

**EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION**

**TODD MARTS, EXECUTIVE DIRECTOR**

July 3, 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. 3 Final Plat (SF-25-020)**

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the Retreat at Prairie Ridge Filing No. 3 Final Plat development application, and is pleased to provide the following administrative comments:

The Retreat at Prairie Ridge Filing No. 3 consists of six (6) rural residential lot totaling 17.02 acres, with a minimum lot size of 2.66 acres. Providing transitional lot sizing from urban density filings to the south to large-acre rural residential properties to the north, Filing No. 3 is zoned RR-0.5 for rural residential land uses and is located immediately south of Poco Road, west of its intersection with Vollmer Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The nearest major park or open space facilities are Black Forest Section 16 (1.5 miles north) and Pineries Open Space (2.5 miles north). The proposed Sand Creek Regional Trail is located approximately 0.25 miles east of the project site, located in the adjacent Sterling Ranch development and accessible via sidewalks on either side of the Briargate Parkway extension.

As no park lands or trail easement dedications are necessary for this 6-lot filing, El Paso County Parks staff recommends fees in lieu of land for regional and urban park purposes. Because residential unit density is determined at the overall preliminary plan stage, urban park fees are applicable to these rural residential sized lots. Due to the low number of lots and the lack of impacts to existing or proposed El Paso County Parks facilities, these comments are being provided administratively.

**Staff Recommendation:**

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at Prairie Ridge Filing No. 3 Final Plat includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 and urban park purposes in the amount of \$1,818.*

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](mailto:rosswilliams@elpasoco.com)

# Development Application Review Form



**PARKS AND COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Recreation and Cultural Services - Parks Planning -  
 Environmental Services - CSU Extension Office

**July 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.

<b>Name:</b>	Retreat at Prairie Ridge Filing No. 3 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-25-020	<b>Total Acreage:</b>	17.02
		<b>Total # of Dwelling Units:</b>	6
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	
Classic SRJ Land, LLC	N.E.S. Inc.	<b>Regional Park Area:</b>	2
2138 Flying Horse Club Drive	Andrea Barlow	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RR-0.5
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RR-0.5

**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.
<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>
<b>Regional Park Area: 2</b>  0.0194 Acres x 6 Dwelling Units = 0.116 <b>Total Regional Park Acres: 0.116</b>	<b>Urban Park Area: 2</b>  Neighborhood: 0.00375 Acres x 6 Dwelling Units = 0.02 Community: 0.00625 Acres x 6 Dwelling Units = 0.04 <b>Total Urban Park Acres: 0.06</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>  \$505 / Dwelling Unit x 6 Dwelling Units = \$3,030 <b>Total Regional Park Fees: \$3,030</b>	<b>Urban Park Area: 2</b>  Neighborhood: \$119 / Dwelling Unit x 6 Dwelling Units = \$714 Community: \$184 / Dwelling Unit x 6 Dwelling Units = \$1,104 <b>Total Urban Park Fees: \$1,818</b>

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at Prairie Ridge Filing No. 3 Final Plat includes the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 and urban park purposes in the amount of \$1,818.

**Park Advisory Board Recommendation:** **No PAB Endorsement Necessary**