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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 8, 2019

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

Subject: Copper Chase at Sterling Ranch Phase PUD Preliminary Plan (PUDSP-19-003)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Copper Chase at Sterling Ranch PUD Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board March 13, 2019.

Copper Chase at Sterling Ranch PUD Preliminary Plan consists of 132 single-family residential townhome lots on 19.67 acres. The property was shown as Tract E and designated for future development as a part of Sterling Ranch Filing No. 2 Final Plat, and endorsed by the Park Advisory Board in August 2018. The property is currently zoned RR-5 and RS-5000 with a concurrent rezone to PUD, and is located along Vollmer Road, near the intersection of Vollmer Road and the future extension of Marksheffel 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.

The current application shows 3.9 acres (19.8%) of open space, dedicated to landscaping, utilities, and public open space, with an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, as well as to the western and main branches of the Sand Creek Regional Trail. The letter of intent states that, "The intention of the development is to encourage a community framework that strengthens the idea of safe access for the pedestrian typically

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seen in neighborhoods and the idea of community allowed from the support of the pedestrian component.”

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. Furthermore, staff recommends that the applicant explore neighborhood pocket park or exercise zone amenities as a means to strengthen the recreational component of the proposed trail network. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Copper Chase at Sterling Ranch PUD Preliminary Plan includes the following conditions: (1) 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; (2) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (3) recommend the developer explore neighborhood pocket park or exercise zone amenities to strengthen recreational opportunities for residents; (4) fees in lieu of land dedication for regional park purposes in the amount of \$60,192 and urban park fees in the amount of \$38,016 will be required at time of the recording of the forthcoming final plat(s). 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 final plat.

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

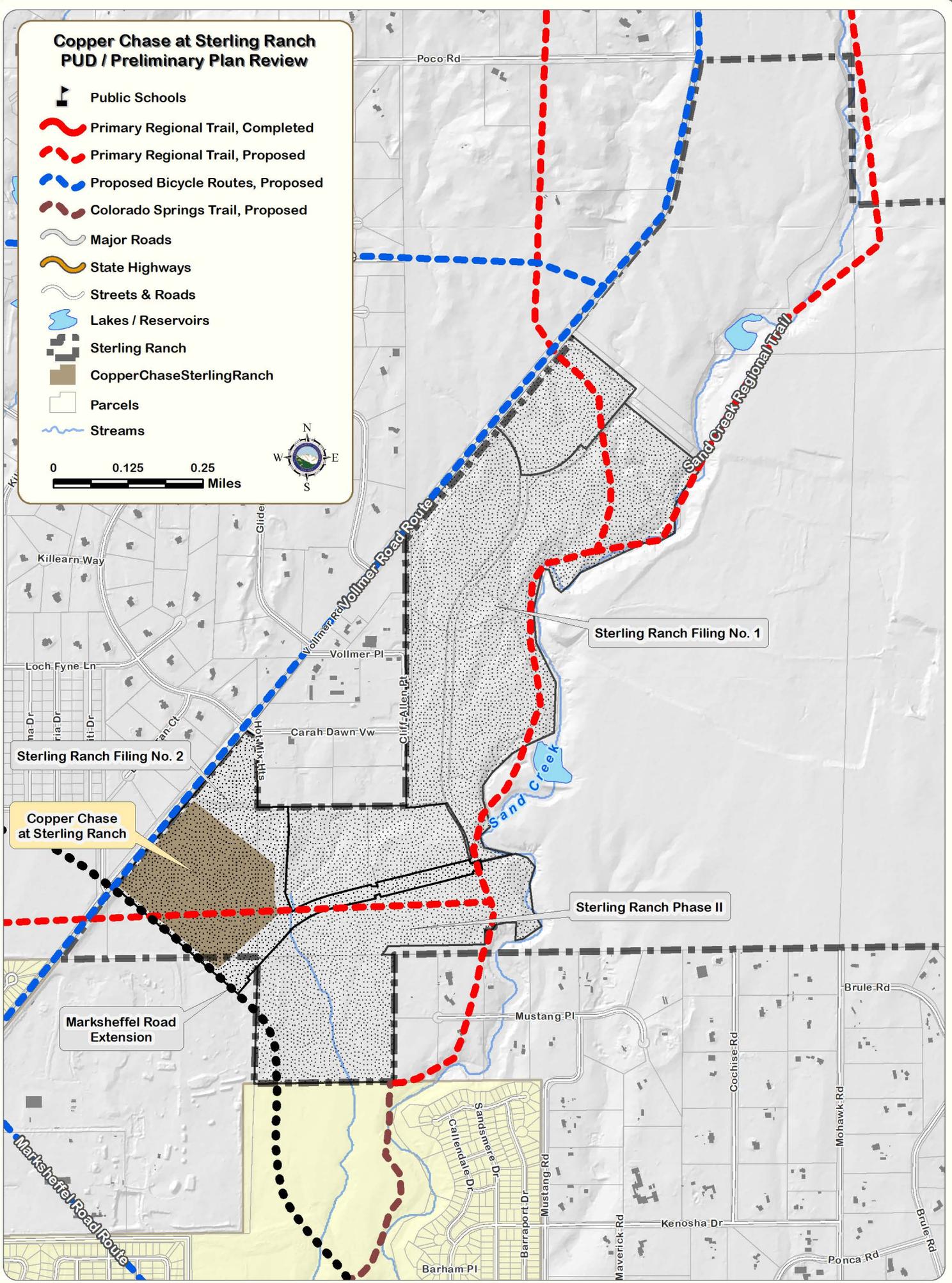
Sincerely,

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

Copper Chase at Sterling Ranch PUD / Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Sterling Ranch
-  CopperChaseSterlingRanch
-  Parcels
-  Streams

0 0.125 0.25 Miles



Sterling Ranch Filing No. 1

Sterling Ranch Filing No. 2

Copper Chase at Sterling Ranch

Sterling Ranch Phase II

Marksheffel Road Extension

Marksheffel Road Route

Barham Pl

Ponca Rd

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

March 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:	Copper Chase at Sterling Ranch PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-003	Total Acreage:	19.67
		Total # of Dwelling Units:	132
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	16.78
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	2
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 132 Dwelling Units = 2.561
Total Regional Park Acres: 2.561

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 132 Dwelling Units = 0.50
 Community: 0.00625 Acres x 132 Dwelling Units = 0.83
Total Urban Park Acres: 1.32

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 132 Dwelling Units = \$60,192
Total Regional Park Fees: \$60,192

Urban Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 132 Dwelling Units = \$14,916
 Community: \$175 / Dwelling Unit x 132 Dwelling Units = \$23,100
Total Urban Park Fees: \$38,016

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Copper Chase at Sterling Ranch PUD Preliminary Plan includes the following conditions: (1) 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; (2) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (3) recommend the developer explore neighborhood pocket park or exercise zone amenities to strengthen recreational opportunities for residents; (4) fees in lieu of land dedication for regional park purposes in the amount of \$60,192 and urban park fees in the amount of \$38,016 will be required at time of the recording of the forthcoming final plat(s). 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 final plat.

Park Advisory Board Recommendation: