

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

December 16, 2022

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

**Subject: Sterling Ranch East Filing No. 2 Final Plat – Preliminary Comments (SF-22-037)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed Sterling Ranch East Filing No. 2 Final Plat 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 January 11, 2023:

This is a request by Classic Consulting, LLC, on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 2 Final Plat, which includes 42 single-family residential lots on 16.84 acres, with a minimum lot size of 5000 square feet. The property is currently zoned RS-5000 and is located east of Vollmer Road along the eastern banks of Sand Creek along Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. As part of the recording of numerous final plats along the western side of Sand Creek, SR Land, LLC, is in the process of dedicating or has already dedicated to El Paso County numerous trail easements along this section of the regional trail. The current Sterling Ranch East Phase I Preliminary Plan shows a 15' maintenance road on the east side of Sand Creek, which may be utilized by residents as an alternate pedestrian route to the Sand Creek Regional Trail. El Paso County appreciates the increased connectivity this additional creekside route will provide, however, construction and on-going maintenance will be the responsibility of the homeowner's association or Sterling Ranch Metropolitan District.

Furthermore, the proposed Briargate Parkway Bicycle Route is located adjacent the southern boundary of the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch East Filing No. 2 falls completely within the bounds of the updated 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. Various aspects of the Sand Creek East Phase I Preliminary Plan address these attributes and contribute in some degree to their conservation.



Although the RS-5000 zoning classification does not require the 10% open space threshold, the current application shows 6.84 acres, or 40.6%, of open space, dedicated to public and private open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure.

The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre 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. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*
- *"Tract B and C, Filing 2 as shown on the Preliminary Plan and Final Plat is proposed for park and trail use, consistent with the approved Sterling Ranch Sketch Plan. These tracts will be owned and maintain by Sterling Ranch Metro District or El Paso County as reflected on the Final Plat cover sheet."*

Staff is pleased that Sterling Ranch East Filing No. 2 Final Plat contains provisions for park and open space areas, although no specific landscape plans are included in the application. Staff encourages the applicant to develop park, trail, active-use area, and playground plans that provide a wide variety of recreational choices to users of all age groups and abilities and submit the plans for agency review prior to the recording of the Final Plat. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of this Final Plat.

**Recommended Motion (Filing No. 2 Final Plat):**

*"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. 2 Final Plat: (1) recommend the developer explore a wide variety of park, trail, and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) submit the final neighborhood park and trail plans for agency review prior to recording Filing No. 2 Final Plat, (3) fees in lieu of land dedication for regional park purposes in the amount of \$19,320 and urban park purposes in the amount of \$12,180 will be required at time of the recording of this 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 this Final Plat."*

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

Sincerely,



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

Black Forest South  
Candidate Open  
Space Area

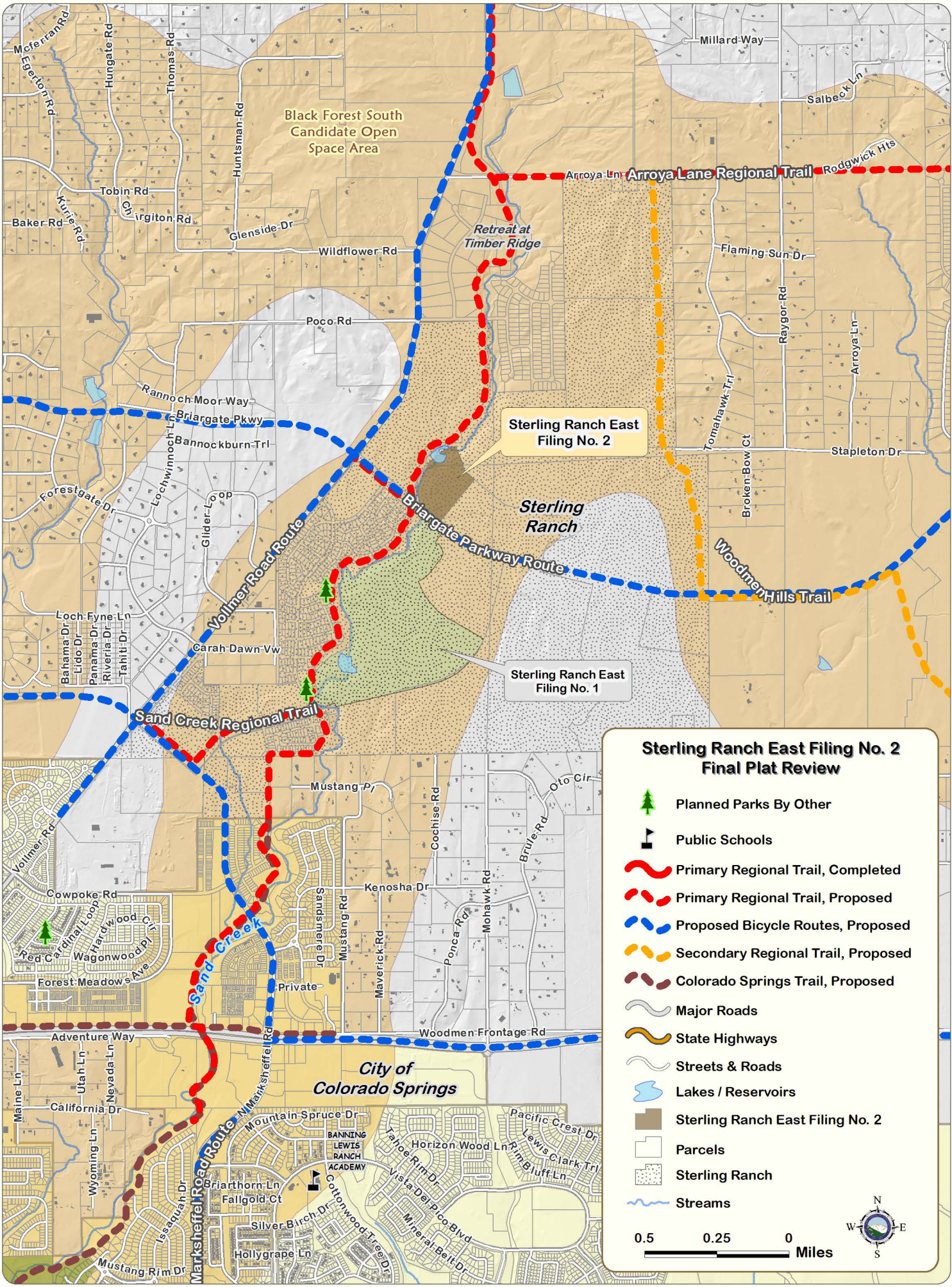
Sterling Ranch East  
Filing No. 2

Sterling Ranch East  
Filing No. 1

**Sterling Ranch East Filing No. 2  
Final Plat 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
-  Lakes / Reservoirs
-  Sterling Ranch East Filing No. 2
-  Parcels
-  Sterling Ranch
-  Streams

0.5 0.25 0  
Miles



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

**Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services**

**January 11, 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. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-22-037	<b>Total Acreage:</b>	16.84
		<b>Total # of Dwelling Units:</b>	42
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	6.24
Classic SRJ Land, LLC	Classic Consulting, LLC	<b>Regional Park Area:</b>	2
2138 Flying Horse Club Drive	619 North Cascade Avenue. Suite 200	<b>Urban Park Area:</b>	2
Colorado Springs, CO 80921	Colorado Springs, CO 80903	<b>Existing Zoning Code:</b>	RS-5000
		<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**

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

**Regional Park Area: 2**  
  
0.0194 Acres x 42 Dwelling Units = 0.815  
**Total Regional Park Acres: 0.815**

**Urban Park Area: 2**  
Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.16  
Community: 0.00625 Acres x 42 Dwelling Units = 0.26  
**Total Urban Park Acres: 0.42**

**FEE REQUIREMENTS**

**Regional Park Area: 2**  
  
\$460 / Dwelling Unit x 42 Dwelling Units = \$19,320  
**Total Regional Park Fees: \$19,320**

**Urban Park Area: 2**  
Neighborhood: \$114 / Dwelling Unit x 42 Dwelling Units = \$4,788  
Community: \$176 / Dwelling Unit x 42 Dwelling Units = \$7,392  
**Total Urban Park Fees: \$12,180**

**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. 2 Final Plat: (1) recommend the developer explore a wide variety of park, trail, and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) submit the final neighborhood park and trail plans for agency review prior to recording Filing No. 2 Final Plat, (3) fees in lieu of land dedication for regional park purposes in the amount of \$19,320 and urban park purposes in the amount of \$12,180 will be required at time of the recording of this 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 this Final Plat.

**Park Advisory Board Recommendation:**