

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 8, 2021

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

**Subject: Sterling Ranch Filing No. 2 Final Plat, Review #4 (SF-20-015)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Sterling Ranch Filing No. 2 Final Plat, Review #4, and has the following additional comments of behalf of El Paso County Parks:

**The Sterling Ranch Filing No. 2 Final Plat development application was last reviewed on March 3, 2021, with comments (see below) submitted administratively. Since that review, the Final Plat, Letter of Intent, and Landscape Plans have been updated to reflect a revised street cross-section for Marksheffel Road. This section of road, east of Vollmer Road and southeasterly to the City of Colorado Springs, is under consideration for acceptance by the City of Colorado Springs, and therefore, the street and adjacent sidewalk plans have been updated to City engineering and traffic standards. With the inclusion of a detached meandering sidewalk and landscaping along the north side of Marksheffel Road, El Paso County Parks no longer requires a 25' trail easement, as the planned sidewalks will suffice for pedestrian movement along this stretch of road, serving as the local connection to the proposed Sand Creek Primary Regional Trail.**

**Although not impacted by Sterling Ranch Filing No. 2 Final Plat, El Paso County Parks continues to require a north-south 25' trail easement along the Sand Creek corridor for the purpose of planning, constructing, and maintaining the proposed Sand Creek Primary Regional Trail.**

As noted, the Sterling Ranch Filing No. 2 Final Plat, Review #3, was reviewed administratively in March 2021 – those comments are as follows:

*“This development application was first presented and reviewed in July 2018, under the File Number of SF-18-020. Because Final Plat application was resubmitted in June 2020 with a new File Number of SF-20-015, regional and urban park fees were recalculated to reflect the updated 2020 park fee schedule. The updated Subdivision Review Form is attached and lists the regional and urban park fees as **\$22,883** and **\$14,455**, respectively. Because the original Filing No. 2 Final Plat application was endorsed by the Park Advisory Board with no concessions, the current application, with no additional changes to dwelling unit numbers or total acreage, does not require renewed endorsement.”*

The original Sterling Ranch Filing No. 2 Final Plat development application, as well as the following comments and recommendations, was presented to and endorsed by the Park Advisory Board on February 14, 2018:



*"This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Filing No. 2 Final Plat, which includes 49 single-family residential lots on 49.64 acres. The property is currently zoned RS-5000, and is located along Vollmer Road, near the intersection of Vollmer Road and Glider Port Road.*

*The 2013 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the property along Sand Creek, to City of Colorado Springs trails located to the west of the project site. Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. 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 property is not located within any candidate open space land.*

*While the current application shows 6.86 acres of open space, dedicated to landscaping and utilities, the original Sterling Ranch Preliminary Plan, endorsed by the Park Advisory Board in April 2015, included 35 acres of open space, constituting 19.5% of the total project acreage. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan also added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018.*

*Staff recommends that the developer install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail. Staff also recommends fees in lieu of land dedication for regional and urban park purposes, the latter of which is required due to the fact that the original Preliminary Plan met the urban density requirements.*

**Recommended Motion:**

*Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Filing No. 2 Final Plat includes the following conditions: (1) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of **\$22,883 (updated 07/16/2020)** and urban park fees in the amount of **\$14,455 (updated 07/16/2020)**."*

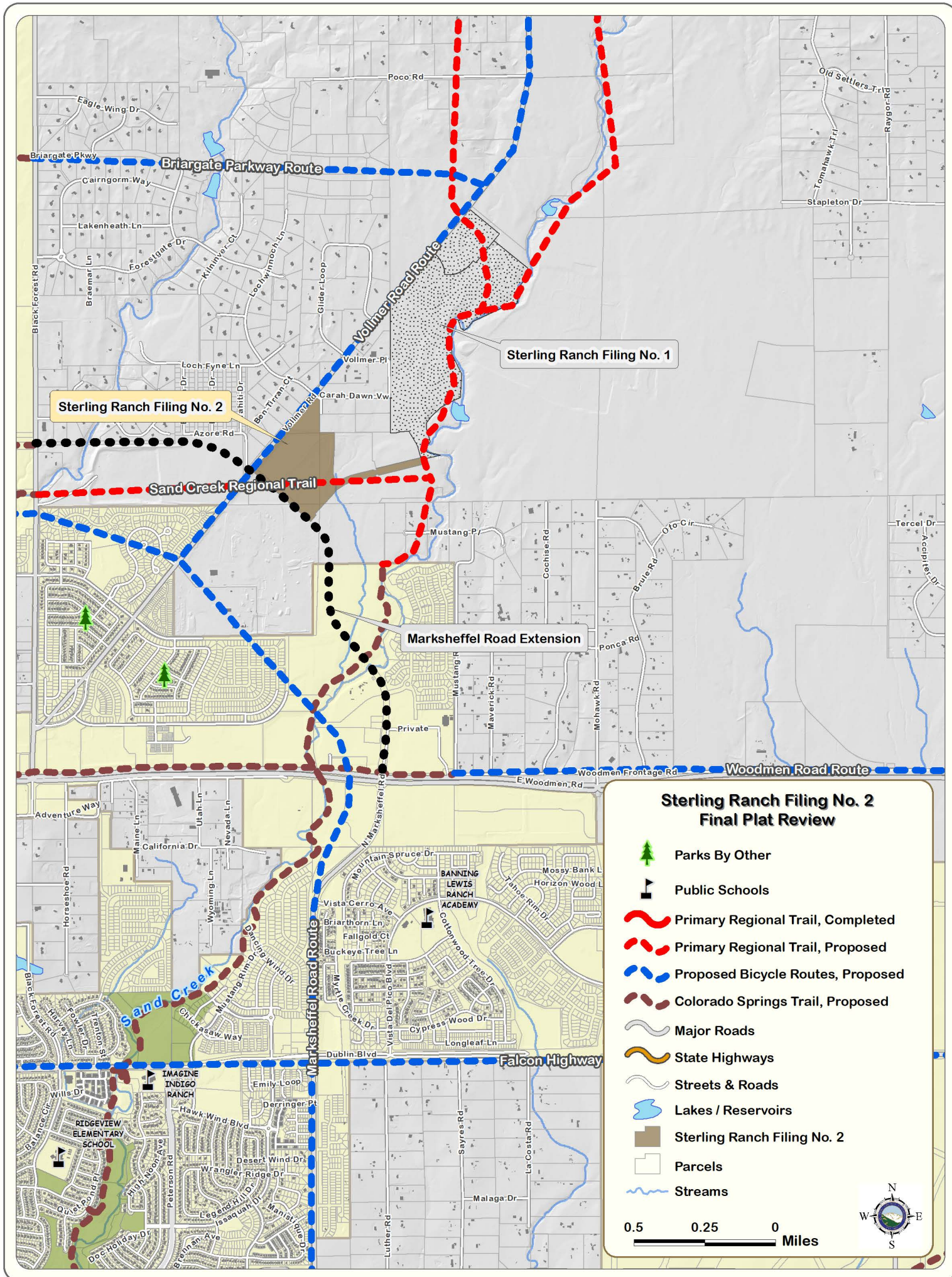
Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
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# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

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

July 16, 2020

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 Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-20-015	<b>Total Acreage:</b>	49.64
		<b>Total # of Dwelling Units:</b>	49
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	2.47
SR Land, LLC	NES, Inc.	<b>Regional Park Area:</b>	2
20 Boulder Crescent	Erin Ganaway	<b>Urban Park Area:</b>	2
Suite 102	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD

### 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 49 Dwelling Units = 0.951  
**Total Regional Park Acres: 0.951**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

##### Urban Park Area: 2

Neighborhood: 0.00375 Acres x 49 Dwelling Units = 0.18  
Community: 0.00625 Acres x 49 Dwelling Units = 0.31  
**Total Urban Park Acres: 0.49**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

\$467 / Dwelling Unit x 49 Dwelling Units = \$22,883  
**Total Regional Park Fees: \$22,883**

##### Urban Park Area: 2

Neighborhood: \$116 / Dwelling Unit x 49 Dwelling Units = \$5,684  
Community: \$179 / Dwelling Unit x 49 Dwelling Units = \$8,771  
**Total Urban Park Fees: \$14,455**

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Filing No. 2 Final Plat includes the following conditions: (1) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$22,883 (updated 07/16/2020) and urban park fees in the amount of \$14,455 (updated 07/16/2020)."

Park Advisory Board Recommendation:

Originally Endorsed 08/08/2018