El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title:	Sterling Ranch Filing No. 2 Final Plat			
Agenda Date:	August 8, 2018			
Agenda Item Number:				
Presenter:	Ross Williams, Park Planner			
Information:	Endorsement: X			

Background Information:

Request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Filing No. 2 Final Plat, which includes 49 single-family residential lots on 49.64 acres. The property is currently zoned RS-5000, and is located along Vollmer Road, near the intersection of Vollmer Road and Glider Port Road.

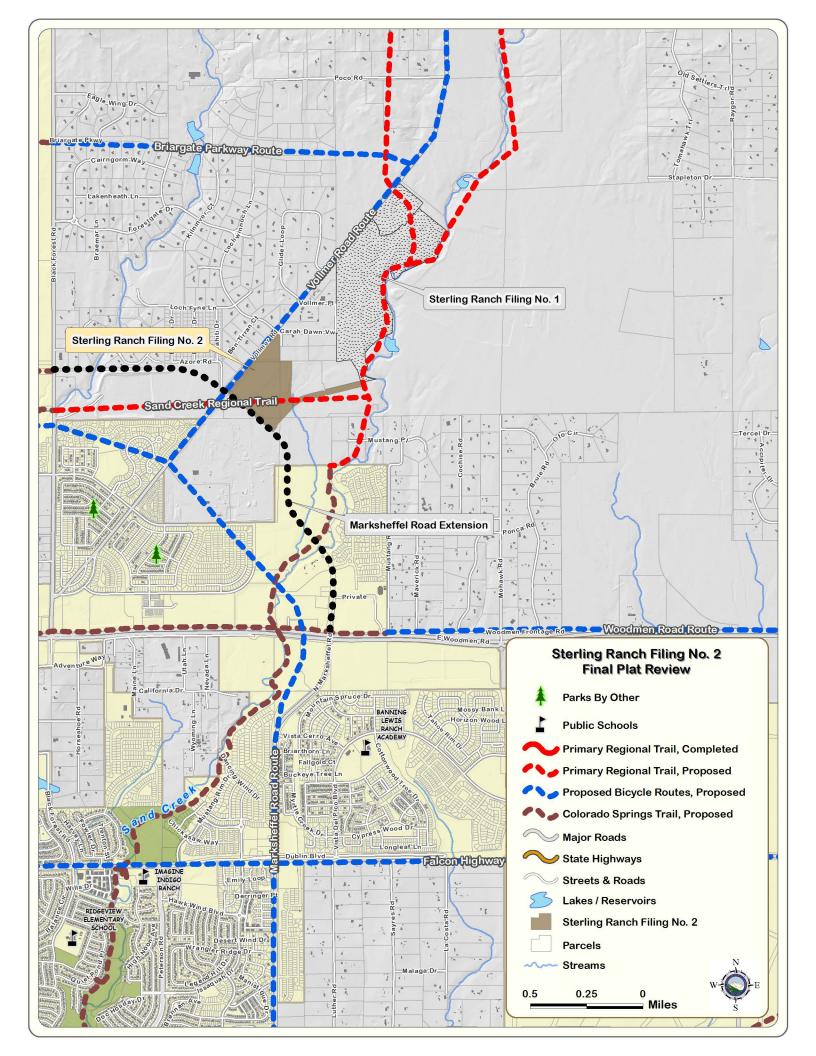
The 2013 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the 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-model transportation options will be developed within the rights-of-way in the future. The property is not located within any candidate open space land.

While the current application shows 6.86 acres of open space, dedicated to landscaping and utilities, the original Sterling Ranch Preliminary Plan, endorsed by the Park Advisory Board in April 2015, included 35 acres of open space, constituting 19.5% of the total project acreage. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan also 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.

Staff recommends 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. Staff also recommends fees in lieu of land dedication for regional and urban park purposes, the latter of which is required due to the fact that the original Preliminary Plan met the urban density requirements.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Filing No. 2 Final Plat includes the following conditions: (1) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$21,070 and urban park fees in the amount of \$13,328.





Community Services Department

Park Operations ~ Planning ~ Recreation / Cultural Services

Environmental Services ~ Veterans Services ~ CSU Extension

August 8, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Name: Sterling Ranch Filing No. 2 Final Plat			Application Type	: Final Plat			
DSD Reference #:	SD Reference #: SF-18-020				CSD / Parks ID#:	0		
					Total Acreage:	49.64		
Applicant / Owner:	oplicant / Owner: Owner's I			Representative:		Total # of Dwelling Units49		
SR Land, LLC		NES, Inc.	nc.		Gross Density: Final Plat: 0.99			
Colorado Springs, CO 80903 61			Andrea Barlow 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903		(Prelim Plan: 2.507)			
					Park Region:	2		
		Colorado Springs, CO 80905		Urban Area:	2			
Existing Zoning Code	e: RS-5000	Proposed	Zoning: RS-	-5000				
REGIONAL AND URBAN PARK REQUIREMENTS								
Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.			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.					
LAND REQUIREM	IENTS			Urba	n Density: X (2.	.5 units or greater / 1 acre)		
Regional Parks:	2	1	Urban Parks Area:	2				
0.0194 Acres x 49 Dwelling Units = 0.95 acres			Neighborhood: 0.00375 Acres x 49 Dwelling Units = 0.18 acres					
		Community:	mity: 0.00625 Acres x 49 Dwelling Units = 0.31 acres					
		ļ	Total:			0.49 acres		
FEE REQUIREME	NTS							
		ĩ						
Regional Parks:	2		Urban Parks Area:	2				
\$430.00 / Unit x 49 Dwelling Units = \$21,0"		,070.00	Neighborhood:	\$107.00 / Unit x 49 Dwellir \$165.00 / Unit x 49 Dwellir				
			Community:	\$10 3.00 7 U	Int x 47 Dwennig	\$13,328.00		
		I	Total:					
ADDITIONAL RECOMMENDATIONS								
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Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Filing No. 2 Final Plat includes the following conditions: (1) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$21,070 and urban park fees in the amount of \$13,328.

Park Advisory Board Recommendation: Endorsed 08/08/2018

Development

Application

Permit

Review