalized intersection at Vollmer Road and Briargate Parkway. This will allow connection to the County's Sand Creek Regional Trail ¼ of a mile east of Vollmer Road.

In addition to the comments above, staff recommends required 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 (Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the PrairieRidge Filing No.1 Preliminary Plan: (1) Consistent with the existing cross section of Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area (2) Provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (3) Fees in lieu of land dedication for regional park purposes in the amount of \$109,585, and urban park fees in the amount of \$65,751 will be required at time of the recording of the forthcoming Final Plat(s)."

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

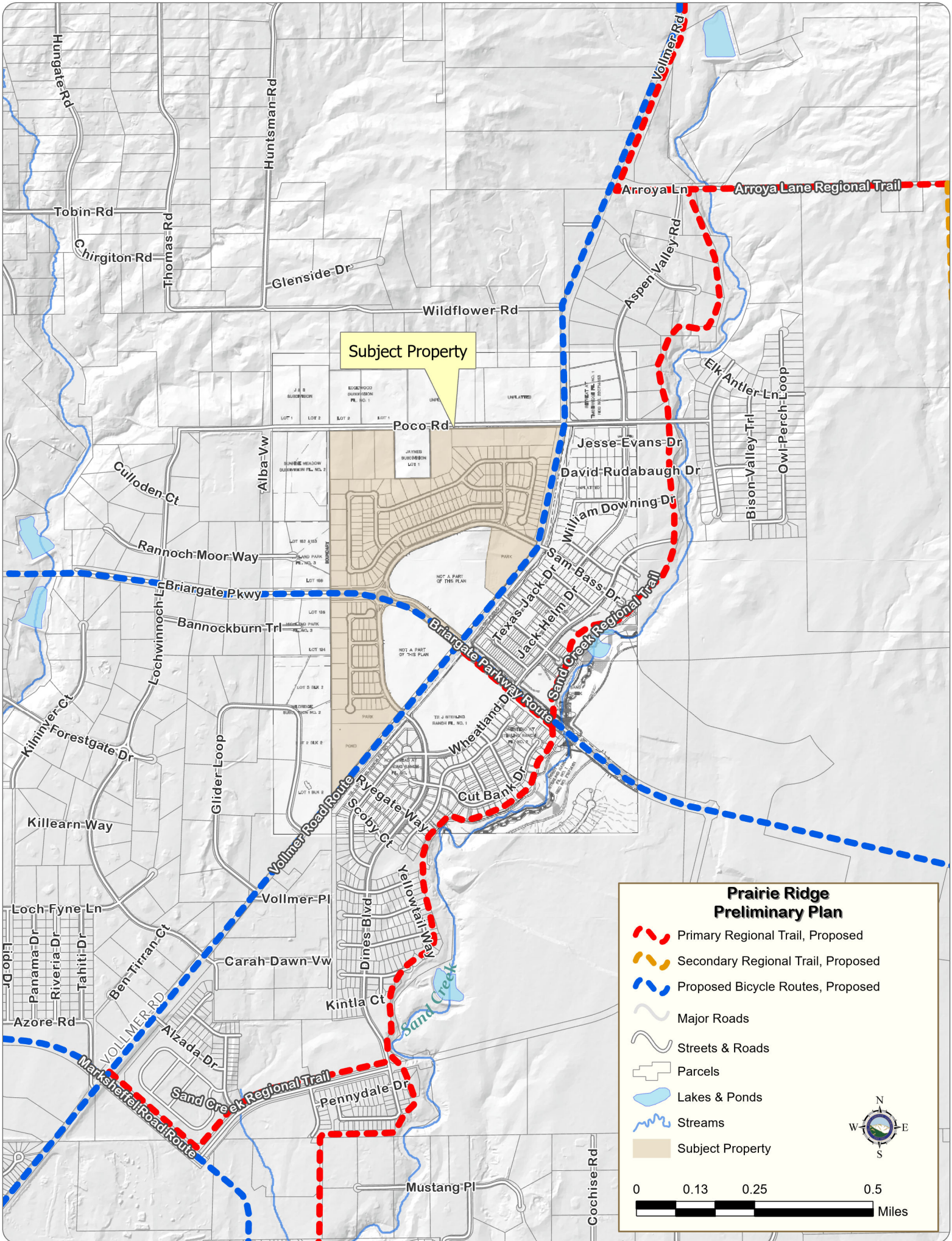
Sincerely,



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







Subject Property

### Prairie Ridge Preliminary Plan

- - - Primary Regional Trail, Proposed
- - - Secondary Regional Trail, Proposed
- - - Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- Lakes & Ponds
- Streams
- Subject Property

0    0.13    0.25    0.5 Miles

# Development Application Permit Review



## PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services - Parks Planning -  
Environmental Services - CSU Extension Office

Revised July 1, 2024

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>	Retreat at PrairieRidge Filing No. 1 Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-23-009	<b>Total Acreage:</b>	142.13
		<b>Total # of Dwelling Units:</b>	217
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	3.82
Classic Communities	NES Inc.	<b>Regional Park Area:</b>	2
6385 Corporate Drive, Suite 200	Andrea Barlow	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80919	619 N. Cascade Ave. Suite 200	<b>Existing Zoning Code:</b>	RR-5
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RR-0.5, RR-2.5, RS-6000

### 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 217 Dwelling Units = 4.210  
**Total Regional Park Acres: 4.210**

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

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 217 Dwelling Units = 0.81  
Community: 0.00625 Acres x 217 Dwelling Units = 1.36  
**Total Urban Park Acres: 2.17**

#### FEE REQUIREMENTS

**Regional Park Area: 2**

\$505 / Dwelling Unit x 217 Dwelling Units = \$109,585  
**Total Regional Park Fees: \$109,585**

**Urban Park Area: 2**

Neighborhood: \$119 / Dwelling Unit x 217 Dwelling Units = \$25,823  
Community: \$184 / Dwelling Unit x 217 Dwelling Units = \$39,928  
**Total Urban Park Fees: \$65,751**

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the PrairieRidge Filing No.1 Preliminary Plan: (1) Consistent with the existing cross section of Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area (2) Provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (3) Fees in lieu of land dedication for regional park purposes in the amount of \$109,585, and urban park fees in the amount of \$65,751 will be required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: Originally PAB Endorsed 02-14-2024