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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

February 1, 2024

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

Subject: Sterling Ranch Filing No. 5 Final Plat (SF-24-001)

Hello Kari,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Sterling Ranch Filing No. 5 Final Plat application and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on February 14, 2024:

This is a request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for approval of the Sterling Ranch Filing No. 5 Final Plat, which includes 72 single-family residential lots on 11.66 acres. Currently, the property is zoned RR-5 with a concurrent rezone to the Planned Unit Development (PUD) zoning classification. The site is located east of Vollmer Road and west of Sand Creek, at the intersection of Dines Boulevard and the Sterling Ranch Road.

The 2022 El Paso County Parks Master Plans show one branch of the Sand Creek Regional Trail impacted by this project, located along the southern boundary of the project site. This western branch of the Sand Creek Trail 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 Sterling Ranch Filing No. 5.

Since the first review of the Sterling Ranch Phase II Preliminary Plan in March 2019, the applicant has submitted plans that show detached meandering concrete sidewalks along Sterling Ranch Road which will serve to provide a viable and safe connection for trail users accessing the Sand Creek Trails from neighborhoods located to the east of Sand Creek. As such, no trail easements are required along those sections of road for the aforementioned western branch of the Sand Creek Trail.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch Filing No. 5 falls completely 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 just outside and west of Sand Creek and its associated floodplains and wetlands, and therefore will have very limited impacts on the creek corridor or surrounding open space attributes.

Sterling Ranch Filing No. 5 Final Plat contains 2.52 acres within five tracts dedicated to open space, a neighborhood park, connecting trails, landscaping, and utilities, comprising 21.6% of the total project area and exceeding the El Paso County Land Development Code's 10% open space requirement. According to the Sterling Ranch Filing No. 5 Final Plat Letter of Intent and as shown on the submitted Landscape Plan, a centrally located 0.79-acre public neighborhood park will occupy Tract B and will be accessible via an internal network of connected trails and sidewalks. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *“The site is currently zoned RR-5 and is proposed to be rezoned as PUD. The development proposes 72 single family detached and attached on 11.66 acres for a gross density of 6.17 du/ac. This density is within the 5-8 du/ac range shown on the approved Sketch Plan. Sterling Ranch Filing No. 5 Final Plat includes 2.52 acres of open space provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system.”*
- *“Transportation & Mobility core principals and goal 4.2, “Promote walkability and bikability where multimodal transportation systems are feasible” and Community Facilities & Infrastructure and goal 5.1, “Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life,” are supported by Sterling Ranch Filing No. 5. This development is connected to the Sterling Ranch Parks and Trails which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of Open spaces, Trails and Parks. Pedestrian connections are provided throughout the development with a looped walk connecting all open space tracts and providing connections to parks and trails within Sterling Ranch. Pedestrian connections at Sterling Ranch Road and Dines Boulevard will provide connections to the comprehensive Sterling Ranch Parks and Trails system.”*
- *“El Paso County Parks Master Plan - No regional county parks are planned to be within the immediate area. The Sand Creek Regional Trail proposed on the west side of Sand Creek is the major north-south trail connection through the Sterling Ranch development. This regional trail provides connectivity to parks and trails throughout the community, pedestrian connections at Sterling Ranch Road and Dines Boulevard will connect Sterling Ranch Filing No. 5 to the Sand Creek Regional Trail and 29-acre Community Park to the east.”*
- *“Sterling Ranch Filing No. 5 includes 2.52 acres of open space, with Tract B providing a 0.[79]-acre centralized community park for residents. Concrete pedestrian walks, with safe pedestrian crossings, provide connectivity to the park and throughout the community. This network of sidewalks will also connect externally to the nearby Sand Creek Regional Trail and the 29-acre Sterling Ranch Community Park to the east.”*

As no park land or trail easement dedications are necessary for this PUD Development Plan and Preliminary Plan, staff recommends fees in lieu of land dedication for regional and urban park purposes due upon recording of this Final Plat.

Recommended Motion: (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 Sterling Ranch Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$36,360 and urban park purposes in the total amount of \$21,816 due at time of the recording of this Final Plat. 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.

Please feel free to contact me should you have any questions or concerns.



Sincerely,



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



Sterling Ranch Filing No. 5 Final Plat Review

-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Sterling Ranch
-  Sterling Ranch Filing No. 5
-  Parcels
-  Incorporated Areas
-  Candidate Open Space Land
-  Lakes / Reservoirs
-  Streams

0 0.13 0.25
Miles



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

Sterling Ranch Filing No. 2

Sterling Ranch Filing No. 5

Sterling Ranch Filing No. 3

Sterling Ranch Filing No. 4

Marksheffel Road
Extension

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

February 14, 2024

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. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-001	Total Acreage:	11.66
		Total # of Dwelling Units:	72
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.44
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

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

Urban Park Area: 2

0.0194 Acres x 72 Dwelling Units = 1.397
Total Regional Park Acres: 1.397

Neighborhood:	0.00375 Acres x 72 Dwelling Units =	0.27
Community:	0.00625 Acres x 72 Dwelling Units =	0.45
	Total Urban Park Acres:	0.72

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2

\$505 / Dwelling Unit x 72 Dwelling Units = \$36,360
Total Regional Park Fees: \$36,360

Neighborhood:	\$119 / Dwelling Unit x 72 Dwelling Units =	\$8,568
Community:	\$184 / Dwelling Unit x 72 Dwelling Units =	\$13,248
	Total Urban Park Fees:	\$21,816

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. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$36,360 and urban park purposes in the total amount of \$21,816 due at time of the recording of the forthcoming Final Plat. 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 the forthcoming Final Plat.

Park Advisory Board Recommendation: