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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 28, 2020

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

Subject: Homestead at Sterling Ranch Filing No. 2 Final Plat, Review #3 (SF-19-004)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Homestead at Sterling Ranch Filing No. 2 Final Plat, Review #3, and has the following additional comments of behalf of El Paso County Parks. County staff has reviewed the Sand Creek Bank Stabilization plans and is concerned that these necessary creek bank mitigation efforts will negatively affect the dedicated 25-foot trail easement (Record #218054786), and the County's ability to construct the trail in the future. Staff concerns are as follows:

1. The Sand Creek Bank Stabilization Plans show the 25-foot trail easement throughout the length of the bank improvements. Along much of the trail's length, the designed side slope is set at a 3:1, or 33.3%, side slope. A trail could not be constructed along this embankment without the necessity of cut-fill grading and/or the addition of retaining walls on the uphill side of the trail. These types of grading requirements will need to be integrated into the Stabilization Plans.
2. The Stabilization Plans also show a riprap outlet works located in the middle of the trail easement, between Stations 109 and 110. The trail would not be able to span this obstacle, so it is requested that the outlet works be located outside of the trail easement.
3. The Stabilization Plans must integrate the trail bench into the proposed improvements, accounting for the fact that the trail will be 8 feet wide with 2-foot shoulders on either side. A 12-foot wide shelf would be the minimum requirement for proper trail construction, however a wider shelf at 14'-16' would allow for additional shoulder, especially in locations where the trail is bordered by 3:1 armored slopes, thus presenting a potential safety hazard to trail users.
4. The Stabilization Plans include language along the trail easement corridor that states, "Trail to be constructed with channel plans." EPC Parks requests clarification in regard to this statement, specifically regarding the timeliness of the trail bench construction as an integral feature of the overall project. In short, will the developer construct the trail bench based

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upon these current Stabilization Plans? Furthermore, are the aforementioned "Channel Plans" a separate document from these Stabilization Plans?

5. Page GR02 of the Stabilization Plans shows a length of crusher fines trail with one section that reflects a 15% longitudinal grade, between Stations 98 and 99. The 15% grade is far too steep for a regional trail, as trails of this type should remain at less than 10% average. Furthermore, is the developer going to construct this length of trail, or is the crusher fine trail being shown for general reference?

In regard to the remaining application for Homestead at Sterling Ranch Filing No.2 Final Plat, Review #3, the original application and the following comments and recommendations were presented to and endorsed by the El Paso County Park Advisory Board on April 10, 2019:

"The Homestead at Sterling Ranch Filing No. 2 Final Plat consists of 104 single-family residential lots on 29.66 acres. This Final Plat is a replat of Tract E of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located immediately east of the property, along Sand Creek, while a proposed extension of the Sand Creek Regional Trail is located immediately north of the property along the proposed extension of Briargate Parkway. The proposed Vollmer Road Bicycle Route is located approximately 0.25 mile west of the project location. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 1.50 miles to the northwest.

Although the current application shows no dedicated open space, the original Sterling Ranch Phase I 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, which includes public open spaces, trail corridors, neighborhood parks, and community parks. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Phase I Preliminary Plan added requirements for the dedication to El Paso County of 25-foot wide regional trail easements along Sand Creek and Briargate Parkway for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail and the Briargate Parkway extension. These trail easements, Instruments #218054786 and #218714151, were dedicated to El Paso County in May 2018 and are located immediately adjacent Filing No. 2.

As no park land dedication or trail easements are necessary for this Final Plat, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

