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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 11, 2024

Kari Parsons  
Project Manager  
El Paso County Development Services Department

**Subject:**

**PrairieRidge Filing No. 1 Preliminary Plan (SP239)**  
**PrairieRidge Rezone RS-6000 (P2313)**  
**PrairieRidge Rezone RR-0.5 (P2314)**  
**PrairieRidge Rezone RR-2.5 Rezone (P2316)**

Kari,

The Parks and Community Services Department has reviewed PrairieRidge Filing No. 1 Preliminary Plan and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on February 14, 2024, and its recommendation will be provided after the meeting. Three supporting rezone applications were also reviewed, and administrative comments will be provided for PrairieRidge Rezone RS-6000, PrairieRidge Rezone RR00.5, and PrairieRidge Rezone RR-2.5.

The preliminary plan area for PrairieRidge Filing No. 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 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 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):**

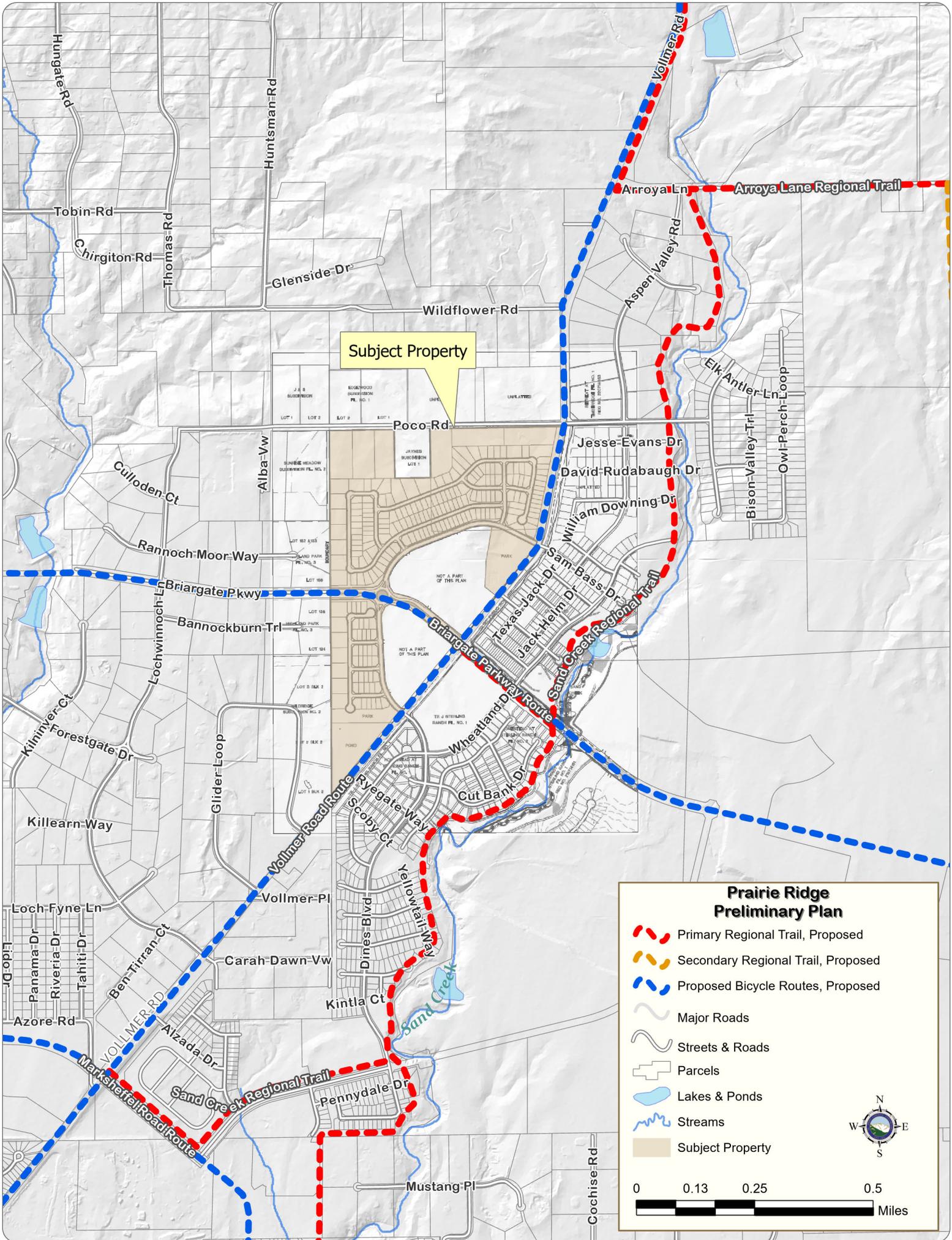
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the PrairieRidge Filing No.1 Preliminary Plan: (1) Consistent with the existing cross section of Briargate Parkway, develop two 10-foot 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 feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@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

**February 14, 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>	PrairieRidge Filing No. 1 Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP239	<b>Total Acreage:</b>	109.00
		<b>Total # of Dwelling Units:</b>	217
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	4.98
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**

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

**Regional Park Area: 2**

**Urban Park Area: 2**

0.0194 Acres x 217 Dwelling Units = 4.210  
**Total Regional Park Acres: 4.210**

Neighborhood:	0.00375 Acres x 217 Dwelling Units =	0.81
Community:	0.00625 Acres x 217 Dwelling Units =	1.36
	<b>Total Urban Park Acres:</b>	<b>2.17</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

**Urban Park Area: 2**

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

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

**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: