

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Sketch Plan Amendment

Agenda Date: September 12, 2018

Agenda Item Number:

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc on behalf of Morley-Bentley Investments and SR Land, LLC, for approval of the Sterling Ranch Sketch Plan Amendment. The property is currently zoned CS, RR-5, and RS-5000 and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road. The original Sketch Plan was approved in May 2009, and this amendment addresses a density modification of two residential areas. These modifications are consistent with the Sterling Ranch Preliminary Plan, Falcon/Peyton Small Area Plan, and the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows three proposed regional trail connections and one proposed bicycle route impacted by the project. The proposed Sand Creek Regional Trail alignment bisects the western portion of the property, running north/south along Sand Creek, while a western branch of the Sand Creek Trail, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Trail to City of Colorado Springs trails located to the west of the project site. The proposed Arroyo Lane Primary Regional Trail traverses east/west along the northern property boundary and will provide connectivity to Meridian Ranch to the east. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary. 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 Sterling Ranch Sketch Plan Amendment shows 148 acres of open space, dedicated to neighborhood or community parks, greenways, drainages, landscaping buffers, and trails. This constitutes approximately 10.2% of the total project area of 1,444 acres. In addition to the 57-acre open space along the Sand Creek corridor, numerous 4- and 5-acre neighborhood parks are shown in the Sketch Plan, as well as a 30-acre community park located alongside Sand Creek.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan, endorsed by the Park Advisory Board in April 2015, added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018. This dedication, however, does not extend beyond the Preliminary

Plan boundaries, so additional trail easement dedications will be required with forthcoming final plats.

Staff recommends that the developers designate and provide to El Paso County 25-foot trail easements along the remaining sections of Sand Creek, as well as along the southern side of Arroyo Lane for the purpose of construction and maintenance of the Sand Creek Regional Trail and the Arroyo Lane Regional Trail, respectively. Staff also encourages the developers to construct the aforementioned proposed neighborhood and community parks, so as to provide recreational opportunities for residents and visitors of Sterling Ranch. Furthermore, staff encourages the developers to construct internal trail systems that link residents not only to the proposed neighborhood and community parks, but also to the County's regional trail system.

Recommended Motion (Sketch Plan Amendment):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Sterling Ranch Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the Sand Creek corridor, that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Regional Trail, (2) designate and provide to El Paso County a 25-foot trail easement along south side of Arroyo Lane, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Regional Trail, (3) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

Sterling Ranch Sketch Plan Amendment 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

Lakes / Reservoirs

Sterling Ranch

Parcels

Streams

0.5 0.25 0
Miles



Burgess Road

Burgess Rd

Shaughnessy Rd

Shipman Ln

Bennison Ter

Millard Way

Coltec Ln

Hurtzman Rd

Glenside Dr

Wildflower Rd

Poco Rd

Arroya Lane Regional Trail

Arroya Ln

Flaming Sun Dr

Old Settlers Tr

Tomahawk Tr

Stapleton Dr

Briargate Pkwy

Briargate Parkway Route

Cairngorm Way

Lakenheath Ln

Braemar Ln

Forestgate Dr

Loch Fyne Ln

Silver Ponds Hts

Baha

Panar

Azore Rd

Sterling Ranch Filing No. 1

Sterling Ranch Filing No. 2

Kiltiniver

Lochwinnoch

Glider Loop

Bel Tiran Ct

Garah Dawn Vw

Volmer Rd

Volmer Rd Route

Marksheffel Road Extension

Mustang P

Mustang Rd

Private

Mountain Spruce Dr

Cedarstone Ln

Mustang P

Cochise Rd

Maverick Rd

Woodmen Frontage Rd

E Woodmen Rd

Woodmen Frontage Rd

Woodmen Frontage Rd

Woodmen Frontage Rd

Woodmen Frontage Rd

Woodmen Frontage Rd

Oto Cir

Brule Rd

Ponca Rd

Mohawk Rd

Mohawk Rd

Mohawk Rd

Mohawk Rd

Mohawk Rd

Mohawk Rd

Mohawk Rd

Sterling Ranch

ercel Dr

Marksheffel Road Route

Woodmen Road Route

Adventure Way

Horshoe Rd

Rancheros Ln

Maine Ln

Utah Ln

California Dr

Nevada Ln

Mountain Spruce Dr

Mountain Spruce Dr

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