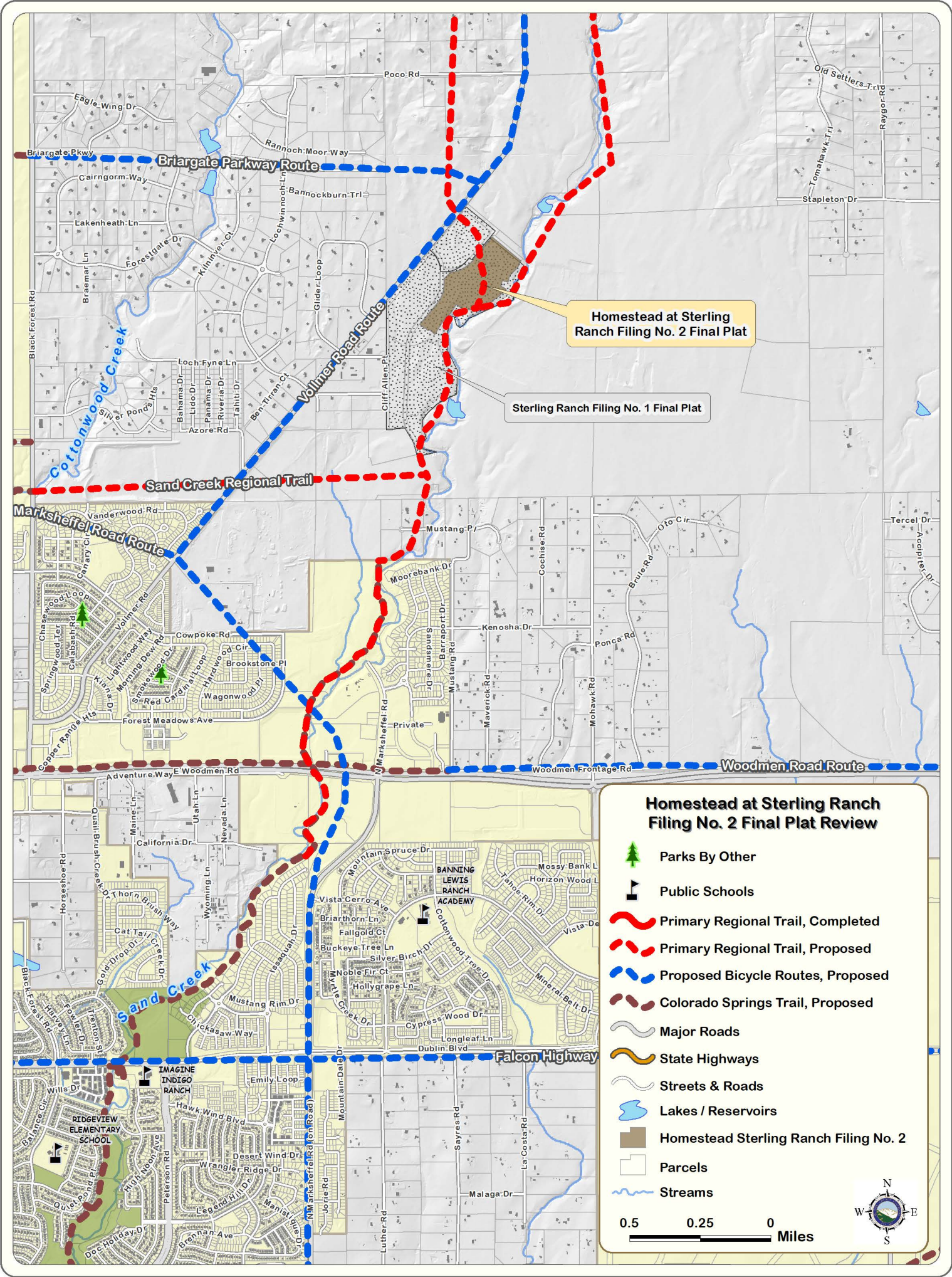
Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$47,424 and urban park fees in the amount of \$29,952."

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ross A. Williams". The signature is fluid and cursive, with a long horizontal flourish at the end.

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



Homestead at Sterling Ranch Filing No. 2 Final Plat

Sterling Ranch Filing No. 1 Final Plat

Homestead at Sterling Ranch Filing No. 2 Final Plat 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
- Homestead Sterling Ranch Filing No. 2
- Parcels
- Streams

0.5 0.25 0 Miles

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

April 10, 2019

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:	Homestead at Sterling Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-004	Total Acreage:	29.66
		Total # of Dwelling Units:	104
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.77
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent	619 North Cascade Avenue	Urban Park Area:	3
Suite 102	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 104 Dwelling Units = 2.018
Total Regional Park Acres: 2.018

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 104 Dwelling Units = 0.39
 Community: 0.00625 Acres x 104 Dwelling Units = 0.65
Total Urban Park Acres: 1.04

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 104 Dwelling Units = \$47,424
Total Regional Park Fees: \$47,424

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 104 Dwelling Units = \$11,752
 Community: \$175 / Dwelling Unit x 104 Dwelling Units = \$18,200
Total Urban Park Fees: \$29,952

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$47,424 and urban park fees in the amount of \$29,952.

Park Advisory Board Recommendation: Endorsed 04/17/2018