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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 18, 2020

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

Subject: Branding Iron at Sterling Ranch Filing No. 2 Final Plat, Review #2 (SF-19-018)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Branding Iron at Sterling Ranch Filing No. 2 Final Plat, Review #2, and has no additional comments of behalf of El Paso County Parks. Staff acknowledges the inclusion of Parcel B, the 11.66-acre school site, into the overall Filing No. 2 Final Plat. Because school sites are not applicable as open space tracts, the dwelling unit density remains the same for this submittal, and therefore park fees have not been adjusted. Furthermore, Parks staff acknowledges the execution of the Branding Iron at Sterling Ranch Filing No. 2 Park Lands Agreement for the development of a neighborhood pocket park, which was approved by the Board of County Commissioners on February 4, 2020, and therefore negates the assessment of urban park fees, as outlined in the Park Lands Agreement (see attached). Parks staff appreciates the applicant's efforts to reestablish the neighborhood parks that were eliminated previously for the development of the required stormwater detention facilities.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on November 13, 2019:

"This is a request by N.E.S., Inc., on behalf of SR Land, LLC, for approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat, which includes 75 single-family residential lots on 18.88 acres. This Final Plat is a replat of Tract K of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located immediately east of the property, along Sand Creek, while the proposed western extension of the Sand Creek Regional Trail is located approximately 0.15 north of the property along the proposed extension of Briargate Parkway. The proposed Vollmer Road Bicycle Route is located approximately 0.25 mile west of the project location.

200 S. CASCADE AVENUE, SUITE 100
OFFICE: (719) 520-7276
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6397

The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 1.50 miles to the northwest.

Although the current application shows no dedicated open space, the original Sterling Ranch Phase I Preliminary Plan, approved by the Board of County Commissioners in May 2016, included 35 acres of open space, constituting 19.5% of the total project acreage, which includes public open spaces, trail corridors, neighborhood parks, and community parks. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Phase I Preliminary Plan added requirements for the dedication to El Paso County of 25-foot wide regional trail easements along Sand Creek and Briargate Parkway for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail and the Briargate Parkway extension. These trail easements, Instruments #218054786 and #218714151, were dedicated to El Paso County in May 2018 and are located immediately adjacent Filing No. 2.

When the aforementioned Sterling Ranch Phase I Preliminary Plan was approved in May 2016, the plan showed two neighborhood parks located immediately north and south of Branding Iron at Sterling Ranch Filing No. 2. The location of at least one of these park areas is identified as a 4-acre park in the approved Sterling Ranch Sketch Plan. Throughout the development of the Preliminary Plan, these two park areas were known as Tracts P and MM (2009 iteration), Tracts F and DD (final approved 2014 iteration), as well as Tracts F and CC in Sterling Ranch Master Plat Filing No. 1. Furthermore, these two tracts are also shown on a Landscape Plan included with the Master Plat Filing No. 1 application. These two tracts were described in various manners, including:

- 2009 Preliminary Plan, Tract P: Park, Sign, Landscape, Mail Kiosk, Drainage, Trail and Open Space (Sand Creek Greenway)*
- 2009 Preliminary Plan, Tract MM: Park, Landscape, Utility, Trail and Open Space*
- 2014 Preliminary Plan, Tract F: Park, Trail, Utilities, Drainage*
- 2014 Preliminary Plan, Tract DD: Park, Trail, Utilities, Drainage*
- 2015 Landscape Plan, Tract F: Neighborhood Park*
- 2015 Landscape Plan, Tract DD: Park*
- 2016 Master Plat Filing No. 1 Final Plat, Tract F: Open Space, Floodplain, Public Improvements, Public Utility*
- 2016 Master Plat Filing No. 1 Final Plat, Tract CC: Open Space, Park, Public Improvements, Public Utility, Trail*

The applicant's Branding Iron at Sterling Ranch Filing No. 2 Final Plat Letter of Intent states the following: "The Final Plat contains approximately 18.88 acres and is wholly within and consistent with the 182.26-acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners." However, the Filing No. 2 Final Plat shows these two tracts as Tract F (Pond 4) and Tract CC (Pond 8), and a photo included in the Letter of Intent shows detention ponds in the two tract locations.

The two tracts in question are not included in the current Filing No. 2 Final Plat, nor have they been included in any of the previously approved adjacent plats. There have been three previously approved plats immediately adjacent to Branding Iron Filing No. 2, including Branding Iron Filing No. 1 to

the west, Homestead Filing No. 1 to the northwest, and Homestead Filing No. 2 to the immediate north. As such, the park locations and plans have never been formally reviewed at the Final Plat level.

In order to provide easily accessible recreational opportunities for its residents and to be wholly consistent with prior development plan approvals, El Paso County staff strongly recommends that the developer reestablish the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.

As no park land dedication or trail easements are necessary for this Final Plat, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

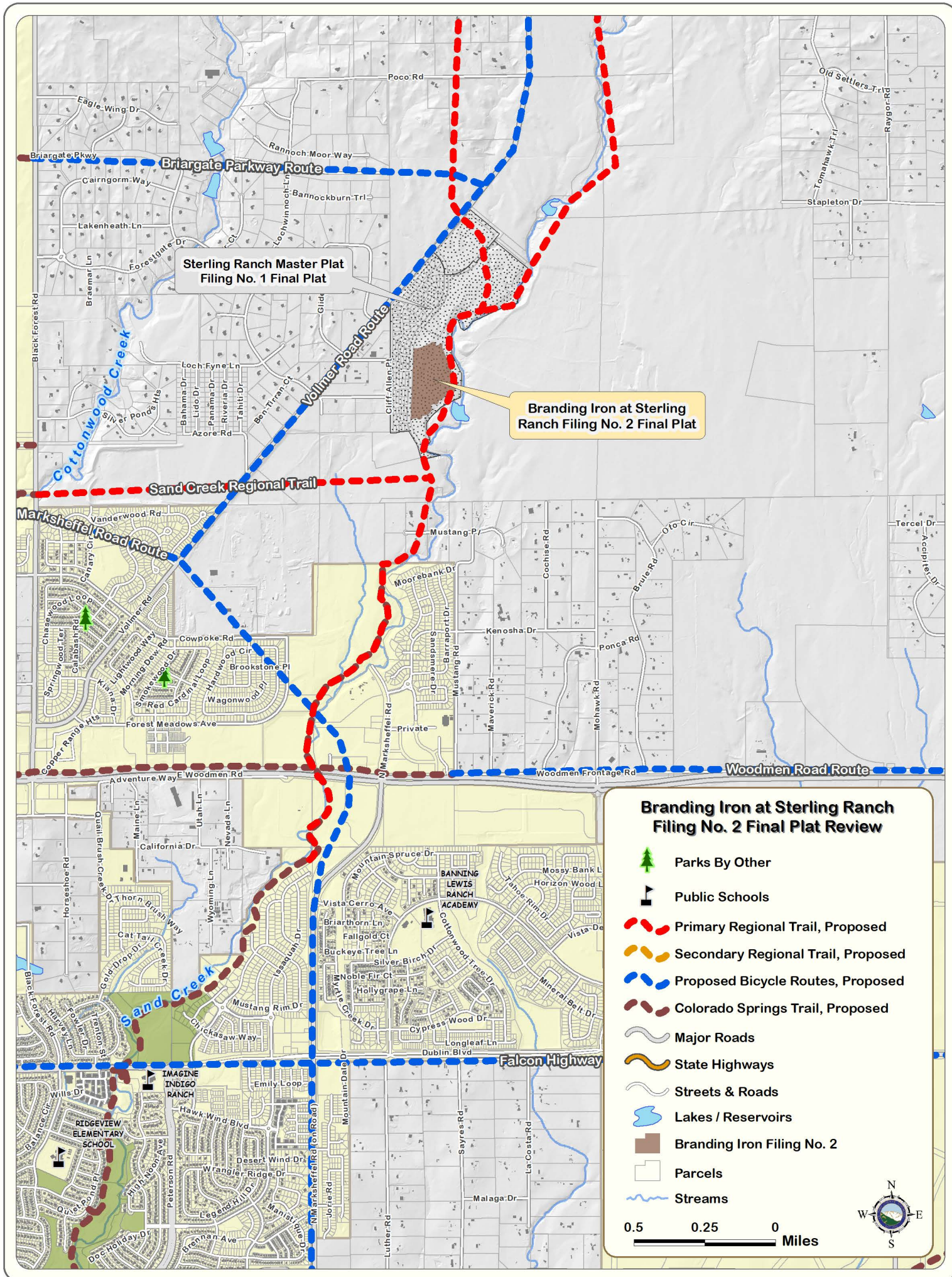
Recommend to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat include the following conditions: (1) in order to provide consistency with prior development plan approvals, staff strongly recommends the reestablishment of the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the previously approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,200 and urban park fees in the amount of \$21,600. 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 let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

November 13, 2019

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:	Branding Iron at Sterling Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-018	Total Acreage:	18.88
		Total # of Dwelling Units:	75
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.93
SR Land	N.E.S., Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	3
Suite 102	Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	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 75 Dwelling Units = 1.455
Total Regional Park Acres: 1.455

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 75 Dwelling Units = 0.28
 Community: 0.00625 Acres x 75 Dwelling Units = 0.47
Total Urban Park Acres: 0.75

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 75 Dwelling Units = \$34,200
Total Regional Park Fees: \$34,200

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 75 Dwelling Units = \$8,475
 Community: \$175 / Dwelling Unit x 75 Dwelling Units = \$13,125
Total Urban Park Fees: \$21,600

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat include the following conditions: (1) in order to provide consistency with prior development plan approvals, staff strongly recommends the reestablishment of the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the previously approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,200 and urban park fees in the amount of \$21,600. 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:

Endorsed 11/13/2019

Boll

Chuck Broerman
02/05/2020 09:38:06 AM
Doc \$0.00 8
Rec \$0.00 Pages

El Paso County, CO

220016483

RESOLUTION NO. 20-49

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN
STERLING RANCH METROPOLITAN DISTRICT AND EL PASO COUNTY
FOR BRANDING IRON AT STERLING RANCH FILING NO. 2**

WHEREAS, a Park Lands Agreement has been proposed between Sterling Ranch Metropolitan District ("District") and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Branding Iron at Sterling Ranch Filing No. 2 to be \$21,600; and

WHEREAS, the District provided a Landscape Plan outlining the development of an urban park featuring landscaping, irrigation, benches, and soft surface trails to be installed within Tract CC of Sterling Ranch Master Plat Filing No. 1, which will provide urban recreation opportunities for residents living within Branding Iron at Sterling Ranch Filing No. 2 and the public; and

WHEREAS, the County desires to grant the Property Owner \$21,600 in Urban Park Credits, provided that the District installs improvements of an equal or greater value to certain parcels identified as Tract CC in Sterling Ranch Master Plat Filing No. 1, which will provide urban recreation opportunities for residents living in Branding Iron at Sterling Ranch Filing No. 2 and the public; and

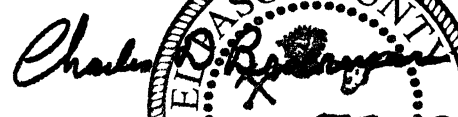
WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on January 8, 2020; and

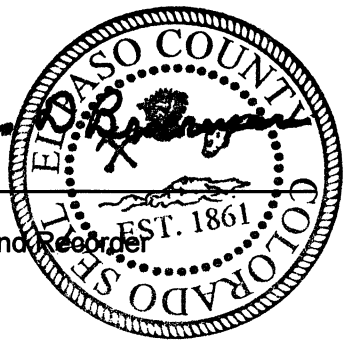
WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

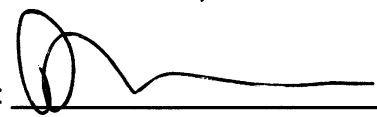
DONE THIS 4th DAY OF FEBRUARY, 2020 at Colorado Springs, Colorado.

ATTEST:

By: 
County Clerk and Recorder



**BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO**

By: 
Chair

PARK LANDS AGREEMENT

BRANDING IRON AT STERLING RANCH FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 9th day of February, 2020, by and between STERLING RANCH METROPOLITAN DISTRICT ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Branding Iron at Sterling Ranch Filing No. 2 (the "Property") for development of 75 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Branding Iron at Sterling Ranch Filing No. 2 to be \$21,600.

D. The County desires to grant the Property Owner \$21,600 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract CC in Sterling Ranch Master Plat Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Branding Iron at Sterling Ranch Filing No. 2.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Sterling Ranch Master Plat Filing No. 1 Final Plat, Tract CC, located northeast of the intersection of Dines Boulevard and Sterling Ranch Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$21,600.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Branding Iron at Sterling Ranch Filing No.2.
- d. The Park Improvements shall include but are not limited to Branding Iron Park, including sod, trees, shrubs, irrigation, benches, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$21,600 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: [Signature]
Chair

STERLING RANCH METROPOLITAN
DISTRICT

By: [Signature]
James Morley, President

ATTEST

[Signature]
Clerk & Recorder



APPROVED AS TO FORM:

[Signature]
County Attorney's Office

November 21, 2019

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Branding Iron Park (Tract CC)

Dear Mr. Wolken:

On behalf of Sterling Ranch Metro District, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metro District Urban Park Credits in the following amounts:

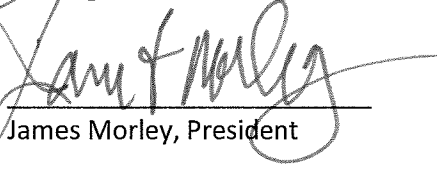
- Branding Iron Filing 2: 75 lots
 - o \$21,600.00 Urban Park Fees

Sterling Ranch Metro District will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the roadways, recreation areas, and dedicated open space. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metro District the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

Sterling Ranch Metro District



James Morley, President



D=S27° 57'43"E
HRD L=85.07
R=595.00
L=85.14
Δ=8° 11'54"

CONCEPT PLANT SCHEDULE

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- LARGE DECIDUOUS SHRUB
- LOW GROW NATIVE SEED MIX
- TURF Kentucky Bluegrass Sod
- PLANT BED 0.75" Rock Mulch
- COMPACTED BREEZE GRAVEL
- WILDFLOWER NATIVE SEED MIX



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Sterling Ranch
Phase 1

Tract D Branding Iron
Neighborhood Park
Exhibit

DATE: 11.21.19
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

SEAL

ISSUE INFO

DATE	BY	DESCRIPTION

ISSUE / REVISION

NEIGHBORHOOD
PARK CONCEPT

SHEET TITLE

1
OF
1

SHEET NUMBER

PLAN FILE #
SCALE: 1" = 40'



**STERLING RANCH PHASE 1 TRACT D BRANDING IRON PARK
LANDSCAPE ESTIMATE**

CLIENT: Morely
PROJECT NAME: Sterling Ranch Phase 1 Park
LOCATION: Tract D of SR Phase 1
DRAWING REF: SR Phase 1 Tract D Park Exhibit

UNIT PRICE DATE: 2019
DATE: 11/22/2019
PREPARER: N.E.S. Inc.

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
Fine Grading					
Topsoil	4" deep		S.F.	PER CIVIL	
Fine Grade w/ Amendments		43,025	S.F.	\$0.04	\$1,721.00
				SUBTOTAL	\$1,721.00
Irrigation System (Lump Sum Acceptable)					
Irrigation Tap (PER DEVELOPER)			L.S.	\$0.00	\$0.00
Irrigation Meter Fee Cost	1 inch	1	L.S.	\$0.00	\$0.00
Irrigation		1	L.S.	\$53,781.25	\$53,781.25
				SUBTOTAL	\$53,781.25
Soil Preparation					
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F.)		7,757	S.F.	\$0.15	\$1,163.55
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F.)		35,268	S.F.	\$0.12	\$4,232.16
				SUBTOTAL	\$5,395.71
Lawns, Grasses, and Wildflowers					
Turf - Bluegrass Sod		7,757	S.F.	\$0.50	\$3,878.50
Wildflower Native Seed Mix		13,917	S.F.	\$0.20	\$2,783.40
Low Grow Native Seed Mix		10,331	S.F.	\$0.20	\$2,066.20
				SUBTOTAL	\$8,728.10
Trees, Plants					
Deciduous Trees	2.0" cal.	12	EA.	\$275.00	\$3,300.00
Ornamental Trees	1.5" cal.	11	EA.	\$200.00	\$2,200.00
Evergreen Trees	6' Ht.	17	EA.	\$300.00	\$5,100.00
Deciduous & Evergreen Shrubs	#5 cont.	169	EA.	\$25.00	\$4,225.00
Ornamental Grasses	#1 cont.	135	EA.	\$15.00	\$2,025.00
				SUBTOTAL	\$16,850.00
Ground Cover					
3/4" Granite Mulch w/ Geo-Fabric Underlay	3" deep	11,020	S.F.	\$0.65	\$7,163.00
Compacted Breeze Gravel	4" deep	3,743	S.F.	\$1.50	\$5,614.50
Steel Edging (includes install)		842	L.F.	\$3.25	\$2,736.50
				SUBTOTAL	\$15,514.00
Site Amenities					
Benches		3	EA	\$1,500.00	\$4,500.00
Waste Receptacles		2	EA	\$800.00	\$1,600.00
				SUBTOTAL	\$6,100.00
Landscape Labor / Installation Costs					
Landscape Ground Cover		60%	L.S.	\$21,500.00	\$12,900.00
Landscape Trees/Shrubs		30%	L.S.	\$16,900.00	\$5,070.00
				SUBTOTAL	\$17,970.00

**STERLING RANCH PHASE 1 TRACT D BRANDING IRON PARK
LANDSCAPE ESTIMATE**

CLIENT: Morely	UNIT PRICE DATE: 2019
PROJECT NAME: Sterling Ranch Phase 1 Park	DATE: 11/22/2019
LOCATION: Tract D of SR Phase 1	PREPARER: N.E.S. Inc.
DRAWING REF: SR Phase 1 Tract D Park Exhibit	

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
LANDSCAPE IMPROVEMENTS SUBTOTAL					\$124,339.06
				10% CONTINGENCY COST	\$12,433.91
TOTAL ESTIMATED LANDSCAPE COST					
				GRAND TOTAL	\$136,772.97
LANDSCAPE COST / SF		46,768	S.F.		\$2.92

NOTES:

1. Irrigation is estimated as \$1.25/SF for all Sod, Seed and Shrub beds.
2. Excludes grading cost.