



**EL PASO COUNTY**

COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE -CHAIR)

**COLORADO**

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

**DEPARTMENT OF PARKS AND COMMUNITY SERVICES**

August 30, 2023

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

**Subject: Sterling Ranch East Filing No. 5 Preliminary Plan – Preliminary Comments (SP-23-005)**

Hello Kari,

The Parks Planning Division of the Community Services Department has reviewed Sterling Ranch East Filing No. 5 Preliminary Plan application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on September 13, 2023:

This is a request by N.E.S., Inc., on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 5 Preliminary Plan, which includes 160 single-family residential lots on 47.17 acres, with a concurrent rezone from RR-5 to RS-5000. The property is located east of Vollmer Road and north of Woodmen Road, situated between the southern boundary of the Sterling Ranch development and the future extension of Sterling Ranch Road.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.50-mile west of the property along the western banks of Sand Creek. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.75-mile northeast of the project site. The far western boundary of Filing No. 5 is partially located within the Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. This project will have little to no impact on these open space values, as the site is outside of the creek corridor.

The current application shows 10.52 acres, or 22.3%, of open space, dedicated to public open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure. The project area includes a 4.63-acre community park, a 1-acre neighborhood park, and an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhoods and park areas. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *“A 5FT wide concrete community trail is proposed within Tract A, this trail will connect to a 5FT community trail within Sterling Ranch East Filing 3. The community trail connects the Sand Creek trails to the west and a future community trail extension to the east. The inclusion of a 5-foot trail within the 50-foot buffer tract along the south boundary is consistent with the approved Sketch Plan. This trail will provide connectivity from the eastern portion of Sterling Ranch East Filing 5 to the Regional Trail on the west side of Sand Creek and the community parks, trails, and open space within Sterling Ranch.”*
- *“Trails within Sterling Ranch East Filing 5 connect to the Sterling Ranch Parks and Trails system. All of Sterling Ranch is served by an interconnected system of trails which create a recreation-orientated community. In total the 96.8AC system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation*

system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. All parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.”

- “Sterling Ranch East Filing 5 includes a 4.63AC centralized neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail which provides connection to the Sand Creek Regional Trail and 29AC Community Park.”
- “The [2022 El Paso County Parks] Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.”

Staff is pleased that Sterling Ranch East Filing No. 5 Preliminary Plan contains a large percentage of park, trail, and open space areas, including the aforementioned 4.63-acre community park, as well as the smaller neighborhood park, and internal trail corridors with connectivity to surrounding neighborhoods, regional trail corridors, and other park and open space areas. Staff is encouraged by the applicant’s willingness to include detailed park site plans as part of the Preliminary Plan application. As no park land or trail easement dedications are necessary, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plat.

**Recommended Motion (Filing No. 5 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 Sterling Ranch East Filing No. 5 Preliminary Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$80,800 and urban park purposes in the amount of \$48,480 will be required at time of the recording of the forthcoming final plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat.*

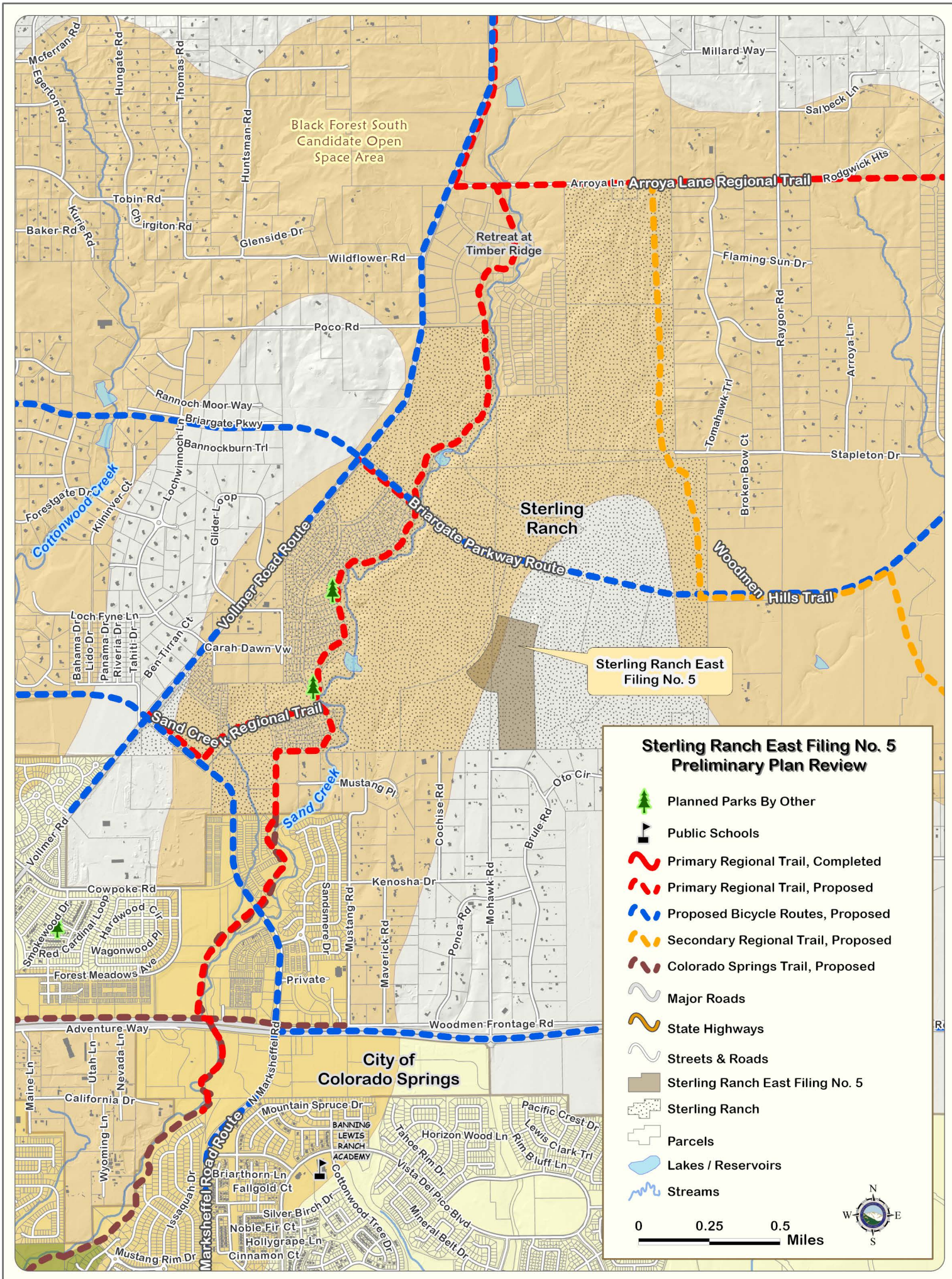
Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Parks Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)





Sterling Ranch East Filing No. 5

**Sterling Ranch East Filing No. 5 Preliminary Plan Review**

-  Planned Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Sterling Ranch East Filing No. 5
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
-  Streams

0 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

September 13, 2023

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>	Sterling Ranch East Filing No. 5 Preliminary Plan	<b>Application Type:</b>	Preliminary Plan
<b>PCD Reference #:</b>	SP-23-005	<b>Total Acreage:</b>	47.17
		<b>Total # of Dwelling Units:</b>	160
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.48
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>	2,3
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RR-5
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-5000

**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 160 Dwelling Units = 3.104

**Total Regional Park Acres: 3.104**

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

**Urban Park Area: 2,3**

Neighborhood: 0.00375 Acres x 160 Dwelling Units = 0.60

Community: 0.00625 Acres x 160 Dwelling Units = 1.00

**Total Urban Park Acres: 1.60**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$505 / Dwelling Unit x 160 Dwelling Units = \$80,800

**Total Regional Park Fees: \$80,800**

**Urban Park Area: 2,3**

Neighborhood: \$119 / Dwelling Unit x 160 Dwelling Units = \$19,040

Community: \$184 / Dwelling Unit x 160 Dwelling Units = \$29,440

**Total Urban Park Fees: \$48,480**

**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 Sterling Ranch East Filing No. 5 Preliminary Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$80,800 and urban park purposes in the amount of \$48,480 will be required at time of the recording of the forthcoming final plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat.

Park Advisory Board Recommendation: