

Parks & Community Services Department

Todd Marts, Executive Director

Parks & Community Services
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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

February 3, 2025

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

Subject: Triple H Ranch Rezone, Administrative Comments (P-25-001)

Hello Joe,

The Park Planning Division of the Parks and Community Services Department has reviewed the Triple H Ranch Rezone application and has the following administrative comments on behalf of El Paso County Parks:

This is a request for agency approval by N.E.S., Inc., on behalf of P760 Land, LLC., of the Triple H Ranch Rezone application, which requests to update the zoning classification of 752.68 acres from A-35 to the RR-2.5 rural residential zoning classification. The site is located along and north of Jones Road, east of Murr Road, west of Peyton Highway, and south of Falcon Highway.

The 2022 El Paso County Parks Master Plan shows the project impacting a section of the proposed Judge Orr Secondary Regional Trail, which 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 site's southwest corner. Further to the east, the Judge Orr Trail will provide connectivity to the proposed Great Plains Primary Regional Trail corridor. While the trail is shown on the accompanying site map along Jones Road, El Paso County Parks staff is willing to work with the applicant to also route the trail around the private property located in the southern part of the project site.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing a large portion of the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. Large-acreage lots, potential no-build zones along local waterways and wetland areas, and minimal landscaping indicative of a rural community will minimize impacts to the surrounding environment.

The applicant's Letter of Intent states the following in regard to trails and open space:

- *"The proposed RR-2.5 zoning for this site allows for a potential 300 residential lots on the 752.68 acre property. However, the Applicant plans to include amenity space and trails for residents with the intent of creating an equestrian friendly subdivision. Initial site planning indicates a likely lot count of 244 residential lots to be constructed in five filings."*

- *“El Paso County Parks Master Plan. 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.”*

Due to the location of the proposed Judge Orr Secondary Regional Trail within the project boundaries, El Paso County Parks requires that the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming Preliminary Plans and Final Plats for public access, construction, and maintenance of the secondary regional trail along the unnamed stream and north side of Jones Road, to be located outside of the existing or any proposed right-of-way for Jones Road. Staff encourages the applicant to work closely with El Paso County Parks to establish a regional trail corridor that serves both the residents of Triple H Ranch and the citizens of El Paso County.

Staff Recommendation:

El Paso County Parks staff recommends that El Paso County Planning and Community Development, the Planning Commission, and the Board of County Commissioners include the following conditions when considering and/or approving the Triple H Ranch Rezone application: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance of the Judge Orr Secondary Regional Trail, and the easement be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional park purposes in the estimated amount of \$123,220 will be recalculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized and due at time of the recording of the forthcoming Final Plat(s).















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

Sincerely,

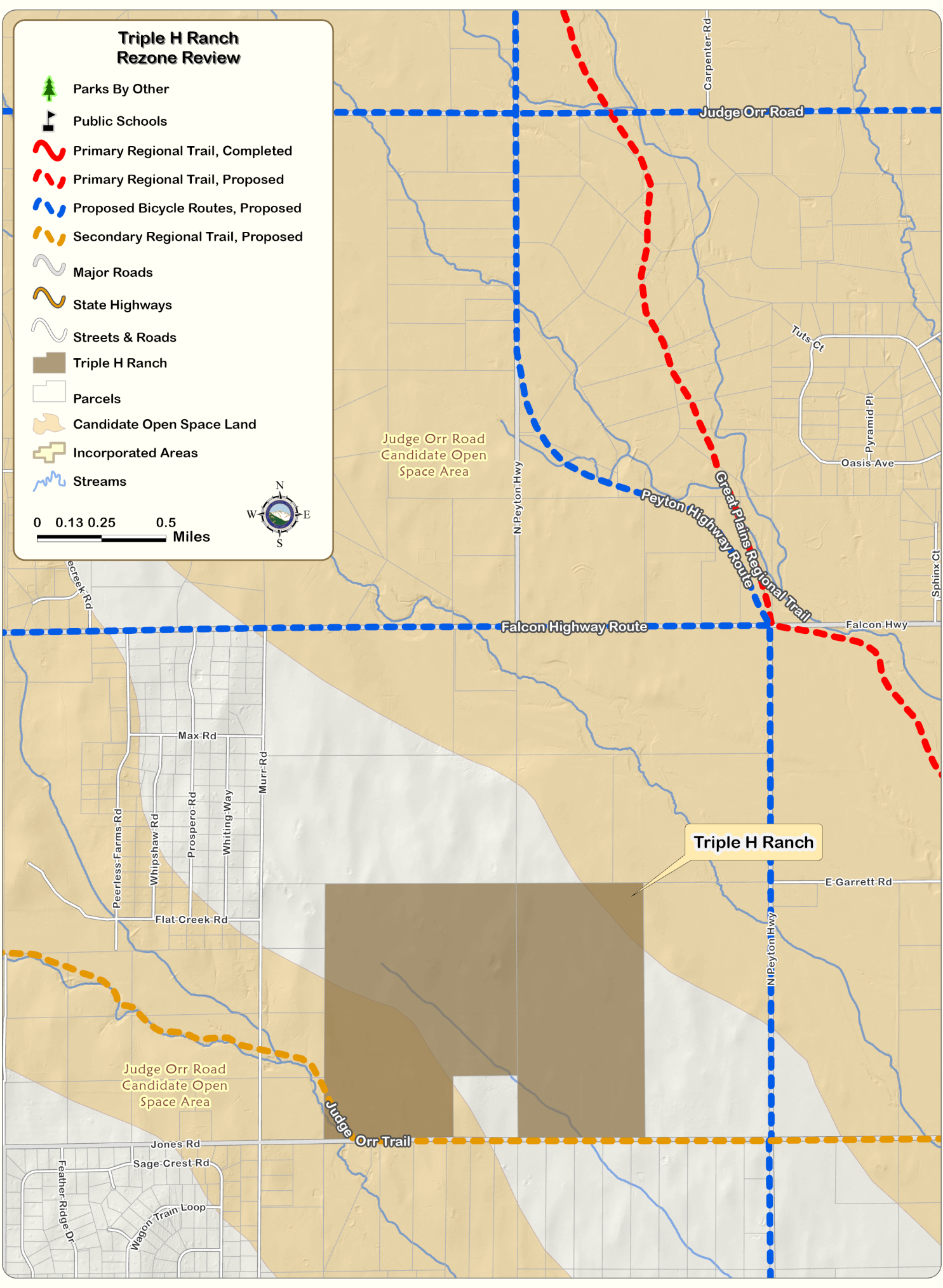


Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Triple H Ranch Rezone Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Triple H Ranch
-  Parcels
-  Candidate Open Space Land
-  Incorporated Areas
-  Streams

0 0.13 0.25 0.5
Miles



**Development
Application
Review
Form**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 3, 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:	Triple H Ranch Rezone	Application Type: Other
PCD Reference #:	P-25-001	Total Acreage: 752.68
		Total # of Dwelling Units: 244
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres: 0.81
P760 Land, LLC	N.E.S., Inc.	Regional Park Area: 4
Alex Kuhnke	Tyler Knab	Urban Park Area: 3
13395 Voyager Pkwy, Suite 130	619 North Cascade Avenue, Suite 200	Existing Zoning Code: A-35
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code: RR-2.5

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>
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

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: El Paso County Parks staff recommends that El Paso County Planning and Community Development, the Planning Commission, and the Board of County Commissioners include the following conditions when considering and/or approving the Triple H Ranch Rezone application: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance of the Judge Orr Secondary Regional Trail, and the easement be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional park purposes in the estimated amount of \$123,220 will be recalculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized and due at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation: **Submitted Administratively 02/03/2025**