

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Filing No. 3 Final Plat

Agenda Date: November 10, 2021

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 approval of the Sterling Ranch Filing No. 3 Final Plat, which includes 63 single-family residential lots on 20.91 acres. The property is zoned RS-5000 and is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2013 El Paso County Parks Master Plan shows two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Primary Regional Trail alignment bisects the eastern 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 Road, will connect the primary alignment of the Sand Creek Trail to proposed City of Colorado Springs trails and neighborhoods located to the west of the project site.

The current application shows 7.52 acres of open space, dedicated to landscaping, stormwater retention, utilities, and a local trail network that provides for resident access to the surrounding neighborhood and the aforementioned Sand Creek Regional Trail, which is shown on the Landscaping Plans included with this application. Since Sterling Ranch Phase II Preliminary Plan was first reviewed in March 2019, the applicant has submitted plans that show detached meandering concrete sidewalks along Marksheffel Road through Filings No. 1 and No. 2, as well as landscaping tracts. These sidewalks will serve to provide a viable and safe connection for trail users accessing the Sand Creek Trails from neighborhoods located near the intersection of Vollmer Road and Marksheffel Road, so no trail easements are required along that section of road for the aforementioned western branch of the Sand Creek Trail.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I 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 Phase I Preliminary Plan boundaries, so an additional trail easement dedication is required within Sterling Ranch Filing No. 3.

Staff recommends that the developers designate and provide to El Paso County a 25-foot trail easement along the west side of Sand Creek through the Filing No. 3 that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail.

Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes upon recording of Sterling Ranch Filing No. 2 Final Plat.

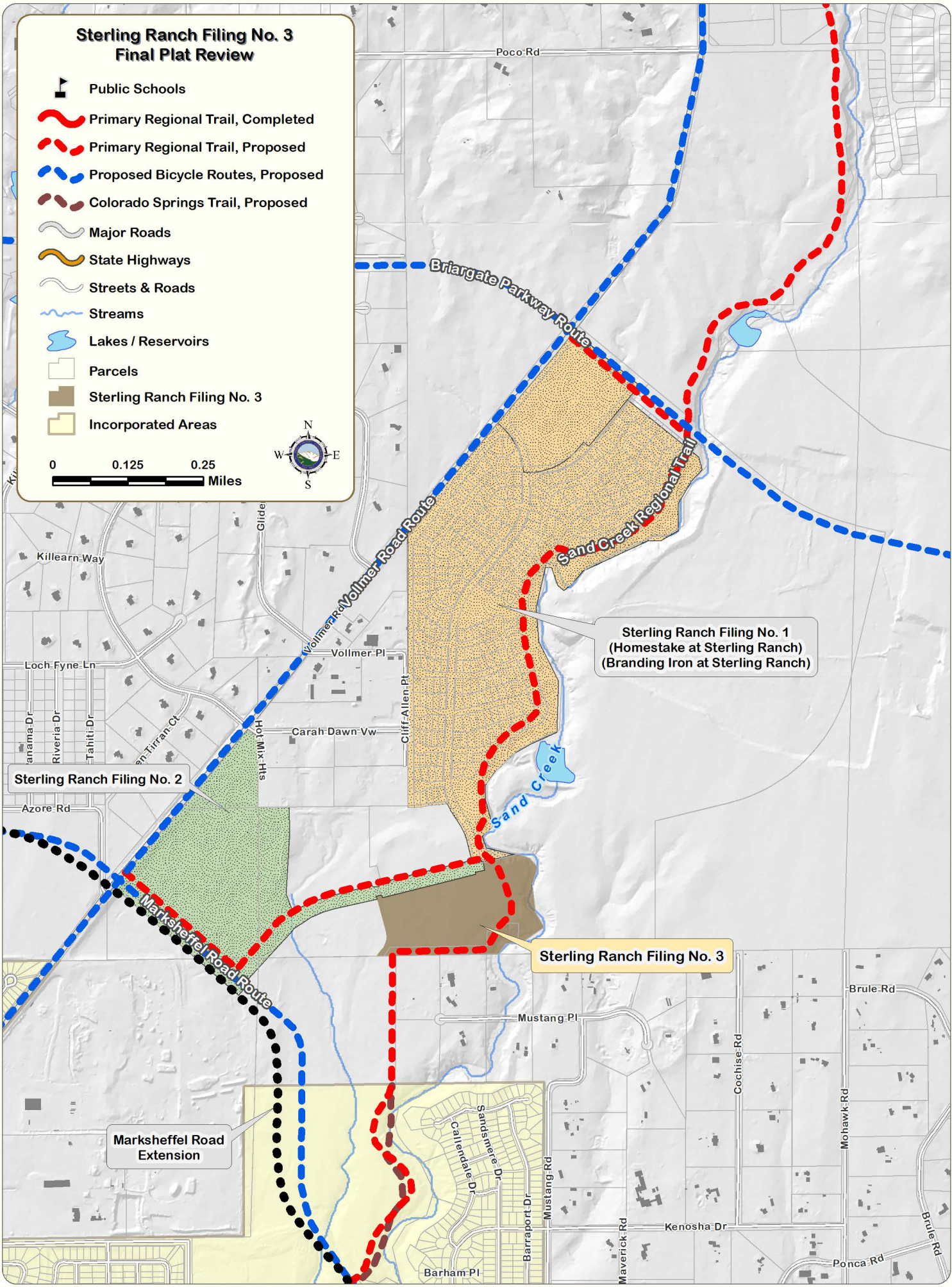
Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 3 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$28,980 and urban park purposes in the total amount of \$18,270. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Sterling Ranch Filing No. 3 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Streams
- Lakes / Reservoirs
- Parcels
- Sterling Ranch Filing No. 3
- Incorporated Areas

0 0.125 0.25
Miles



Sterling Ranch Filing No. 1
(Homestake at Sterling Ranch)
(Branding Iron at Sterling Ranch)

Sterling Ranch Filing No. 3

Sterling Ranch Filing No. 2

Marksheffel Road Extension

Barham-Pl

Sandsimmer-Dr
Callender-Dr

Mustang-Pl

Barraport-Dr
Mustang-Rd

Kenosha-Dr

Ponca-Rd

Brule-Rd

Mohawk-Rd

Cochise-Rd

Poco-Rd

Briargate Parkway Route

Vollmer Rd
Vollmer-Pl

Vollmer-Pl

Carah Dawn-Vw

Cliff-Allen-Pl

Hot Mix Hts

San Tirran-Ct

Killearn-Way

Loch-Fyne Ln

Manama-Dr
Riveria-Dr
Tahiti-Dr

Azore-Rd

Brule-Rd

Brule-Rd

Maverick-Rd

Barraport-Dr
Mustang-Rd

Sandsimmer-Dr
Callender-Dr

Barham-Pl

Mustang-Pl

Barraport-Dr
Mustang-Rd

Kenosha-Dr

Ponca-Rd

Brule-Rd

Mohawk-Rd

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Mustang-Rd

Sandsimmer-Dr
Callender-Dr

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**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

November 10, 2021

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:	Sterling Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-032	Total Acreage:	20.91
		Total # of Dwelling Units:	63
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.53
SR Land	N.E.S., Inc.	Regional Park Area:	2
Jim Morley	Andrea Barlow	Urban Park Area:	2
20 Boulder Crescent St., Suite 102	619 North Cascade Avenue, 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

<p>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.</p>	<p>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.</p>
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
<p>Regional Park Area: 2</p> <p>0.0194 Acres x 63 Dwelling Units = 1.222</p> <p>Total Regional Park Acres: 1.222</p>	<p>Urban Park Area: 2</p> <p>Neighborhood: 0.00375 Acres x 63 Dwelling Units = 0.24</p> <p>Community: 0.00625 Acres x 63 Dwelling Units = 0.39</p> <p>Total Urban Park Acres: 0.63</p>
FEE REQUIREMENTS	
<p>Regional Park Area: 2</p> <p>\$460 / Dwelling Unit x 63 Dwelling Units = \$28,980</p> <p>Total Regional Park Fees: \$28,980</p>	<p>Urban Park Area: 2</p> <p>Neighborhood: \$114 / Dwelling Unit x 63 Dwelling Units = \$7,182</p> <p>Community: \$176 / Dwelling Unit x 63 Dwelling Units = \$11,088</p> <p>Total Urban Park Fees: \$18,270</p>

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 Sterling Ranch Filing No. 3 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$28,980 and urban park purposes in the total amount of \$18,270. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

PAB Endorsed 11/10/2021