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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 9, 2020

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

Subject: Homestead North at Sterling Ranch Phase I Preliminary Plan and Rezone – Preliminary Comments (SP-20-008, P-20-005)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Homestead North at Sterling Ranch Phase I Preliminary Plan and Rezone development applications and has the following preliminary comments of 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 January 13, 2021:

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Homestead North at Sterling Ranch Phase I Preliminary Plan, which includes 147 single-family residential lots on 60.62 acres. The property is currently zoned RR-5, but the applicant is concurrently requesting a rezone to RS-6000. It is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. 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, as the Black Forest South Candidate Open Space is located approximately 0.75 miles to the northwest.

Homestead North at Sterling Ranch Phase I contains 22.27 acres dedicated to open space, parks, trails, and landscape tracts, comprising 37% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. A 0.87-acre neighborhood park is planned for Tract B, while the tract table also lists a park for Tract F, the same tract in which the Sand Creek Regional Trail is located. The exact location for this second park is not identified in the Preliminary Plan or Landscape Plan, although the Sterling Ranch Sketch Plan Amendment shows a park located along Sand Creek. Due to the inclusion of these parks in the Preliminary Plan, the applicant is encouraged to request a Park Lands Agreement to waive urban park fees in exchange for the development of the aforementioned neighborhood recreational opportunities.

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The proposed Sand Creek Regional Trail is depicted in the Preliminary Plan, and labeled as “10’ County Gravel Trail,” although when constructed, the trail will follow EPC Parks Tier I Trail standards with an 8’ wide crusher fine trail surface with 2’ natural shoulders. The Preliminary Plan also shows concrete sidewalks/trails located adjacent Vollmer Road and the future Briargate Parkway extension. These non-County trails will allow for direct off-street connectivity to the Sand Creek Regional Trail for the residents and visitors of Sterling Ranch.

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Phase I development, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for the construction, maintenance, and public access of the regional trail. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (Preliminary Plan):

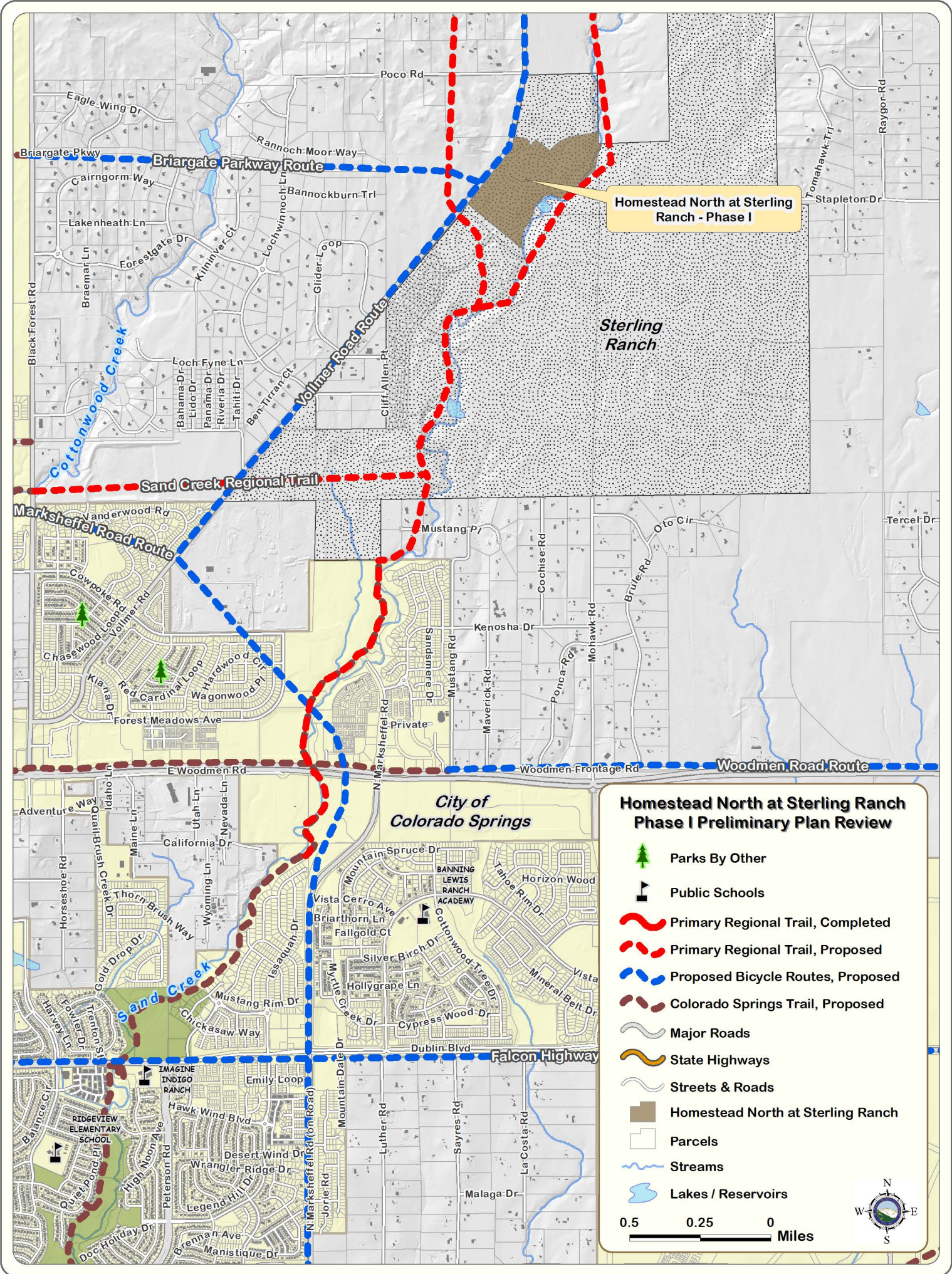
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Homestead North at Sterling Ranch Phase I Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch, within Tract F, that allows for construction, maintenance, and public access of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming final plat(s); 2) include descriptions, drawings, and locations of the two neighborhood parks in the Letter of Intent and Preliminary Plans, respectively; 3) fees in lieu of land dedication for regional park purposes in the amount of \$68,649 and urban park fees in the amount of \$43,365 will be required upon 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 forthcoming final plat(s).

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

Sincerely,



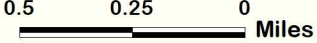
Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



Homestead North at Sterling Ranch - Phase I

Homestead North at Sterling Ranch Phase I Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Homestead North at Sterling Ranch
-  Parcels
-  Streams
-  Lakes / Reservoirs



**Development
Application
Permit
Review**



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

January 13, 2021

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:	Homestead North at Sterling Ranch Phase I Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-20-008	Total Acreage:	60.62
		Total # of Dwelling Units:	147
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.06
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	3
Suite 102	Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-6000

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 147 Dwelling Units = 2.852
Total Regional Park Acres: 2.852

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 147 Dwelling Units = 0.55
 Community: 0.00625 Acres x 147 Dwelling Units = 0.92
Total Urban Park Acres: 1.47

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 147 Dwelling Units = \$68,649
Total Regional Park Fees: \$68,649

Urban Park Area: 3

Neighborhood: \$116 / Dwelling Unit x 147 Dwelling Units = \$17,052
 Community: \$179 / Dwelling Unit x 147 Dwelling Units = \$26,313
Total Urban Park Fees: \$43,365

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 Homestead North at Sterling Ranch Phase I Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch, within Tract F, that allows for construction, maintenance, and public access of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming final plat(s); 2) include descriptions and drawings of the two neighborhood parks in the Letter of Intent and Preliminary Plans, respectively; 3) fees in lieu of land dedication for regional park purposes in the amount of \$68,649 and urban park fees in the amount of \$43,365 will be required upon 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 forthcoming final plat(s).

Park Advisory Board Recommendation: