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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

April 3, 2019

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 (SF-19-004)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Homestead at Sterling Ranch Filing No. 2 Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board 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.

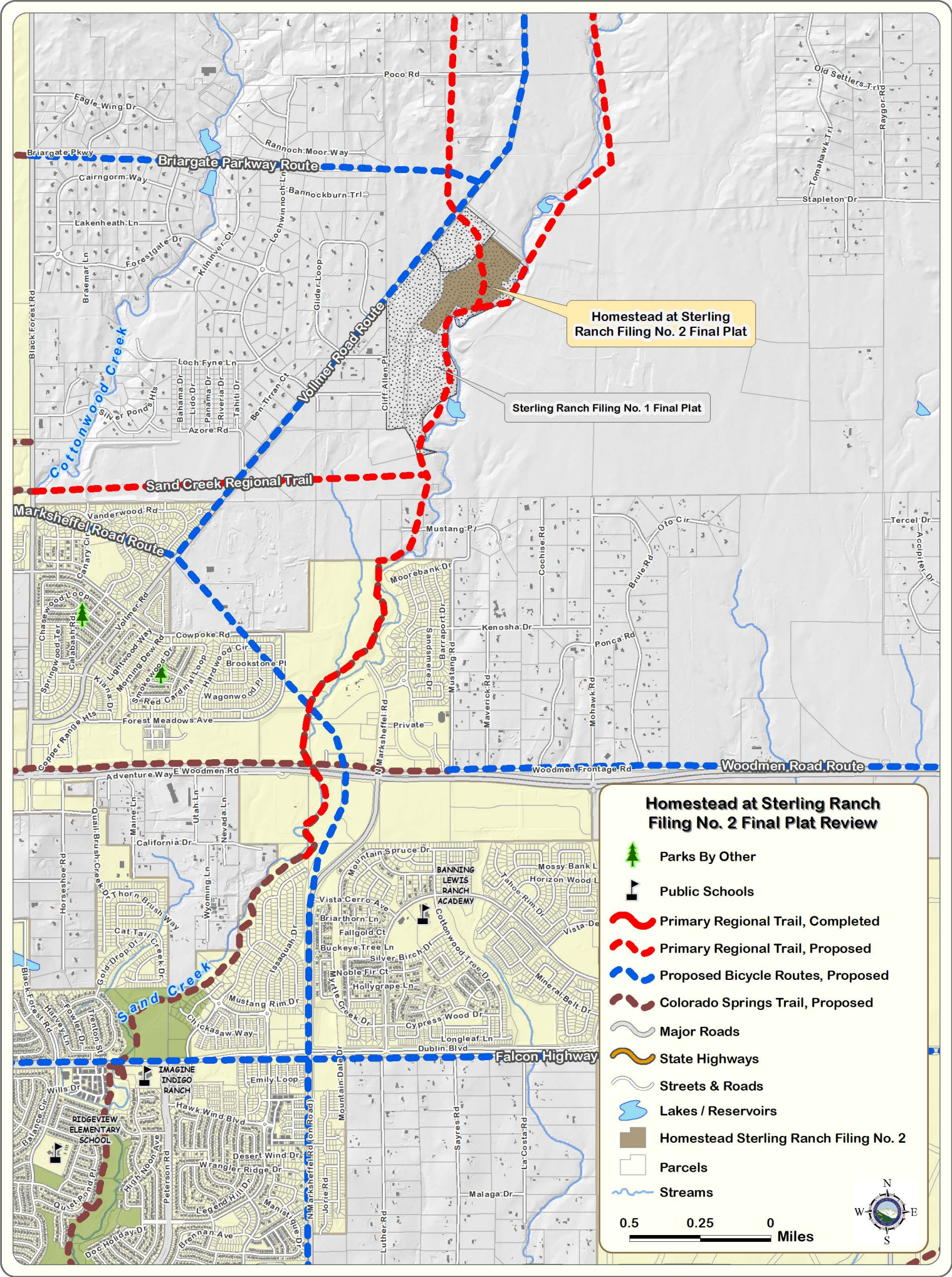
Recommended Motion:

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,







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.

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|----------------------------|---|--------------------------------------|------------|
| 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: