



COMMISSIONERS:
CARRIE GEITNER (CHAIR)
HOLLY WILLIAMS (VICE -CHAIR)

COLORADO

BILL WYSONG
CORY APPLGATE
CAMI BREMER

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 24, 2025

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

Subject: The Villages at Sterling Ranch Final Plat – Preliminary Comments (SF-24-039)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Villages at Sterling Ranch Final Plat application and has the following preliminary comments on 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 February 12, 2025:

This is a request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for endorsement of The Villages at Sterling Ranch Final Plat, which includes 227 small single-family and townhome residential lots on 39.06 acres, with a minimum lot size of 1,695 square feet. The property is currently zoned Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.45 miles west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate north and adjacent 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 Villages at Sterling Ranch Final Plat falls partially 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. The project site is located approximately 0.45 miles east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The current application shows 8.46 acres, or 21.6%, of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail. The letter of intent states the following in regard to parks, trails, and open spaces:

- *“Trails and Open Space: The Villages at Sterling Ranch provides 8.46 acres of open space which is 21.6% of the total development area. 3.4 AC can be considered useable open space which is 40% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units and provide common open spaces between the residential roadways*

and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.”

- “Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 39.058-acre site requires 3.9 acres of open space, .975 acres of which must be contiguous, usable open-space. The project satisfies these requirements.”
- “El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 29.3-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.”
- “The Villages at Sterling Ranch provides 8.49 acres of usable open space, including a 3.4 acres of usable open space located within Tract A that is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units to provide small open spaces between the residential roadways and the proposed lots. All pedestrian walks provide connectivity to the Sterling Ranch Parks and Trails including the proposed regional trails and community park adjacent to Sand Creek.”

In the time since the Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan was originally reviewed and endorsed by the Park Advisory Board in August 2022, The Villages at Sterling Ranch has been included in the Sterling Ranch Regional Park Lands Agreement (Res. 24-403A, Rec. 223099821) which waives regional park fees in exchange for the construction of the Sand Creek Regional Trail through Sterling Ranch. Furthermore, the Villages at Sterling Ranch has also been included in an Urban Park Lands Agreement (Res. 24-491, Rec. 224100564) which waives urban park fees in exchange for the construction of the Sterling Ranch Community Park. As such, staff acknowledges the waiver of \$114,635 in regional park fees and \$68,781 in urban park fees for The Villages at Sterling Ranch Final Plat.

Recommended Motion (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 Villages at Sterling Ranch Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.

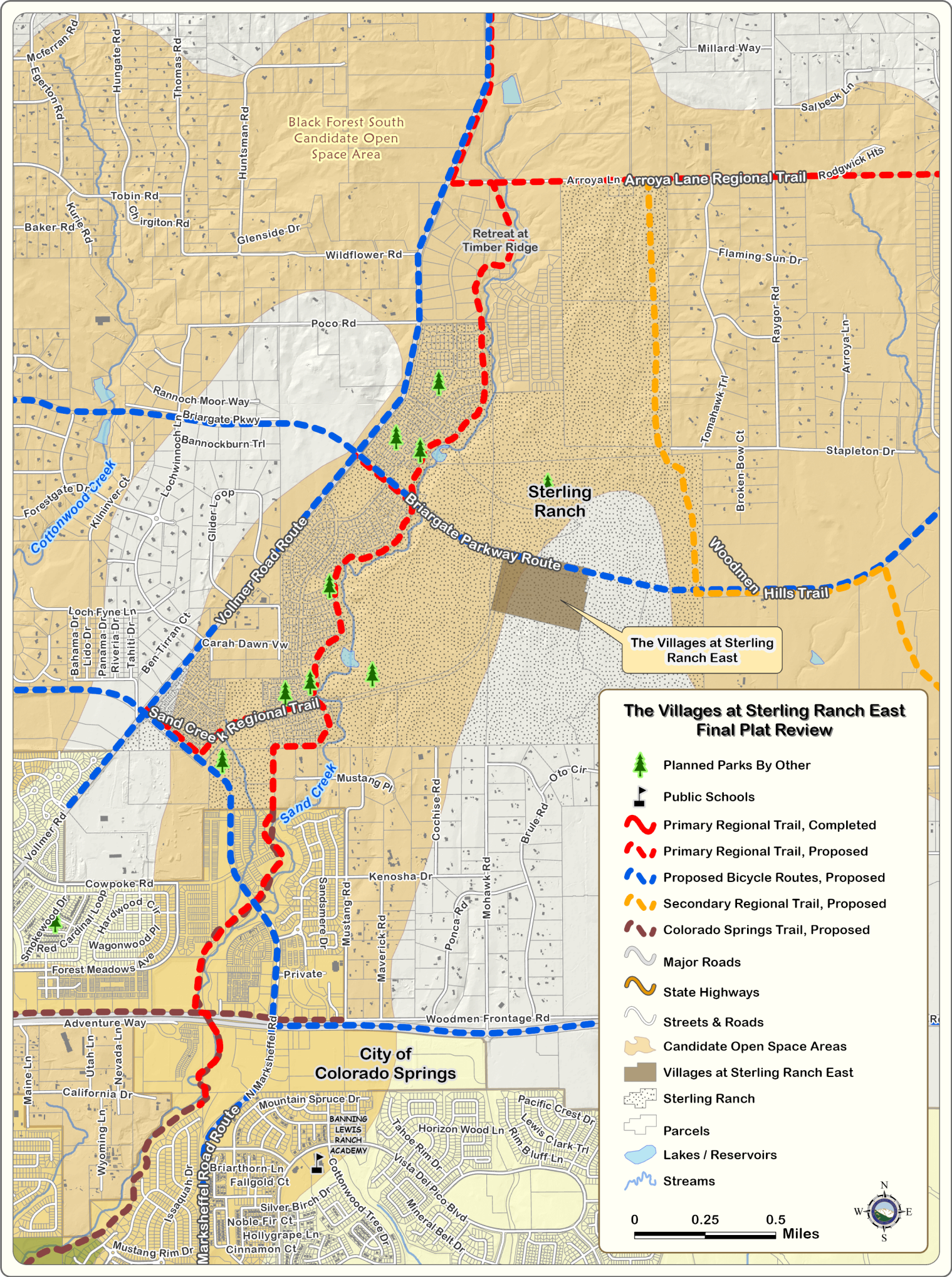
Please feel free to contact me should you have any questions or concerns.

Sincerely,



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





















Black Forest South
Candidate Open
Space Area

Retreat at
Timber Ridge

Sterling
Ranch

The Villages at Sterling
Ranch East

**The Villages at Sterling Ranch East
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
-  Candidate Open Space Areas
-  Villages at Sterling Ranch East
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
-  Streams

0 0.25 0.5
Miles



Development Application Review Form



COMMUNITY SERVICES DEPARTMENT

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

February 12, 2025

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:	The Villages at Sterling Ranch Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-039	Total Acreage:	39.06
		Total # of Dwelling Units:	227
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	14.53
Classic SRJ Land, LLC	N.E.S., Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	3
Colorado Springs, CO 80921	619 North Cascade Avenue	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
<p>Regional Park Area: 2</p> <p>0.0194 Acres x 227 Dwelling Units = 4.404</p> <p>Total Regional Park Acres: 4.404</p>	<p>Urban Park Area: 3</p> <p>Neighborhood: 0.00375 Acres x 227 Dwelling Units = 0.85</p> <p>Community: 0.00625 Acres x 227 Dwelling Units = 1.42</p> <p>Total Urban Park Acres: 2.27</p>
FEE REQUIREMENTS	
<p>Regional Park Area: 2</p> <p>\$505 / Dwelling Unit x 227 Dwelling Units = \$114,635</p> <p>Total Regional Park Fees: \$114,635</p>	<p>Urban Park Area: 3</p> <p>Neighborhood: \$119 / Dwelling Unit x 227 Dwelling Units = \$27,013</p> <p>Community: \$184 / Dwelling Unit x 227 Dwelling Units = \$41,768</p> <p>Total Urban Park Fees: \$68,781</p>

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 Villages at Sterling Ranch Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.

Park Advisory Board Recommendation: