

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

March 11, 2022

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, Review #4 (SP-20-008)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Homestead North at Sterling Ranch Phase I Preliminary Plan, Review #4, development application and has the following additional comments of behalf of El Paso County Parks. Since the previous comments were submitted (see below), El Paso County staff met with the applicant's representative and finalized the Sand Creek Primary Regional Trail along the western bank of Sand Creek within the bounds of the previous and currently submitted Sterling Ranch preliminary plans and final plats. The applicant has addressed staff's previous concerns, and the current Preliminary Plan submittal once again shows and labels the Sand Creek Regional Trail through Homestead North Phase I, and the aforementioned discussions confirmed the trail crossing of Briargate Parkway at Wheatland Drive, as the Sand Creek underpass cannot accommodate the trail alignment due to the tight confines of the Sand Creek channel realignment process.

The following comments and recommendations were originally submitted on August 31, 2021:

*"EPC Parks staff continues to note the absence of the Sand Creek Regional Trail from the Preliminary Plan cover sheet and all additional sheets included with the Preliminary Plan. While a trail or road is shown in the Preliminary Plans, it is labeled as a "15' Maintenance Trail" and does not continue south of Briargate Parkway. The General Notes section does mention that trails labeled as "County Regional Trail" will be maintained by El Paso County, but none exist on this iteration of the Preliminary Plan.*

*Homestead Ranch at Sterling Ranch Filing No. 2 is located south of Homestead North on the south side of Briargate Parkway and was approved and recorded on November 12, 2020. As shown in that Final Plat, a 25' regional trail easement (Instrument #218054786) is located on the west bank of Sand Creek and ends at Briargate Parkway. If this trail is to proceed north under Briargate Parkway, it is not being shown as such in the Homestead North Phase I Preliminary Plan. Instead, the aforementioned 15' maintenance trail terminates at a stormwater detention facility and does not proceed south under or across Briargate Parkway. The applicant must show the Sand Creek Regional Trail easement on the Preliminary Plan and display its connectivity to the approved easement location as shown in Homestead Ranch at Sterling Ranch Filing No. 2, and as noted below, this easement must be dedicated to El Paso County for the construction, maintenance, and public use of the Sand Creek Primary Regional Trail."*



On April 1, 2021, EPC Parks staff reviewed the Homestead North at Sterling Ranch Phase I Preliminary Plan, Review #2 and submitted the following comments administratively:

*“Staff questions the removal of the Sand Creek Regional Trail alignment and labeling from the Preliminary Plan, particularly on the cover page and Site Plans. The included utility and grading plans do show what appears to be the Sand Creek Regional Trail, but there are no labels indicating it as so. As noted in the following comments and recommendations, as endorsed by the Park Advisory Board on January 13, 2021, EPC Parks is requesting a 25’ trail easement for the construction and maintenance of the Sand Creek Regional Trail. Staff also requests clarification as to the number of neighborhood parks proposed for Homestead North. The current Letter of Intent mentions one 0.87-acre park located in Tract B, but also indicates a park in Tract F. The location of the Tract F park is not indicated in the Preliminary Plan. Furthermore, staff acknowledges the increase in Preliminary Plan acreage from 60.6 acres to 77.7 acres due to the inclusion of the eastern and southern extensions of Briargate Parkway and Sterling Ranch Road, respectively.”*

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board 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.*

*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):**

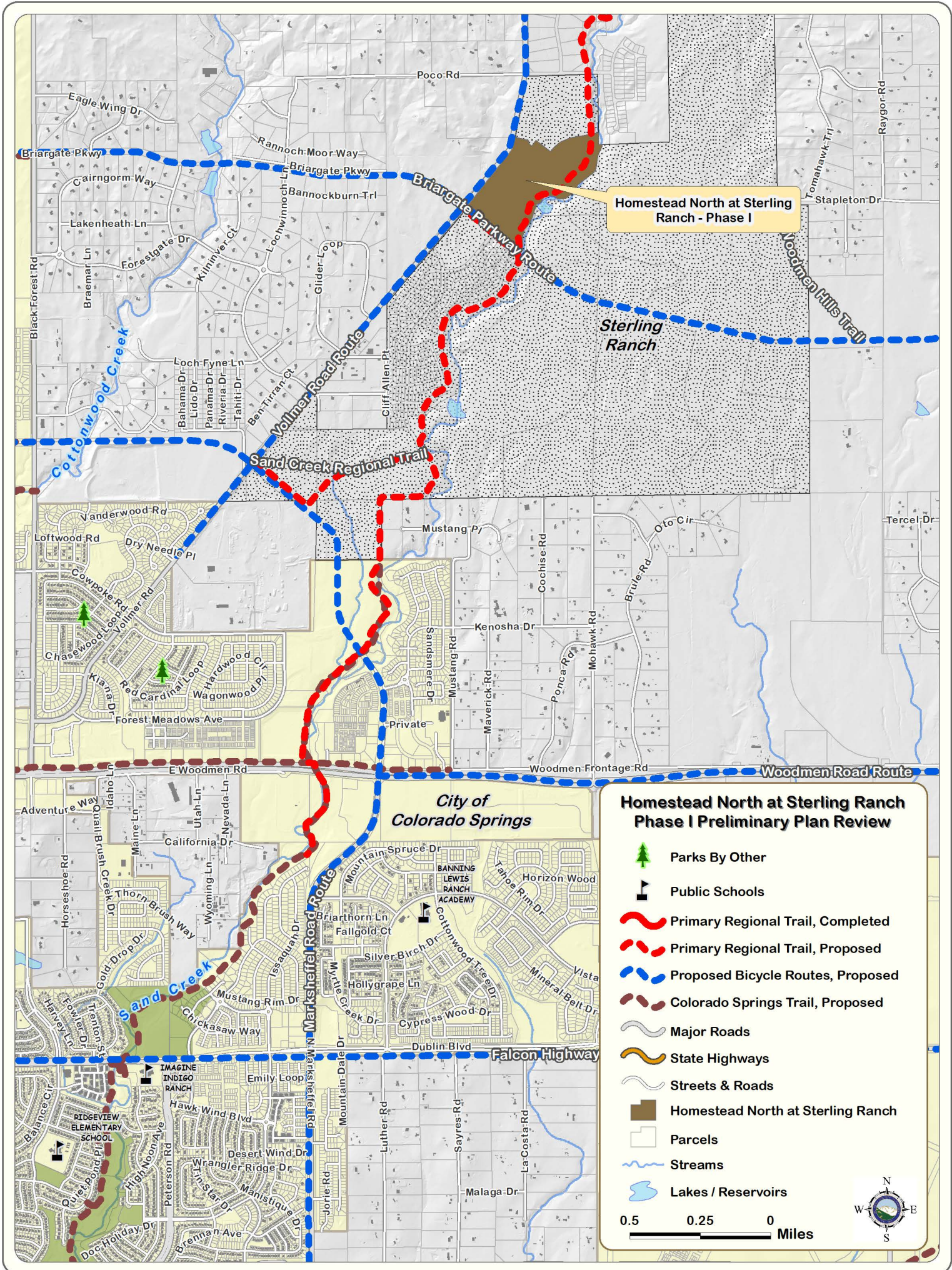
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Homestead North at Sterling Ranch Phase I Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement 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  
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**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.

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

Park Advisory Board Recommendation:

**PAB Endorsed 01/13/2021**