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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 16, 2023

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

Subject: Copper Chase at Sterling Ranch Filing No. 1 Final Plat (SF-23-016)

Hello Kari,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Copper Chase at Sterling Ranch Filing No. 1 Final Plat development application and has the following *preliminary* comments of behalf of El Paso County Parks. This application and its recommendations will be presented to the Park Advisory Board for their consideration and endorsement on July 12, 2023:

This is a request for endorsement by N.E.S., Inc. on behalf of SR Land, LLC, for approval of Copper Chase at Sterling Ranch Filing No. 1 Final Plat, which includes 138 single-family residential townhome lots on 19.65 acres. The property was shown as Tract E and designated for future development as a part of Sterling Ranch Filing No. 2 Final Plat, and endorsed by the Park Advisory Board in August 2018. The property is currently zoned RS-5000 with a concurrent rezone to Planned Unit Development (PUD), and is located along Vollmer Road, near the intersection of Vollmer Road and the future extension of Marksheffel Road.

The 2022 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the property along Sand Creek, to City of Colorado Springs trails located to the west of the project site. 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 2022 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. Copper Chase at Sterling Ranch Filing No. 1 falls completely 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. Because Copper Chase is located outside of the Sand Creek channel adjacent two major transportation corridors, the project will have limited impacts on the sensitive environmental attributes found there.

The current application shows 3.64 acres (18.5%) of open space, dedicated to landscaping, utilities, and a 1.4-acre centrally located passive use neighborhood park, with an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, as well as to the western and main branches of

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

- *"The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development."*
- *"Copper Chase includes 3.64 AC of open space in 10 tracts, which equated to 18.5% of the 19.65 AC site. Tract H is a centralized park with provides 1.39 AC of contiguous usable open space, which equates to 38% of the total 3.64 AC of open space. Safe pedestrian connections are provided through the open space areas to provide connectivity through the Copper Chase community, to the park and to the external sidewalk and trails."*
- *"The relevant County Plans for Sterling Ranch are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space."*
- *"This development is connected to the Sterling Ranch Phase I Preliminary Plan which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of open spaces, trails and parks. A proposed community trail runs along Marksheffel Road on the south side of the development connecting to the Sterling Ranch open space/trail network and 4.8 AC park in the northwest corner of Sterling Ranch Filing No. 4. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. This is reflected by Copper Chase's adjacency to a 4.8 AC park within Sterling Ranch."*
- *"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. The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development. Copper Chase Final Plat includes internal pedestrian connections to provide access through the development and to the external trails and amenities within Sterling Ranch. All pedestrian connections are in substantial compliance with the PUD Preliminary Plan which is currently under review."*

When the Copper Chase at Sterling Ranch PUD Preliminary Plan was endorsed by the Park Advisory Board in 2019, staff recommended that the developer install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail.

Since that time, the Sterling Ranch Filing No. 2 Final Plat, Letter of Intent, and Landscape Plans were resubmitted and updated to reflect a revised street cross-section for Marksheffel Road. This section of road, east of Vollmer Road and southeasterly to the City of Colorado Springs, is under consideration for acceptance by the City of Colorado Springs, and therefore, the street and adjacent sidewalk plans have been updated to City engineering and traffic standards.

With the inclusion of a detached meandering sidewalk and landscaping along the north side of Marksheffel Road, as well as a lack of planned gravel-surfaced City trails and equestrian facilities to the west of Vollmer Road, El Paso County Parks no longer requires a 25' trail easement or 5-foot wide adjacent gravel trail along this section of Marksheffel Road. The planned sidewalks will suffice for pedestrian movement along this stretch of road, serving as the local connection to the proposed Sand Creek Primary Regional Trail. When the Sand Creek Regional Trail is constructed at a later time, El Paso County Parks may request that the installation of trail signage be allowed along these sidewalks in an effort to direct residents to the regional trail corridor.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

Recommended Motion (Filing No. 1 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 the Copper Chase at Sterling Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$69,690 and urban park purposes in the amount of \$41,814 will be required at time of the recording of this Final Plat. 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 this Final Plat.

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

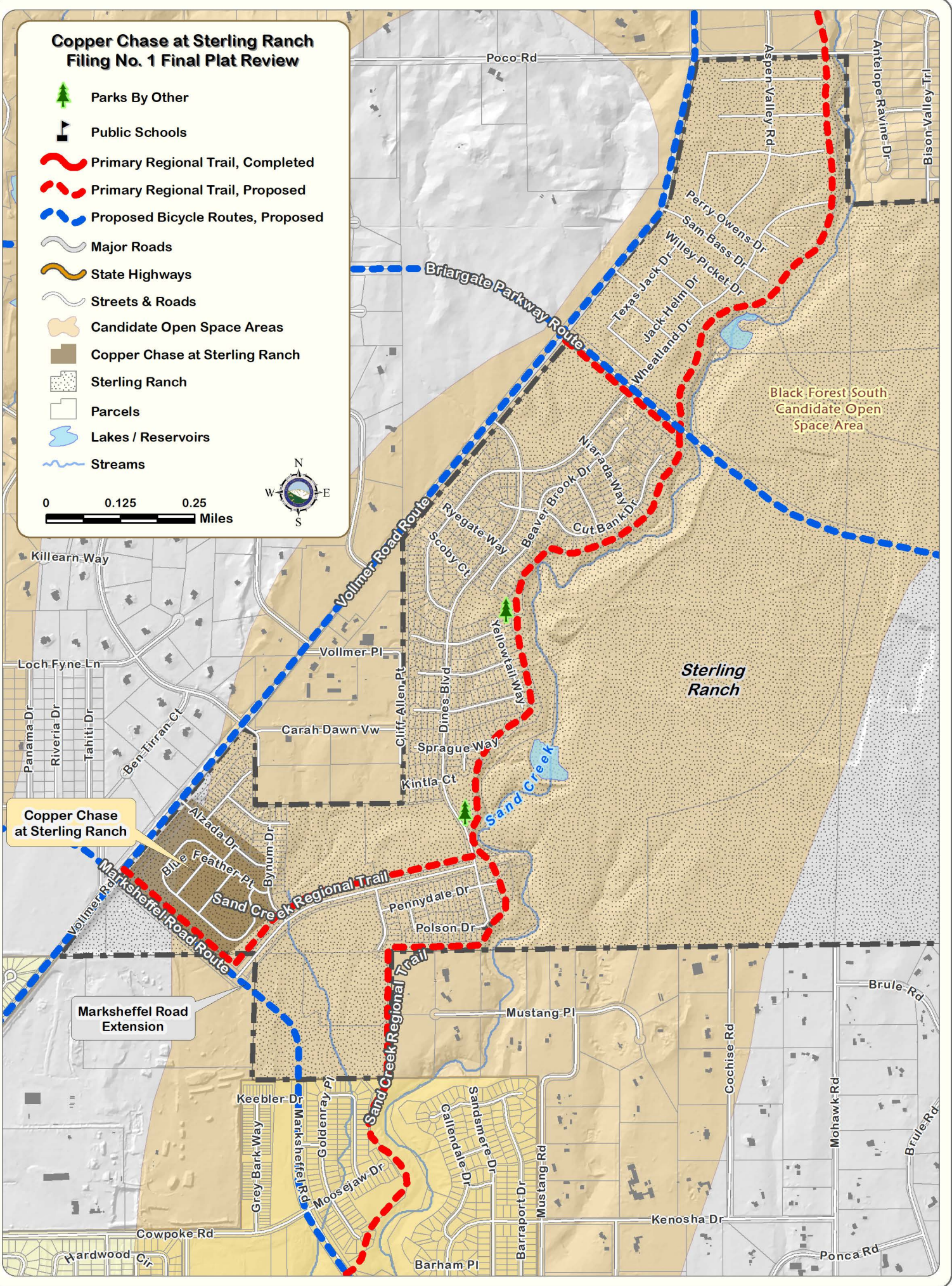
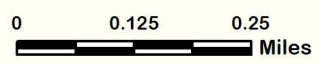
Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

Copper Chase at Sterling Ranch Filing No. 1 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Candidate Open Space Areas
-  Copper Chase at Sterling Ranch
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
-  Streams



**Development
Application
Permit
Review**



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

July 12, 2023

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:	Copper Chase at Sterling Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-016	Total Acreage:	19.65
		Total # of Dwelling Units:	138
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	17.56
SR Land / Morley Bentley	NES, Inc.	Regional Park Area:	2
Challenger Communities	Andrea Barlow	Urban Park Area:	2
20 Boulder Crescent St, Suite 102	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	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 138 Dwelling Units = 2.677
Total Regional Park Acres: 2.677

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 138 Dwelling Units = 0.52
 Community: 0.00625 Acres x 138 Dwelling Units = 0.86
Total Urban Park Acres: 1.38

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 138 Dwelling Units = \$69,690
Total Regional Park Fees: \$69,690

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 138 Dwelling Units = \$16,422
 Community: \$184 / Dwelling Unit x 138 Dwelling Units = \$25,392
Total Urban Park Fees: \$41,814

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 Copper Chase at Sterling Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$69,690 and urban park purposes in the amount of \$41,814 will be required at time of the recording of this Final Plat. 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 this Final Plat.

Park Advisory Board Recommendation: