

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

TODD MARTS, EXECUTIVE DIRECTOR

March 21, 2025

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

Subject: The Retreat at Prairie Ridge Filing No. 2 Final Plat, 2nd Submittal (SF-25-009)

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the Retreat at Prairie Ridge Filing No. 2 Final Plat development 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 April 9, 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. 2 Final Plat. Consisting of 141 single-family residential lots over 80.64 acres, the project site is zoned RR-0.5 and RS-6000 for residential purposes and is located immediately southwest of the intersection of Poco Road and Vollmer Road in northeastern El Paso County. 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.2 is part of the Jaynes Property Sketch Plan area and 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 and two smaller pocket parks, three of which are included in the Retreat at Prairie Ridge Filing No. 2.

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.

The Prairie Ridge Filing No. 1-3 Preliminary Plan includes approximately 12.3 acres, or 8.5%, of open space dedicated to parks, open space, and landscaping. This acreage does not include stormwater detention facilities, such as Tracts H, I, and J in the northern section of the Retreat at Prairie Ridge Filing No. 2. Due to its aforementioned zoning classifications, the development is not subject to the El Paso County Land Development Code's 10% open space requirement.

Included in the 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 5.52-acre neighborhood park site is located within the Retreat at Prairie Ridge Filing No. 2 along the eastern edge of the development, adjacent to Vollmer Road at the intersection of Dines Boulevard. Additionally, two neighborhood pocket-parks are located along drainage easements in the northern portion of Filing No. 2, identified in the Final Plat as Tracts F and G. Other small landscape tracts provide passive open space and neighborhood trail connections.

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

- “A sidewalk is proposed along Briargate Pkwy and will connect to the signalized intersection of Briargate and Vollmer. This sidewalk will provide pedestrian connectivity to the Sterling Ranch Community Park and Sand Creek Regional Trail to the east.”
- “Tract D will accommodate a 50’ wide buffer between the future residences and Vollmer Road and will include a sidewalk to provide pedestrian connectivity in the area. Tract K is proposed as a 5.52-acre park and is conveniently located for residents within all the Retreat at Prairie Ridge filings.”
- “El Paso County Parks Master Plan. The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is proposed with the Retreat at Prairie Ridge filing 2 subdivision southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. A meandering sidewalk is proposed along Briargate Parkway within a 25’ landscape tract. 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 subdivision area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.”

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 this Final Plat.

Recommended Motion (Final Plat):

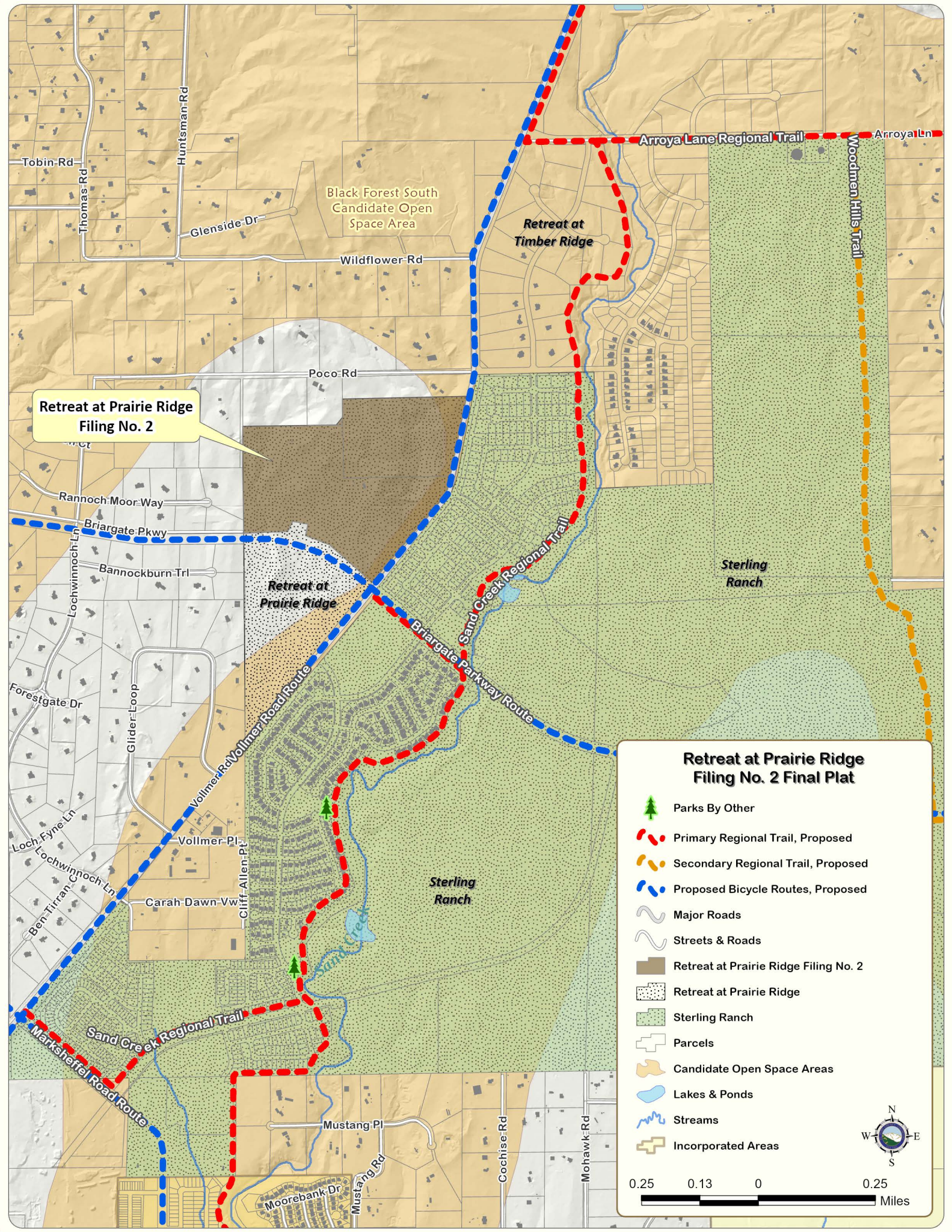
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$71,205 and urban park purposes in the amount of \$42,723 to be paid at time of the recording of this Final Plat. 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 this Final Plat.”

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
Filing No. 2

**Retreat at Prairie Ridge
Filing No. 2 Final Plat**

Parks By Other

Primary Regional Trail, Proposed

Secondary Regional Trail, Proposed

Proposed Bicycle Routes, Proposed

Major Roads

Streets & Roads

Retreat at Prairie Ridge Filing No. 2

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

April 9, 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. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-009	Total Acreage:	80.64
		Total # of Dwelling Units:	141
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.37
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-0.5, RS-6000
	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-0.5, 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 141 Dwelling Units = 2.735
Total Regional Park Acres: 2.735

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 141 Dwelling Units = 0.53
Community: 0.00625 Acres x 141 Dwelling Units = 0.88
Total Urban Park Acres: 1.41

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 141 Dwelling Units = \$71,205
Total Regional Park Fees: \$71,205

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 141 Dwelling Units = \$16,779
Community: \$184 / Dwelling Unit x 141 Dwelling Units = \$25,944
Total Urban Park Fees: \$42,723

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. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$71,205 and urban park purposes in the amount of \$42,723 to be paid at time of the recording of this Final Plat. 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 this Final Plat.

Park Advisory Board Recommendation: **Endorsed by the PAB on 04/09/2025**