

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 22, 2022

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

Subject: Rhetoric at Sterling Ranch RM-30 Rezone Review (P-22-016)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Rhetoric at Sterling Ranch RM-30 Rezone application and has the following administrative comments of behalf of El Paso County Parks. Rhetoric at Sterling Ranch consists of multiple multi-family residential apartment units on 20.02 acres. The site is located immediately east of Vollmer Road, south of Marksheffel Road, within the Sterling Ranch community.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to existing or proposed parks, trails, or open space. The Sand Creek Primary Regional Trail meanders north-south through the Sterling Ranch development, approximately 0.25 mile east of the project site. Furthermore, an east-west branch of the Sand Creek Regional is located immediately north of the project site, utilizing concrete sidewalks along a proposed extension of Marksheffel Boulevard, which will connect the primary alignment of the Sand Creek Regional Trail to City of Colorado Springs trails located to the west of Sterling Ranch.

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 right-of-way in the future. The applicant should make every effort to connect the residents of Rhetoric at Sterling Ranch to the aforementioned trails and sidewalks, thus promoting safe pedestrian routes to nearby schools, parks, and businesses.

No park land or trail easement dedications will be required for this residential development. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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