



COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 2, 2024

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

Subject: Sterling Ranch Filing No. 3A Final Plat (SF-24-013)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Sterling Ranch Filing No. 3A Final Plat and has the following administrative comments on behalf of El Paso County Parks. Due to the small number of lots (three) in this final plat application, these comments will be provided administratively and do not require consideration by the El Paso County Park Advisory Board.

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Filing No. 3A Final Plat, which includes 3 single-family residential lots on 0.65 acres. This application is a replat of Sterling Ranch Filing No. 3, Tract C, which was not originally platted due to nearby construction activity. The property is zoned RS-5000 and is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Sand Creek Primary Regional Trail is located immediately adjacent and east of the property, running north/south along Sand Creek, before turning west along the southern property line of Sterling Ranch Filing No. 3. Furthermore, a western branch of the Sand Creek Regional Trail is located immediately north of the property where it will be collocated with sidewalks along the proposed extensions of Marksheffel Road and Sterling Ranch Road.

Sterling Ranch Filing No. 3 shows 7.52 acres of open space, dedicated to landscaping, stormwater retention, utilities, and a local trail network that provides for resident access to the surrounding neighborhood and the aforementioned Sand Creek Regional Trail, which was shown on the Landscaping Plans included with the original Sterling Ranch Filing No. 3 development application. As Filing No. 3A is a part of the overall Filing No. 3 (formerly Tract C), no additional open space or trail easements are required. A trail easement for the Sand Creek Regional Trail was designated and dedicated to El Paso County through the recording of Sterling Ranch Filing No. 3 Final Plat.

As no additional park land or trail easement dedications are necessary for this filing, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Administrative Recommendation: (Filing No. 3A Final Plat)

El Paso County Parks and Community Services recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 3A Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$1,515 and urban park purposes in the total amount of \$909.

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

Sincerely,



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



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

July 2, 2024

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 Filing No. 3A Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-013	Total Acreage:	0.65
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.54
SR Land, LLC	N.E.S., Inc	Regional Park Area:	2
Jim Morley	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:	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 3 Dwelling Units = 0.058
Total Regional Park Acres: 0.058

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.01
 Community: 0.00625 Acres x 3 Dwelling Units = 0.02
Total Urban Park Acres: 0.03

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 3 Dwelling Units = \$1,515
Total Regional Park Fees: \$1,515

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 3 Dwelling Units = \$357
 Community: \$184 / Dwelling Unit x 3 Dwelling Units = \$552
Total Urban Park Fees: \$909

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: El Paso County Parks and Community Services recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 3A Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$1,515 and urban park purposes in the total amount of \$909.

Park Advisory Board Recommendation: No PAB Endorsement Necessary - Minor Sub