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## PARKS AND COMMUNITY SERVICES DEPARTMENT

May 31, 2024

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

**Subject: Monument Ridge East Preliminary Plan (SP-24-001)**

Hello Kylie,

The Park Planning Division of the Parks and Community Services Department has reviewed the Monument Ridge East Preliminary Plan application and is submitting 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 endorsement on June 12, 2024:

This is a request by Vertex Consulting Services on behalf of Monument Ridge East, LLC., for endorsement of the Monument Ridge East Preliminary Plan, which consists of a mix of 342 multi-family townhome units and single-family residential lots on approximately 62.55 acres. The project site is located north of Monument, southeast of the intersection of Monument Hill Road and County Line Road. The property is currently zoned PUD, CC, CS, C-1, and RS-20000, however, a rezone to the RM-12 and RS-6000 zoning classifications is being processed concurrently.

The 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 2 miles south of the property, while the existing New Santa Fe Primary Regional Trail is located approximately 1.25 miles southwest. The existing Santa Fe Open Space and Fox Run Regional Park are located approximately 1.75 west and 5.15 miles southeast of the project site, respectively. The project site is not located within any Candidate Open Space Areas.

This current Preliminary Plan submittal lacks a Letter of Intent, so details regarding parks, trails, or open space areas are not available at this time. Staff has spoken with the Project Manager at El Paso County Planning and Community Development and has requested a Letter of Intent. The Preliminary Plan is also lacking a Landscape Plan, as well as other usual components of a Preliminary Plan submittal, such as a detailed tract table describing the various open space tracts, as highlighted on Page 3 of the Preliminary Plan. Typically, tract tables describe each tracts' primary use, such as public and passive open space, parks, landscaping, drainage corridors, utilities, and stormwater detention facilities.

In the submitted Subdivision Summary Form, the applicant only lists 3.52 acres, or 5.6%, of open space. However, as previously noted, Page 3 of the Preliminary Plan appears to show a far greater amount of open space, but due to the lack of information provided, staff may only speculate as to the open space uses.

Staff recommends that the applicant submit the required Letter of Intent and a more robust Preliminary Plan that includes a detailed Landscape Plan with all possible recreational amenities including trails, common areas, and/or playground, elevations of the townhomes and lot layouts, and a detailed tract table with descriptions of each tracts' use. As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

**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 Monument Ridge East Preliminary Plan: (1) provide a Letter of Intent in all forthcoming submittals; (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table; (3) fees in lieu of land dedication for regional park purposes in the amount of \$172,710 and urban park purposes in the amount of \$103,626 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)





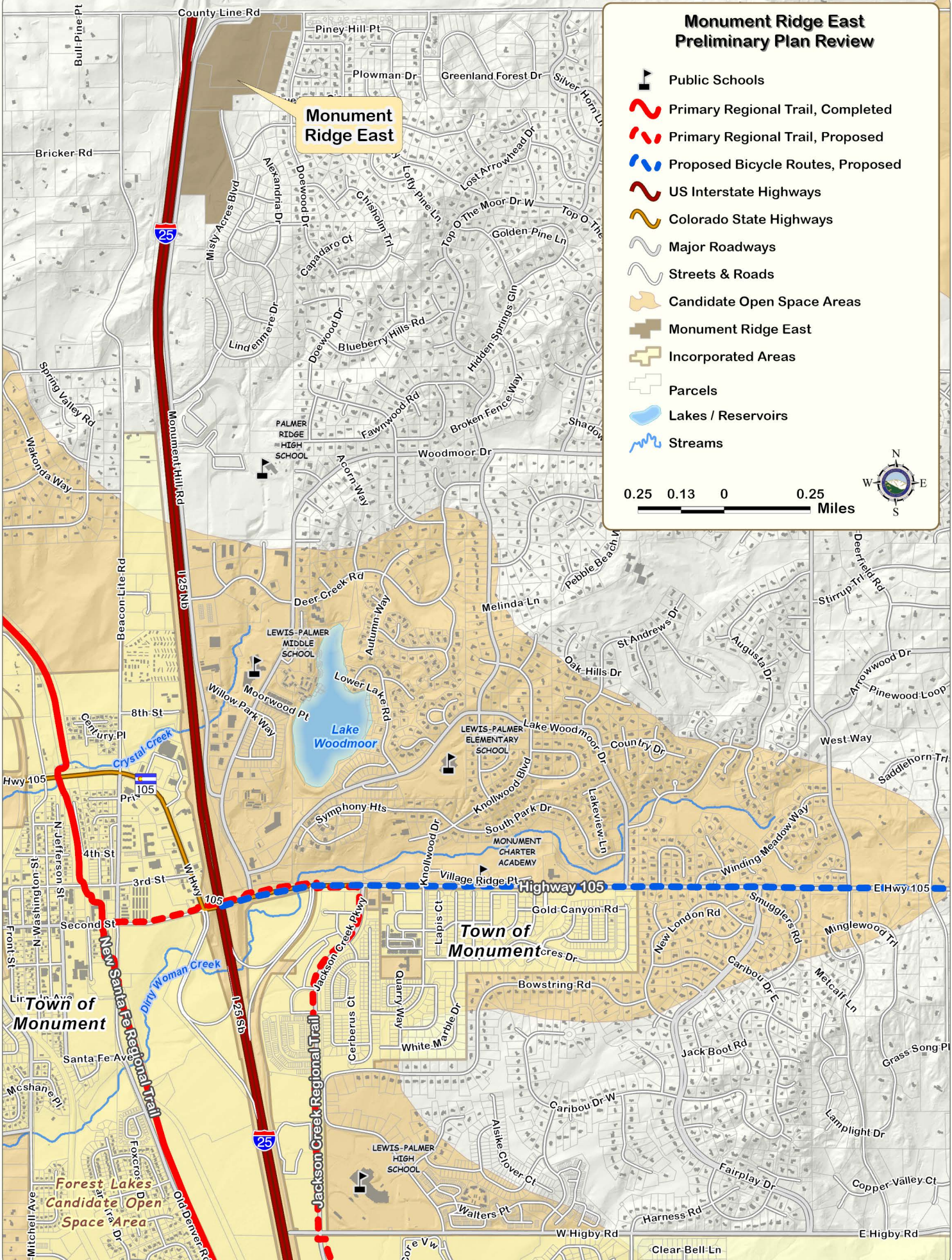
# Monument Ridge East Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Candidate Open Space Areas
-  Monument Ridge East
-  Incorporated Areas
-  Parcels
-  Lakes / Reservoirs
-  Streams

0.25 0.13 0 0.25 Miles



**Monument Ridge East**





**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 12, 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>	Monument Ridge East Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-24-001	<b>Total Acreage:</b>	62.55
		<b>Total # of Dwelling Units:</b>	342
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	13.67
Oak Ridge Land Holdings	Ridge & Ridge Landscape Architects	<b>Regional Park Area:</b>	2
James Ridge	Steve Ridge	<b>Urban Park Area:</b>	1
1234 Main Street	1235 Main Street	<b>Existing Zoning Code:</b>	PUD, CC, CS, RS-20000
Colorado Springs, CO 80900	Colorado Springs, CO 80900	<b>Proposed Zoning Code:</b>	RM-12, 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 342 Dwelling Units = 6.635  
**Total Regional Park Acres: 6.635**

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

**Urban Park Area: 1**

Neighborhood: 0.00375 Acres x 342 Dwelling Units = 1.28  
 Community: 0.00625 Acres x 342 Dwelling Units = 2.14  
**Total Urban Park Acres: 3.42**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$505 / Dwelling Unit x 342 Dwelling Units = \$172,710  
**Total Regional Park Fees: \$172,710**

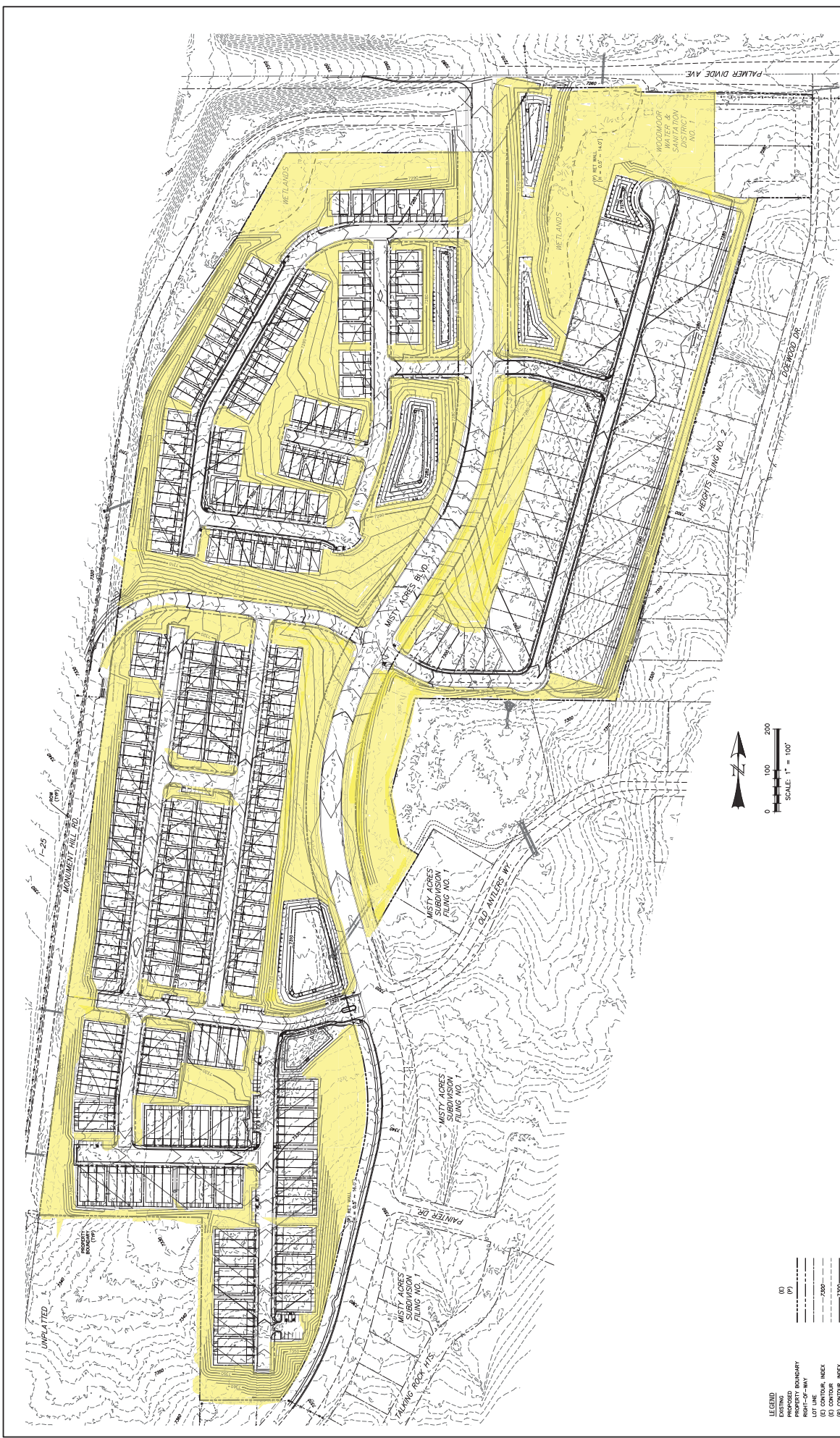
**Urban Park Area: 1**

Neighborhood: \$119 / Dwelling Unit x 342 Dwelling Units = \$40,698  
 Community: \$184 / Dwelling Unit x 342 Dwelling Units = \$62,928  
**Total Urban Park Fees: \$103,626**

**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 Monument Ridge East Preliminary Plan: (1) provide a Letter of Intent in all forthcoming submittals; (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table; (3) fees in lieu of land dedication for regional park purposes in the amount of \$172,710 and urban park purposes in the amount of \$103,626 will be required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Recommendation:



REV.	DESCRIPTION	DATE

**LEGEND**

- (E) EXISTING
- (P) PROPOSED
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- CONTOUR - 2000'
- CONTOUR - 1500'
- (P) CONTOUR - 1000'
- (E) CONTOUR - 500'
- (E) STORM SEWER

**NOT FOR CONSTRUCTION**

**PRC ENGINEERING**  
 4400 SPRING CREEK BLVD.  
 COLORADO SPRING, CO 80918  
 P: 719-594-3444

PREPARED FOR:  
 MONUMENT RIDGE EAST, LLC  
 3005 LAST AVENUE  
 COLORADO SPRING, CO 80919

Know what's below.  
 Call 72 hours before you dig.  
 811  
 www.811.com

DATE	DESCRIPTION
03/07/24 <td> </td>	

DATE	SCALE	SHEET	OF
03/07/24	1" = 100'	1	1

MONUMENT RIDGE EAST  
 EAST & WEST PARCEL  
 GRADING EXHIBIT

21-003

1 OF 1

SHEET 3 of 3