

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

August 4, 2026

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

Subject: Sterling Ranch East Filing No. 4 Final Plat (SF-26-015)

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the Sterling Ranch East Filing No. 4 Final Plat development application and is submitting the following preliminary comments. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on August 12, 2026:

This is a request by Classic Communities, on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 4 Final Plat, which includes 238 single-family residential lots on 65.32 acres, with a minimum lot size of 5800 square feet. The Filing, located east of Vollmer Road along the eastern banks of Sand Creek north of Briargate Parkway, was included in the approved Sterling Ranch East Phase I Preliminary Plan, and is currently zoned RS-5000 for urban residential housing densities.

The 2022 El Paso County Parks Master Plan shows no existing or proposed parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. Additionally, the Sterling Ranch East Phase I Preliminary Plan shows a 15' maintenance road on the east side of Sand Creek, which may be utilized by residents as an alternate pedestrian route to the Sand Creek Regional Trail, and the current Landscape Plans show neighborhood trail connections to the proposed maintenance road and trail corridor. El Paso County appreciates the increased connectivity this additional creekside route will provide, and notes that construction and on-going maintenance will be the responsibility of the Sterling Ranch Metropolitan District.

Sterling Ranch East Filing No. 4 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area, as indicated in the 2022 El Paso County Parks Master Plan. 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. Various aspects of the Sand Creek East Phase I Preliminary Plan address these attributes and contribute in some degree to their conservation.

Although the RS-5000 zoning classification does not require the 10% open space threshold, the current application shows 13.65 acres, or 21%, of open space, dedicated to public and private open space, parks, trail corridors, natural creek corridors, landscaping tracts, utilities, and drainage infrastructure.

The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *“The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28.9-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing No. 4.”*
- *“The Sterling Ranch East Filing No. 4 Final Plat is in the RS-5000 zone district and proposes 238 detached single-family residential lots on 65.32 acres, with a density of 3.64 du/acre. Six new tracts are being platted and will accommodate landscaping, parks, open space, public utilities, and drainage for the subdivision. **Tract C is 4.57 acres and will accommodate a pocket park for future residents.**”*
- *“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 28.9-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. Tract C within Sterling Ranch East Filing 4 Final Plat is 4.57-acres and will accommodate a trail corridor that runs east/west and connects with the Sand Creek Regional Trail to the west. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3. Tract A is 5.94 acres in size and will accommodate the Sand Creek Channel, associated open space, and a portion of the 15' Sand Creek regional trail.”*

Staff is pleased that Sterling Ranch East Filing No. 4 Final Plat contains provisions for park and open space areas, with detailed Landscape Plans included in the application. Staff is encouraged by the applicant's continuing efforts to park, trail, active-use area, and playground areas that provide 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 this Final Plat.

Regional and Urban Park fees have been waived for Sterling Ranch East Filing No. 4 Final Plat due to the filing's inclusion in two separate Park Lands Agreements. County Parks acknowledges the waiver of \$120,190 of Regional Park Fees as outlined in the 2023 Regional Park Lands Agreement (Resolution #23-403, Reception #223099821) which addressed the applicant's construction of two miles of the Sand Creek Primary Regional Trail. Furthermore, County Parks acknowledges the waiver of \$72,114 of Urban Park Fees as outlined in the 2024 Urban Park Lands Agreement (Resolution #24-491, Reception #224100564) which addressed the applicant's construction of the nearby 28-acre Sterling Ranch Community Park, to be located in Sterling Ranch East Filing No. 1, south and within easy access of Filing No. 4.

Recommended Motion (Filing No. 4 Final Plat):

