



# EL PASO COUNTY

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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 27, 2024

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

**Subject: The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan, 2<sup>nd</sup> Submittal – Additional Comments (PUDSP-22-006)**

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2<sup>nd</sup> submittal of the Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan application and has the following additional comments of behalf of El Paso County Parks:

**Staff acknowledges the reduction in the number of single-family residential housing units from 246 to 237. An updated Development Application Review Form is attached and the updated regional (waived) and urban park fees are also reflected in the updated Recommended Motion below. Staff is also aware of the reconfiguration of the open space areas and is appreciative of the applicant's desire to add useable common areas and a connected trail and sidewalk system to the community.**

**Since the time the original comments and recommendations (see below) were submitted in August 2022, The Villages at Sterling Ranch East has been included in the Sterling Ranch Regional Park Lands Agreement which waives Regional Park Fees in exchange for the construction of the Sand Creek Regional Trail through Sterling Ranch. As such, staff acknowledges the waiver of \$109,020 in regional park fees for The Villages at Sterling Ranch East. This has been reflected in the updated Recommended Motion below.**

**Urban Park Fees, however, are still applicable, as the required two-thirds of the project area does not fall within the ½-mile service area for the proposed community park located in Sterling Ranch East Filing No. 1. If the applicant wishes to apply for an Urban Park Lands Agreement for the Villages at Sterling Ranch, EPC Parks invites them to do so through the standard application process, which should take place at least three months before the planned recording of the Final Plat.**

This application and the following comments and recommendations was presented to and endorsed by the Park Advisory Board August 10, 2022:

*"This is a Request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for approval of The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan, which includes 246 small single-family and townhome residential lots on 39.21 acres, with a minimum lot size of 1,695 square feet. The property is currently zoned RR-5 with a concurrent rezone to 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 2013 and 2022 update of the 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 mile 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 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan 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 0.50 mile 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 8.69 acres, or 22.2%, 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:

- “The Sterling Ranch East PUD Preliminary Plan No. 3 (The Villages at Sterling Ranch East) includes 8.69 acres of parks and open space which are served by an interconnected system of trails to create a recreation-oriented community. This system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.”
- “Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. There is 8.69 acres of open space provided in this PUD.”
- “The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Briargate Parkway.”

Staff is pleased the PUD Development Plan and Preliminary Plan contains a relatively large percentage of passive-use park and open space areas, however, staff encourages the applicant to plan and develop active-use amenities, which could include playgrounds, picnic tables and pavilions, and perhaps exercise areas. These types of amenities would allow for a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

**Recommended Motion (PUD Development Plan and Preliminary Plan):**

**UPDATED 06/27/2024:** 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 East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (3) fees in lieu of land dedication for urban park purposes in the amount of \$68,730 will be required at time of the recording of the forthcoming final plat(s).”



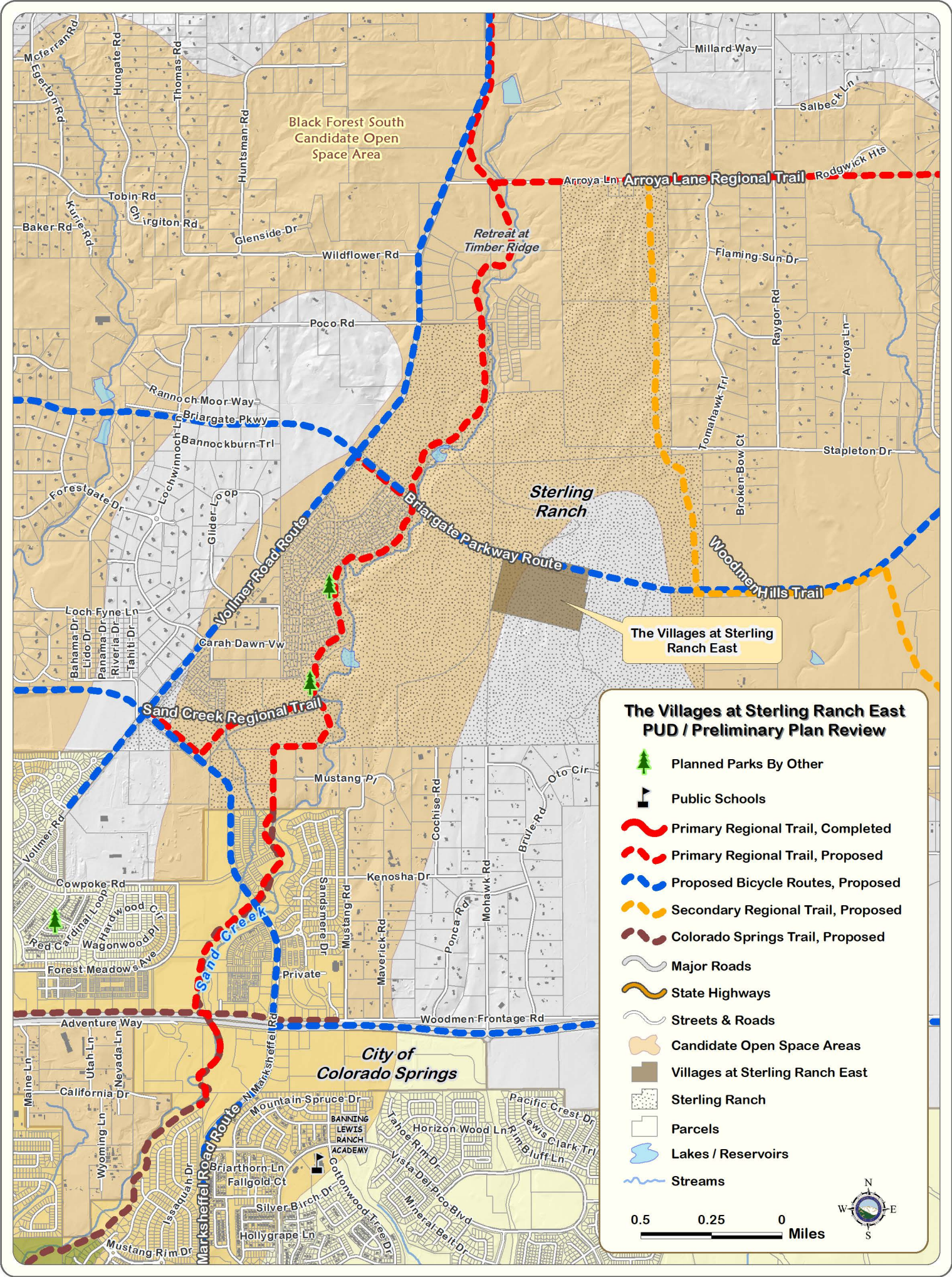
Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)





Black Forest South  
Candidate Open  
Space Area

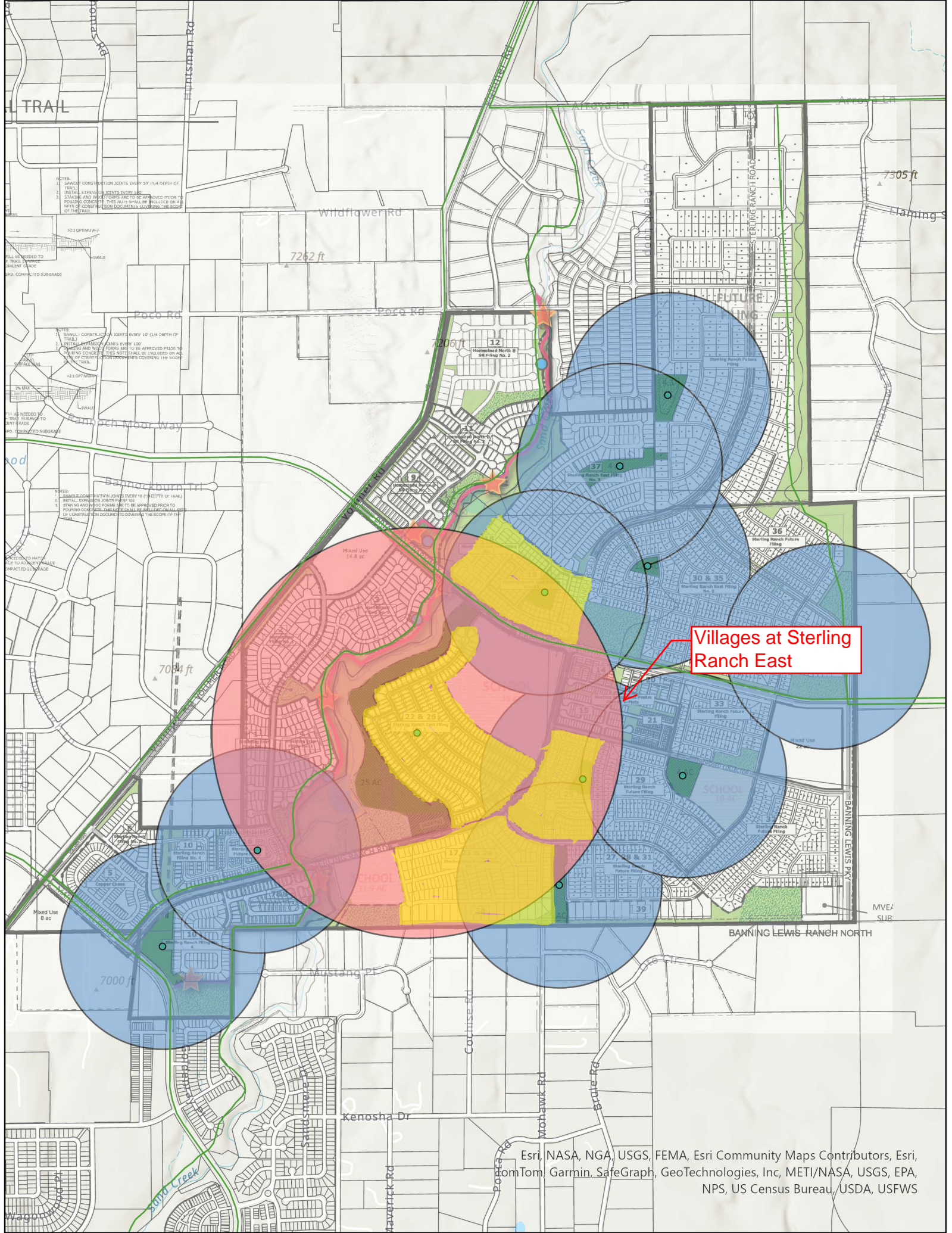
Retreat at  
Timber Ridge

Sterling  
Ranch

The Villages at Sterling  
Ranch East

City of  
Colorado Springs

BANNING  
LEWIS  
RANCH  
ACADEMY



Villages at Sterling Ranch East

# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

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

June 27, 2024

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>	The Villages at Sterling Ranch East PUD / Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-22-006	<b>Total Acreage:</b>	39.21
		<b>Total # of Dwelling Units:</b>	237
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	15.11
Classic SRJ Land, LLC	N.E.S., Inc.	<b>Regional Park Area:</b>	2
2138 Flying Horse Club Drive	Andrea Barlow	<b>Urban Park Area:</b>	3
Colorado Springs, CO 80921	619 North Cascade Avenue	<b>Existing Zoning Code:</b>	RR-5
	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 237 Dwelling Units = 4.598  
**Total Regional Park Acres: 4.598**

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

**Urban Park Area: 3**

Neighborhood:	0.00375 Acres x 237 Dwelling Units =	0.89
Community:	0.00625 Acres x 237 Dwelling Units =	1.48
	<b>Total Urban Park Acres:</b>	<b>2.37</b>

#### FEE REQUIREMENTS

**Regional Park Area: 2**

\$460 / Dwelling Unit x 237 Dwelling Units = \$109,020  
**Total Regional Park Fees: \$109,020**

**Urban Park Area: 3**

Neighborhood:	\$114 / Dwelling Unit x 237 Dwelling Units =	\$27,018
Community:	\$176 / Dwelling Unit x 237 Dwelling Units =	\$41,712
	<b>Total Urban Park Fees:</b>	<b>\$68,730</b>

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** **UPDATED 06/27/2024:** 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 East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (3) fees in lieu of land dedication for urban park purposes in the amount of \$68,730 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: **Originally PAB Endorsed 08/10/2022**