

June 24, 2026

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

Subject: Sterling Ranch East Filing No. 6 Final Plat (SF-26-010)

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the Sterling Ranch East Filing No. 6 Final Plat development application and is submitting the following comments. This application and the following comments and recommendations are being submitted administratively, as this application requires no parkland or trail easement dedications, as well as no regional or urban park fees.

This is a request by N.E.S., Inc, on behalf of Classic SRJ Land, LLC, for approval of the Sterling Ranch East Filing No. 6 Final Plat, which includes 198 single-family residential lots on 62.49 acres, with a minimum lot size of 6,000 square feet. The site is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.40 miles west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediately south and adjacent the project site along an east-west alignment. 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-modal transportation options will be developed within the rights-of-way in the future.

Sterling Ranch East Filing No. 6 falls partially within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The Final Plat application shows 3.32 acres, or 5.9% of open space, dedicated to a 0.81-acre neighborhood park, landscaping tracts, and other public open space areas. As shown in the submitted Landscape Plans, the neighborhood park proposes a small playground structure with swingset, a covered shelter with two picnic tables, benches, and a variety of landscaping cover with trees. As Filing No. 6 is zoned RS-5000, the El Paso County Land Development Code's 10% PUD open space requirement is not applicable.

The applicant's Letter of Intent states the following regarding parks and open spaces:

- "The Sterling Ranch East Filing No. 6 Final Plat proposes 198 detached single-family lots on 62.49 acres (3.5 du/ac) with associated tracts and right-of-way. A 35,290-sf neighborhood park is proposed in Tract G, southeast of the Sterling Ranch Road/Vancouver Street intersection."
- "A rezone of 11.91 acres from PUD to RS-5000 was approved with the Sterling Ranch East Filing No. 6. This area was previously included as Tract H of the FourSquare PUD/Preliminary Plan (amended and renamed to Sterling Ranch East Filing No. 8), as a proposed detention pond. At that time, the detention pond was intended to accommodate recreational uses, such as a ball field and perimeter trails, and was oversized to accommodate dual function. El Paso County Community Service Department later determined the dual use pond was not eligible for park land credit, so the recreational component was removed and the detention pond was resized to only 6.78 acres. The residual 4.41 acres was converted to residential lots in Sterling Ranch East Filing No. 6. All of Sterling Ranch East Filing No. 6 is now zoned RS-5000."
- "The Preliminary Plan also designates 3.32 acres as neighborhood parks and open space, which are supporting uses that are consistent with the Suburban Residential Placetype."
- "EL PASO COUNTY PARKS MASTER PLAN - The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch."
- "The Sterling Ranch East Filing No. 6 subdivision includes a 35,290-sf neighborhood park which is only a portion of the 3.32 acres of open space proposed within the development. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District."

County Parks acknowledges the waiver of \$99,990 of regional park fees as outlined in the 2023 Regional Park Lands Agreement (Resolution #23-403, Reception #223099821) which addressed the applicant's construction of 2 miles of the Sand Creek Primary Regional Trail. Furthermore, County Parks acknowledges the waiver of \$59,994 of urban park fees as outlined in the 2024 Urban Park Lands Agreement (Resolution #24-491, Reception #224100564) which addressed the applicant's construction of the nearby 28-acre Sterling Ranch Community Park, to be located in Sterling Ranch East Filing No. 1.

Recommended Motion (Final Plat):

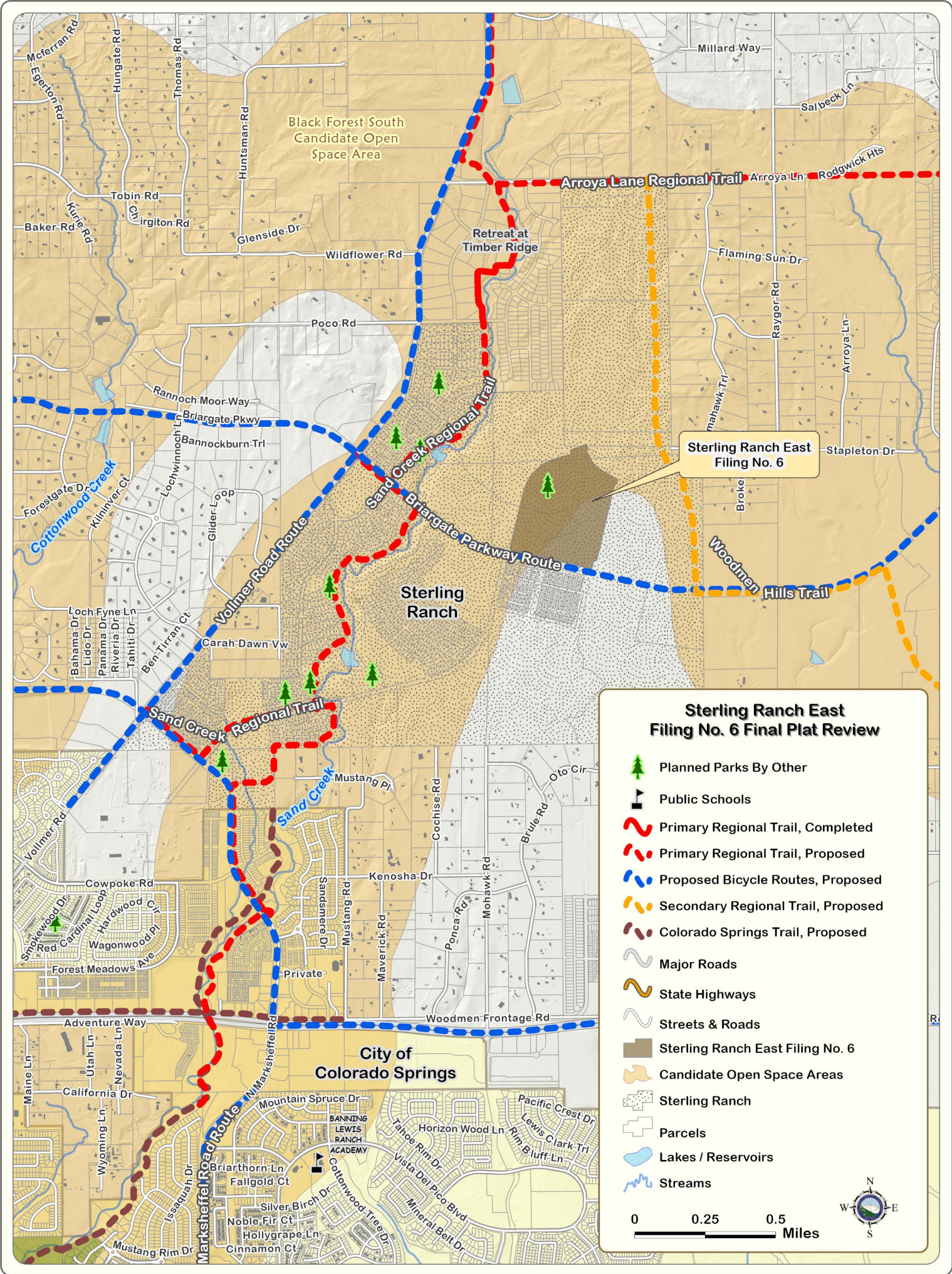
The El Paso County Parks Department, Park Planning Division, recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 6 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal stroke at the end.

Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com



Black Forest South
Candidate Open
Space Area












Retreat at
Timber Ridge

Sterling Ranch East
Filing No. 6

Sterling
Ranch

City of
Colorado Springs

**Sterling Ranch East
Filing No. 6 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
-  Sterling Ranch East Filing No. 6
-  Candidate Open Space Areas
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
-  Streams

0 0.25 0.5 Miles



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Operations - Park Planning - Recreation and Cultural Services

Community Outreach - Environmental Services

June 24, 2026

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 East Filing No. 6 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-26-010	Total Acreage:	62.49
		Total # of Dwelling Units:	198
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.92
Classic SRJ Land, LLC	N.E.S., Inc	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	3
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
	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>
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
<p>Regional Park Area: 2</p> <p>0.0194 Acres x 198 Dwelling Units = 3.841</p> <p>Total Regional Park Acres: 3.841</p>	<p>Urban Park Area: 3</p> <p>Neighborhood: 0.00375 Acres x 198 Dwelling Units = 0.74</p> <p>Community: 0.00625 Acres x 198 Dwelling Units = 1.24</p> <p>Total Urban Park Acres: 1.98</p>		

FEE REQUIREMENTS	Urban Park Area: 3
<p>Regional Park Area: 2</p> <p>\$505 / Dwelling Unit x 198 Dwelling Units = \$99,990</p> <p>Total Regional Park Fees: \$99,990</p>	<p>Neighborhood: \$119 / Dwelling Unit x 198 Dwelling Units = \$23,562</p> <p>Community: \$184 / Dwelling Unit x 198 Dwelling Units = \$36,432</p> <p>Total Urban Park Fees: \$59,994</p>

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The El Paso County Parks Department, Park Planning Division, recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 6 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park.

Park Advisory Board Recommendation: **No PAB Endorsement Necessary**