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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

April 3, 2023

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

Subject: Homestead at Sterling Ranch Filing No. 3 Final Plat (Vacation and Replat) (VR-23-004)

Hello Kari,

The Planning Division of the Parks and Community Services Department has reviewed the Homestead at Sterling Ranch Filing No. 3 Final Plat (Vacation and Replat) and has the following administrative comments of behalf of El Paso County Parks.

Submitted by SR Land, LLC., Homestead at Sterling Ranch Filing No. 3 Final Plat consists of the vacation and replat of certain residential lots and tracts of Sterling Ranch Master Plat Filing No. 1 and Homestead at Sterling Ranch Filing No. 2 Final Plat into two tracts and two residential lots on 15.87 acres. The property is currently zoned RS-5000 and is located along the west bank of Sand Creek, south of Briargate Parkway and north of Sterling Ranch Road.

The 2022 El Paso County Parks Master Plan shows the project directly impacting the Sand Creek Primary Regional Trail. This trail corridor is located along the western banks of the Sand Creek channel and has been acknowledged previously in Sterling Ranch Master Plat Filing No. 1, Homestead at Sterling Ranch Filing No. 2 Final Plat, Branding Iron at Sterling Ranch Filing No. 2, and the Sand Creek Channel Construction Documents. However, the current submitted Final Plat and Letter of Intent do not mention the Sand Creek Regional Trail nor the easements dedicated to the construction, maintenance, and public access of the trail itself.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I Preliminary Plan added a requirement for the dedication to El Paso County of a 25-foot-wide regional trail easement along Sand Creek, within Tract D, for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to the Sterling Ranch Metropolitan District in May 2018 and is currently located wholly within Tract C of Homestead at Sterling Ranch Filing No. 3. This easement, as previously noted, is not shown in the Final Plat drawings nor notated in the Plat Notes.

El Paso County Parks staff highly recommends the inclusion of the Sand Creek Regional Trail easement in the Homestead at Sterling Ranch Filing No. 3 Final Plat drawings and Plat Notes section. Furthermore, staff requires the final dedication of the previously dedicated Sand Creek Regional Trail easement from the Sterling Ranch Metropolitan District to El Paso County prior to the recording of this Final Plat.

In February 2020, Sterling Ranch Metropolitan District entered into an Urban Park Lands Agreement for Homestead at Sterling Ranch Filing No. 2 through Resolution #20-50 (Instrument #220016484), and as such, urban park fees were initially waved at the time of the recording of the Final Plat. The completion of urban neighborhood park amenities is due for completion by September 27, 2023, through the provisions of a Park Lands Agreement Extension, approved by the BoCC in October 2022 as Resolution #22-235 (Instrument #222131590). Because regional park fees were paid at the time of the recording, and due to the fact that the filing shows a net loss of one residential lot, no regional park fees are due at this time.

Administrative Recommendations:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 3 Final Plat (Vacation and Replat) include the following conditions: (1) show in the Final Plat drawings and notate in the Plat Notes the previously designated 25-foot trail easement along the west side of Sand Creek within Tract C that allows for public access, construction, and maintenance by El Paso County of the Sand Creek Primary Regional Trail; (2) dedicate to El Paso County from Sterling Ranch Metropolitan District the previously-dedicated 25-foot trail easement along the Sand Creek corridor, recorded as Instrument #218054786, prior to the recording of this Final Plat; (3) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Urban Park Lands Agreement (BoCC Resolution 20-50) and Park Lands Agreement Extension (BoCC Resolution #22-325) and are subject to provision of neighborhood park amenities at Homestead Park.

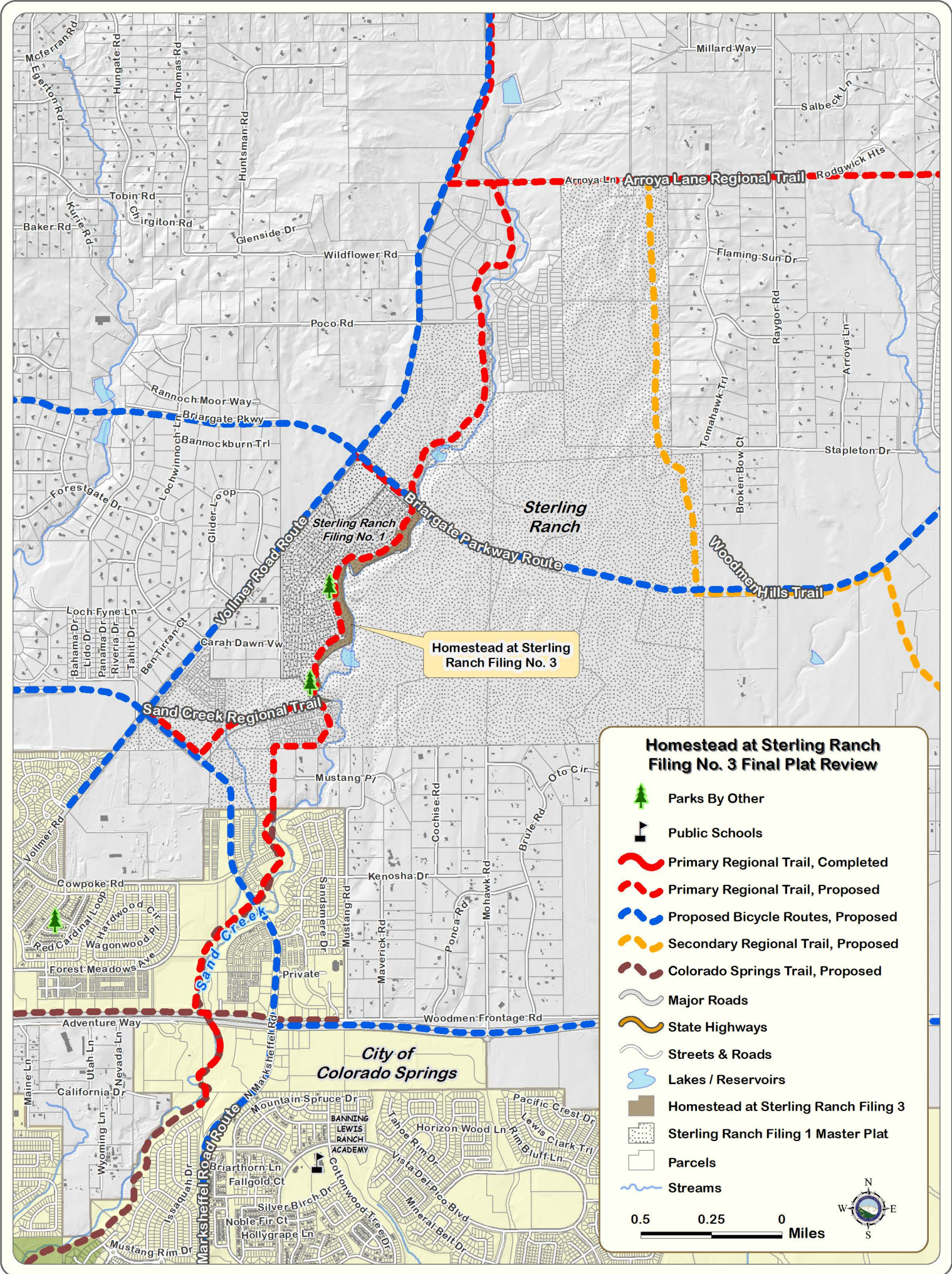
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Planning Division
Parks and Community Services Department
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Homestead at Sterling Ranch Filing No. 3

Homestead at Sterling Ranch Filing No. 3 Final Plat Review

-  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
-  Homestead at Sterling Ranch Filing 3
-  Sterling Ranch Filing 1 Master Plat
-  Parcels
-  Streams

