

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

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.

Name:	Retreat at Prairie Ridge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-020	Total Acreage:	17.02
		Total # of Dwelling Units:	6
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	
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
	Colorado Springs, CO 80903	Proposed Zoning Code:	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.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 6 Dwelling Units =	0.116	Neighborhood:	0.00375 Acres x 6 Dwelling Units = 0.02
Total Regional Park Acres:	0.116	Community:	0.00625 Acres x 6 Dwelling Units = 0.04
		Total Urban Park Acres:	0.06
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$505 / Dwelling Unit x 6 Dwelling Units =	\$3,030	Neighborhood:	\$119 / Dwelling Unit x 6 Dwelling Units = \$714
Total Regional Park Fees:	\$3,030	Community:	\$184 / Dwelling Unit x 6 Dwelling Units = \$1,104
		Total Urban Park Fees:	\$1,818

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