

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Homestead North at Sterling Ranch Filing No. 2 Final Plat

**Agenda Date:** June 8, 2022

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 2 Final Plat, which includes 74 single-family residential lots on 36.30 acres. The property is currently zoned RS-6000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail is depicted in the Homestead North at Sterling Ranch Phase I Preliminary Plan, labeled as "15' County Gravel Trail," and will be collocated with a maintenance access road along the western bank of Sand Creek. The Preliminary Plan also shows concrete sidewalks/trails located adjacent Vollmer Road.

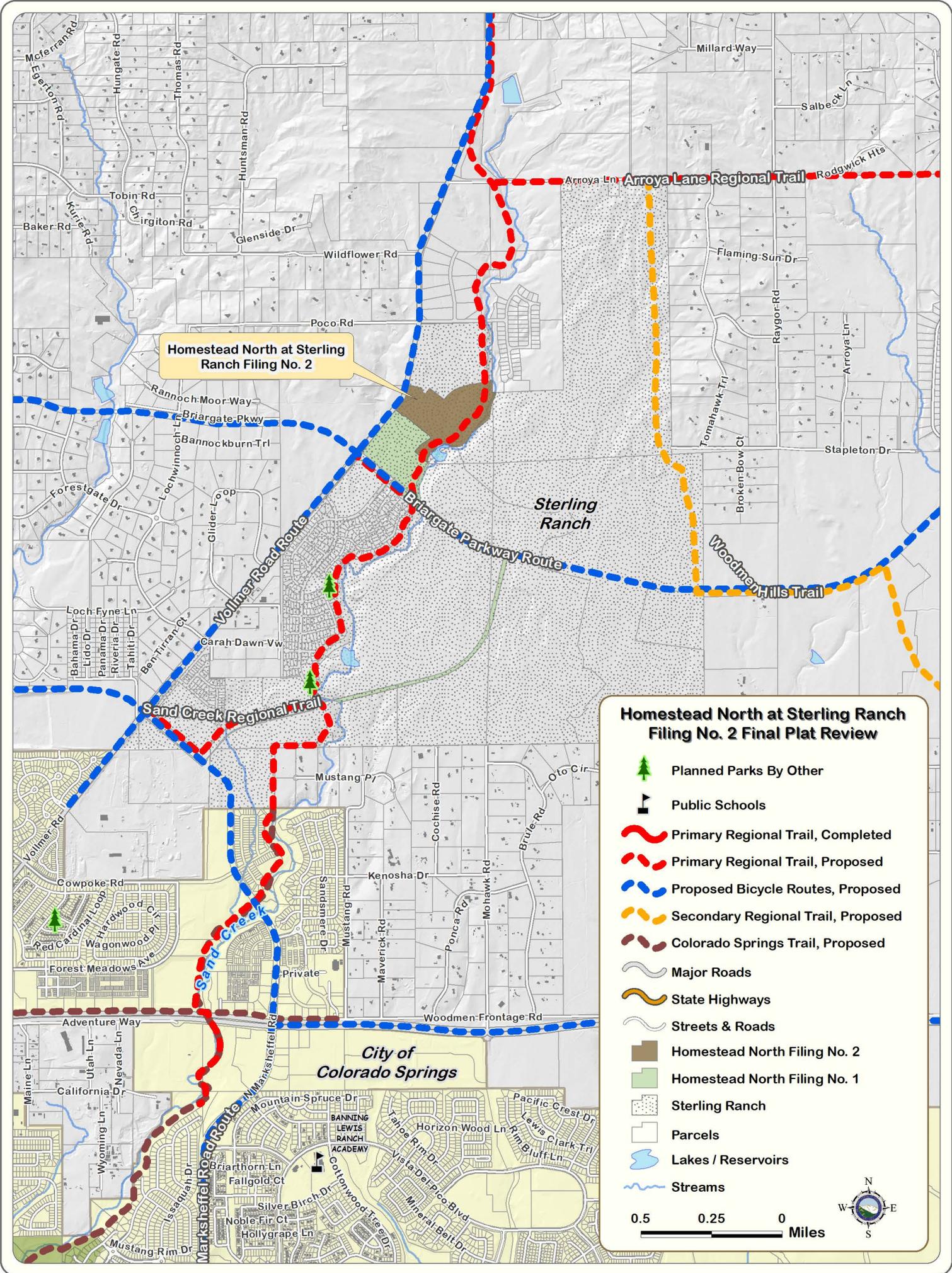
Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the Vollmer Road right-of-way in the future.

Homestead North at Sterling Ranch Filing No. 2 contains 14.55 acres dedicated to open space, parks, trails, and landscape tracts, comprising 40% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Homestead North at Sterling Ranch Phase I Preliminary Plan, a neighborhood park is planned for Tract H (formerly Tract F) alongside the proposed 25' easement for the Sand Creek Regional Trail. Although not shown on the Final Plat, the applicant's representative, N.E.S., has confirmed to EPC Parks staff that the park will be included on the plan and in the tract table of future Filing No. 2 Final Plat submittals.

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Filing No. 2 Final Plat, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail, and show the dedication within the Final Plat and General Plat Notes. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

**Recommended Motion (Filing No. 2 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 Homestead North at Sterling Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 2, within Tract H and in the General Plat Notes, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) include notes in the Tract Table and in the Plat that identifies the proposed neighborhood park located within Tract H; 3) fees in lieu of land dedication for regional park purposes in the amount of \$34,040 and urban park fees in the amount of \$21,460 will be required upon recording of this Final Plat.



### Homestead North at Sterling Ranch Filing No. 2 Final Plat 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
-  Homestead North Filing No. 2
-  Homestead North Filing No. 1
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
-  Streams



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

**Park Operations - Community Outreach - Environmental Services  
Recreation / Cultural Services**

**June 8, 2022**

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.

<b>Name:</b>	Homestead North at Sterling Ranch Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-22-018	<b>Total Acreage:</b>	36.30
		<b>Total # of Dwelling Units:</b>	74
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	5.10
SR Land	N.E.S., Inc.	<b>Regional Park Area:</b>	2
James Morley	Andrea Barlow	<b>Urban Park Area:</b>	2
20 Boulder Crescent Street, Suite 102	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-6000

**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**

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

**Regional Park Area: 2**  
  
0.0194 Acres x 74 Dwelling Units = 1.436  
**Total Regional Park Acres: 1.436**

**Urban Park Area: 2**  
Neighborhood: 0.00375 Acres x 74 Dwelling Units = 0.28  
Community: 0.00625 Acres x 74 Dwelling Units = 0.46  
**Total Urban Park Acres: 0.74**

**FEE REQUIREMENTS**

**Regional Park Area: 2**  
  
\$460 / Dwelling Unit x 74 Dwelling Units = \$34,040  
**Total Regional Park Fees: \$34,040**

**Urban Park Area: 2**  
Neighborhood: \$114 / Dwelling Unit x 74 Dwelling Units = \$8,436  
Community: \$176 / Dwelling Unit x 74 Dwelling Units = \$13,024  
**Total Urban Park Fees: \$21,460**

**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 Homestead North at Sterling Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 2, within Tract H and in the General Plat Notes, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) include notes in the Tract Table and in the Plat that identifies the proposed neighborhood park located within Tract H; 3) fees in lieu of land dedication for regional park purposes in the amount of \$34,040 and urban park fees in the amount of \$21,460 will be required upon recording of this Final Plat.

**Park Advisory Board Recommendation:**

**PAB Endorsed 06/08/2022**