EL PASO COUNTY
COLORADO

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

October 30, 2026

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

Subject: **Sterling Ranch East Filing No. 8 PUD Development Plan and Preliminary Plan 2nd Minor Amendment Submittal #5 – Final Comments (PUDSP-26-005)**

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the S**terling Ranch East Filing No. 8 PUD Development Plan and Preliminary Plan Minor 2nd Minor Amendment** (formerly FourSquare at Sterling Ranch East Filing No. 1 PUD Development Plan and Preliminary Plan Amendment), Submittal #5, and requests to submit the following additional comments: **EPC Parks staff acknowledges the slight reduction in open space areas, but is pleased that the overall open space percentage still exceeds 20%, thus meeting and exceeding the 10% EPC Land Development Code PUD open space requirement. Staff also acknowledges the adjustment in lot layout but continues to appreciate the landscaped passive use public open space areas and internal trail corridors, including benches and pet waste stations with trash receptacles. Because the overall lot count has remained at 154 residential units, the attached Development Application Review Form and Recommended Motion (see below) show only minor edits. Park fees remained waived due to Filing No. 8's inclusion in Regional and Urban Park Lands Agreements.**

The following comments and recommendations were submitted administratively on December 12, 2025:

*"EPC Parks staff continues to acknowledge the reduction in residential housing units from 158 to **154**, and now acknowledge the reduction in overall development acreage from 36.65 to **25.46 acres**. Furthermore, staff acknowledges the change in development name to Sterling Ranch East Filing No. 8 from FourSquare at Sterling Ranch East Filing No. 1. These changes can be seen in the updated and attached Development Application Review Form and in the Recommended Motions below."*

The following comments and recommendations were submitted administratively on September 19, 2025:

"…EPC Parks staff acknowledges the removal of recreational amenities from the large stormwater detention facility located to the east of the filing. While the reduction of recreational opportunities, such as the removal of the trail system surrounding the detention pond, are disappointing, the removal does follow suit with previously submitted and endorsed comments regarding said recreational facilities located within a dedicated stormwater detention facility. Staff also recognizes the slight reduction in the acreage of the centrally located neighborhood park with a redesigned landscape plan, although the updated park remains a much-appreciated recreational feature of the surrounding development.

Furthermore, staff acknowledges the reduction of residential housing units from 158 to 154, as well as the updated development application file numbers, reflecting a 2025 application date. As such, the attached Development Application Review Form and the revised Recommended Motions below reflect 2025 regional and urban park fee amounts and waiver of fees, respectively, as well as the reduction in housing units. In the time since the FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan was originally reviewed and endorsed by the Park Advisory Board in August 2022, FourSquare at Sterling Ranch has been included in the Sterling Ranch Regional Park Lands Agreement (Res. 24-403A, Rec. 223099821) which waives regional park fees in exchange for

the construction of the Sand Creek Regional Trail through Sterling Ranch. Furthermore, FourSquare at Sterling Ranch has also been included in an Urban Park Lands Agreement (Res. 24-491, Rec. 224100564) which waives urban park fees in exchange for the construction of the Sterling Ranch Community Park. As such, staff acknowledges the waiver of $77,770 in regional park fees and $46,662 in urban park fees for FourSquare at Sterling Ranch Final Plat.

The PUD Development Plan and Preliminary Plan application was presented to and endorsed by the Park Advisory Board on August 10, 2022. The Final Plat application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board for endorsement on January 11, 2023 – these comments supersede those of the ***amended*** *PUD Development Plan and Preliminary Plan:*

This is a request by Classic Consulting, LLC, on behalf of Classic SRJ Land, LLC, for endorsement of FourSquare at Sterling Ranch East Filing No. 1 Final Plat, which includes 158 small single-family residential lots on 36.65 acres, laid out in a dense "four square" urban arrangement. The property is currently zoned as a Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.25 miles west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate south and adjacent the project site along an east-west alignment. 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-model transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County 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. The FourSquare at Sterling Ranch East 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. The project site is located to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail.

The current application shows 16.36 acres, or 44.6% of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. Tracts A through H comprise 5.17 acres, or 31.5% of the available open space and are primarily designed for recreational purposes, pedestrian movement, and extensive landscape tracts. Tract I, at 11.2 acres or 68.5% of available open space, is comprised primarily of a large stormwater detention basin. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"Tract I is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails, and amenities."*

- *"The detention pond will also be designed to incorporate a perimeter trail and associated amenities so that it can serve a dual purpose as a recreational amenity for the Sterling Ranch East community."*

- *"Foursquare PUD provides 10.74 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. A 5' concrete trail loops through the park providing connections from Catalina Foothills roads, Estes Park Road, Idaho Fall Drive and open space tracts leading out of the development. A series of smaller tracts are located at the end of the block to provide small open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District."*

The El Paso County Land Development Code (LDC) states the following guidelines:

- *Section 4.2.6 of the LDC states that "Constructed storm water facilities may be included in the open space calculation if* ***comprising less than 10%*** *of the required open space, recreational areas, trails and greenways."*

- *Section 4.2.6 of the LDC states that "Open space shall be concentrated in large usable areas. No less than 25% of the gross land area of open space shall be contiguous and usable."*

- *Section 8.5.2 of the LDC states that "The dedicated park land shall be conveniently located and have public access. The land shall be **free of hazards** that would threaten the safety of those using the land."*

Staff is pleased the FourSquare at Sterling Ranch East Filing No. 1 Final Plat contains a large percentage of passive-use park and open space areas, however, the inclusion of the large regional stormwater detention facility in the open space calculations as a dual-purpose drainage and recreational facility is concerning. As noted above, stormwater facilities may only comprise 10% or less of the open space calculations, whereas Tract I comprises 30.5% of the total project area and as noted above, 68.5% of the available open space.

Furthermore, Parks staff highly discourages the construction of recreational facilities in an active stormwater detention facility, especially one of this size and magnitude. In order to maintain a hazard-free recreational environment, a multi-use turf field located at the bottom of the detention facility would need to be adequately fenced from the concrete trickle channels, forebays, and outlet works, thus disrupting the overall efficiency of the detention facility itself.

Because Tracts A through H, at 5.17 acres, comprise over 14% of the total project area and therefore meet and exceed the PUD 10% open space requirement, staff recommends the applicant remove the regional stormwater detention facility from the open space calculations in order to conform to the recommended guidelines of the Land Development Code.

Staff does, however, encourage the applicant to construct the trail and trail-related amenities around the upper perimeter of the stormwater detention facility, keeping user safety in the forefront of plan design. Staff also encourages the applicant to plan and develop active-use amenities within the 2.57-acre neighborhood park, which could include playgrounds, picnic tables and pavilions, and perhaps exercise areas. These types of amenities would allow for 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 the forthcoming final plats.

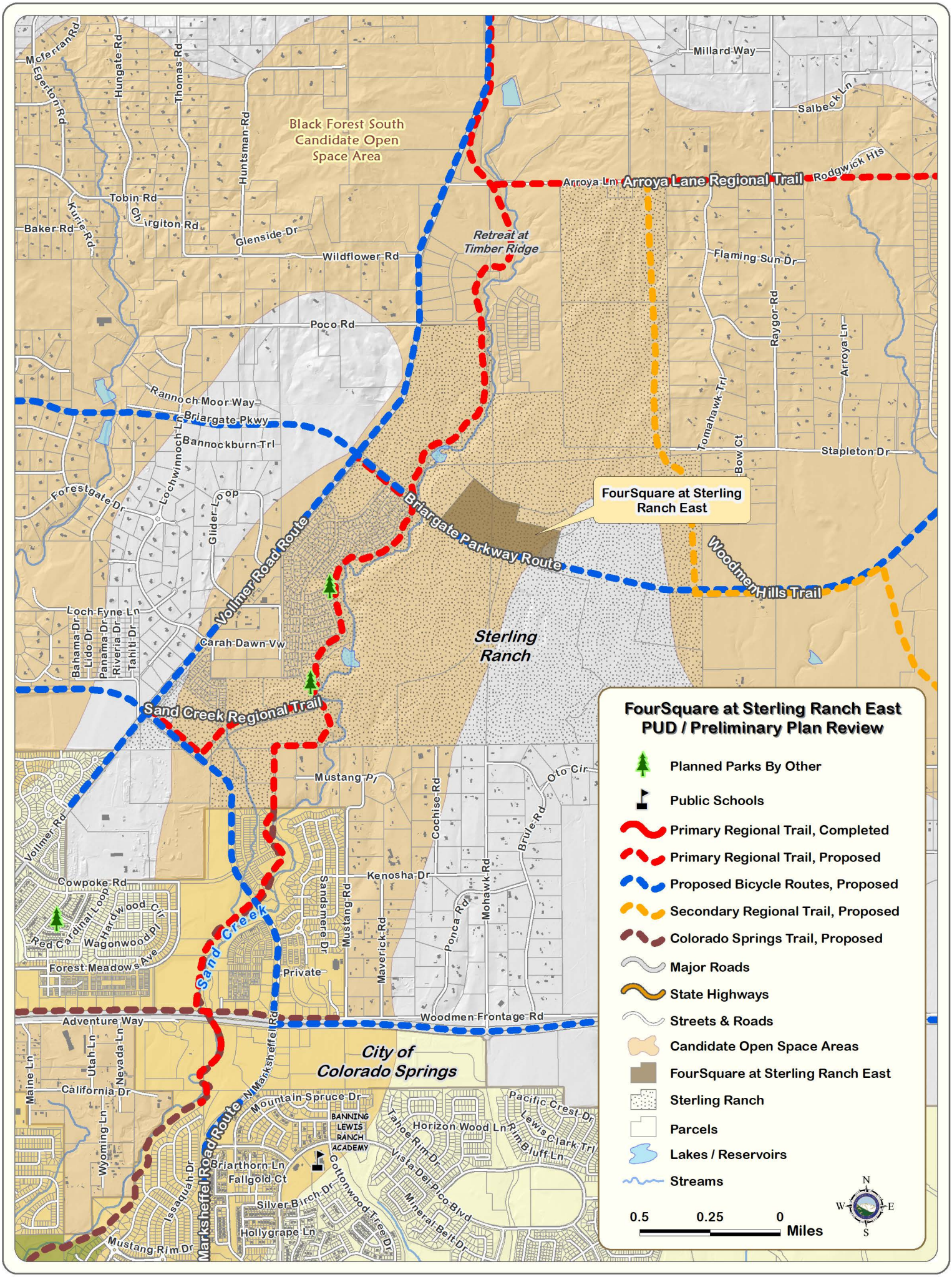
❖ ***REVISED Recommended Motion (PUD Development Plan and Preliminary Plan 2nd Minor Amendment):***

> ***"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. 8 PUD Development Plan and Preliminary Plan 2nd Minor Amendment: (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 feel free to contact me should you have any questions or concerns.

Sincerely,

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


Black Forest South Candidate Open Space Area
Retreat at Timber Ridge
Arroya Lane Regional Trail
FourSquare at Sterling Ranch East
Briargate Parkway Route
Vollmer Road Route
Woodmen Hills Trail
Sterling Ranch
Sand Creek Regional Trail
Sand Creek
City of Colorado Springs
Marksheffel Road Route
Millard Way
Salbeck Ln
Rodgwick Hts
Arroya Ln
Flaming Sun Dr
Raygor Rd
Tomahawk Trl
Bow Ct
Stapleton Dr
Poco Rd
Wildflower Rd
Glenside Dr
Huntsman Rd
Hungate Rd
Thomas Rd
Mcferran Rd
Egerton Rd
Tobin Rd
Baker Rd
Kurie Rd
Rannoch Moor Way
Briargate Pkwy
Bannockburn Trl
Lochwinnoch Ln
Glider Loop
Forestgate Dr
Loch Fyne Ln
Bahama Dr
Lido Dr
Panama Dr
Riviera Dr
Tahiti Dr
Carah Dawn Vw
Mustang Pl
Cochise Rd
Oto Cir
Brule Rd
Kenosha Dr
Mohawk Rd
Ponca Rd
Maverick Rd
Mustang Rd
Sandstone Dr
Cowpoke Rd
Vollmer Rd
Red Cardinal Loop
Hardwood Cir
Wagonwood Pl
Forest Meadows Ave
Private
Woodmen Frontage Rd
Adventure Way
Utah Ln
Nevada Ln
Maine Ln
California Dr
Wyoming Ln
Mountain Spruce Dr
BANNING LEWIS RANCH ACADEMY
Horizon Wood Ln
Tahoe Rim Dr
Pacific Crest Dr
Lewis Clark Trl
Rim Bluff Ln
Vista Del Pico Blvd
Mineral Belt Dr
Briarthorn Ln
Fallgold Ct
Silver Birch Dr
Cottonwood Tree Dr
Hollygrape Ln
Issaquah Dr
Mustang Rim Dr
FourSquare at Sterling Ranch East PUD / Preliminary Plan Review
Planned Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Secondary Regional Trail, Proposed
Colorado Springs Trail, Proposed
Major Roads
State Highways
Streets & Roads
Candidate Open Space Areas
FourSquare at Sterling Ranch East
Sterling Ranch
Parcels
Lakes / Reservoirs
Streams
0.5
0.25
0
Miles
N
W
E
S

Development Application Review Form

EL PASO COUNTY

REVISED

EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

October 30, 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. 8 PUD / Preliminary Plan

PCD Reference #: PUDSP-26-005

Application Type: PUD / Prelim Plan

Total Acreage: 25.46

Total # of Dwelling Units: 154

Dwelling Units Per 2.5 Acres: 15.12

Regional Park Area: 2

Urban Park Area: 2, 3

Existing Zoning Code: PUD

Proposed Zoning Code: PUD

Applicant / Owner:
Classic SRJ Land, LLC
Loren Moreland
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Owner's Representative:
N.E.S. Inc.
Andrea Barlow
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

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 154 Dwelling Units = 2.988

Total Regional Park Acres: 2.988

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

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 154 Dwelling Units = 0.58

Community: 0.00625 Acres x 154 Dwelling Units = 0.96

Total Urban Park Acres: 1.54

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 154 Dwelling Units = $77,770

Total Regional Park Fees: $77,770

Urban Park Area: 2, 3

Neighborhood: $119 / Dwelling Unit x 154 Dwelling Units = $18,326

Community: $184 / Dwelling Unit x 154 Dwelling Units = $28,336

Total Urban Park Fees: $46,662

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. 8 PUD Development Plan and Preliminary Plan 2nd Minor Amendment: (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: Originally PAB Endorsed on 08/10/2022