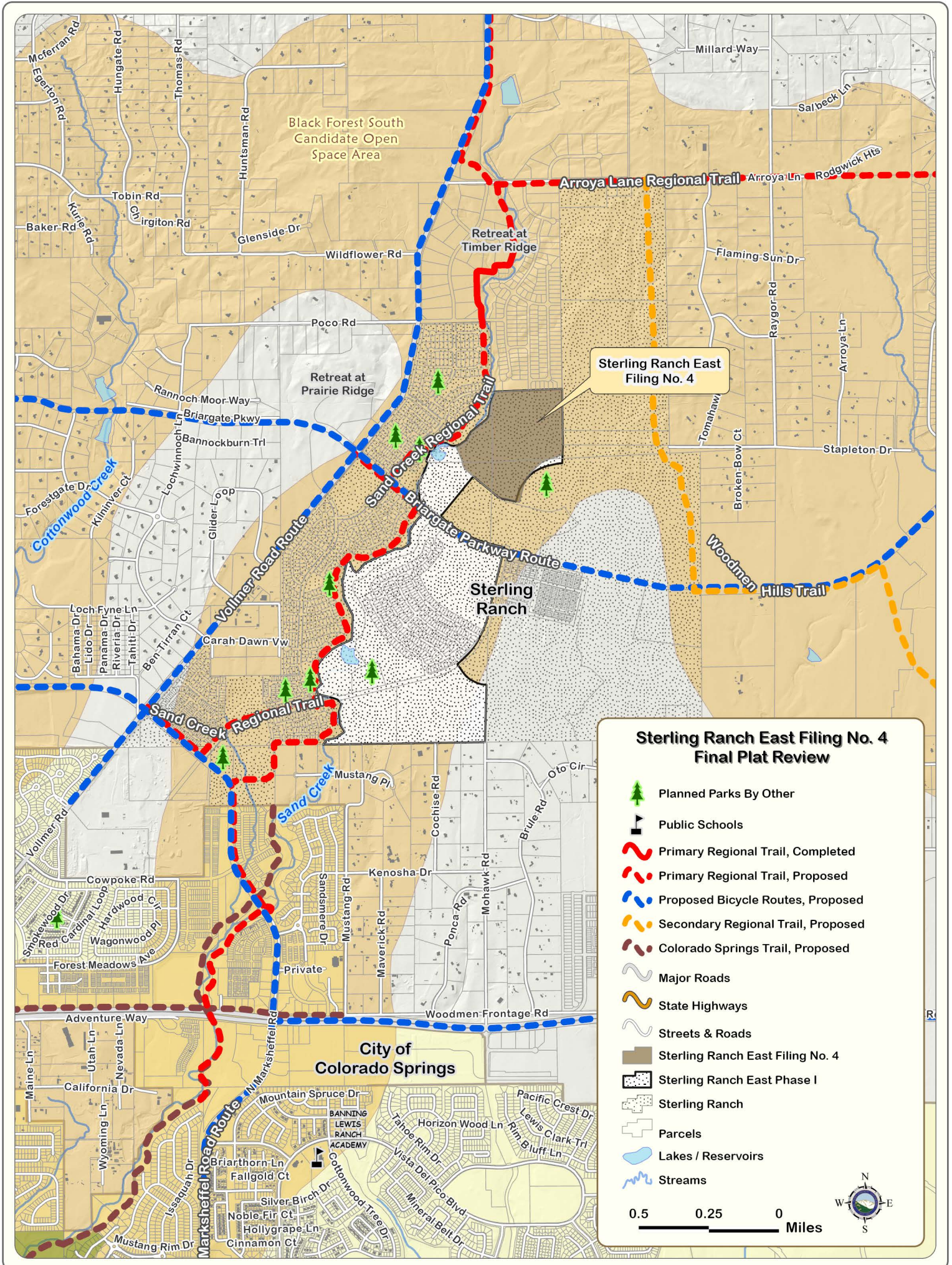
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch East Filing No. 4 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands 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 let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 12, 2026

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:	Sterling Ranch East Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-26-015	Total Acreage:	65.32
		Total # of Dwelling Units:	238
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.11
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
Loren Moreland	Ann Odom	Urban Park Area:	2, 3
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80921	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 238 Dwelling Units = 4.617
Total Regional Park Acres: 4.617

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

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 238 Dwelling Units = 0.89
 Community: 0.00625 Acres x 238 Dwelling Units = 1.49
Total Urban Park Acres: 2.38

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 238 Dwelling Units = \$120,190
Total Regional Park Fees: \$120,190

Urban Park Area: 2, 3

Neighborhood: \$119 / Dwelling Unit x 238 Dwelling Units = \$28,322
 Community: \$184 / Dwelling Unit x 238 Dwelling Units = \$43,792
Total Urban Park Fees: \$72,114

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch East Filing No. 4 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 Action: