



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 21, 2024

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

**Subject: Sterling Ranch Filing No. 5 PUD Development Plan and Preliminary Plan Amendment, 2nd Submittal
– Final Comments (PUDSP-24-002)**

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Sterling Ranch Filing No. 5 PUD Development Plan and Preliminary Plan Amendment, 2nd submittal, and has the following additional comments of behalf of El Paso County Parks:

Staff acknowledges the very slight decrease in the open space area, impacting primarily Tract B, which is the location for the centrally-located neighborhood park. An increase in area for Lots 39-42 resulted in a decrease in the size of Tract B by 849 square feet, or 2.5%. This neighborhood park is currently under the provisions of an Urban Park Lands Agreement, approved by the El Paso County Board of County Commissioners on April 10, 2024. Staff discussed this minor impact to the park area and the reduction in irrigated sod estimates and determined that due to the 9:1 urban park improvement to Urban Park Fee ratio, this reduction is not a concern at this time. As such, we encourage the applicant to move forward with the Preliminary Plan amendment and subsequently, the park improvements. However, we caution future impacts to park and open space areas that fall under Urban or Regional Park Lands Agreements, as major changes will necessitate a reconsideration or amendment to the Agreement.

This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on September 13, 2023:

“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 PUD Development Plan and Preliminary Plan, 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 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, 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:

- "2.52AC of open spaces is provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system. All landscape entry features, open space tracts, parks and trails will be owned and maintained by the Sterling Ranch Metro District."
- "A looped 5' concrete walk provides pedestrian connectivity through Tract B, a centralized 34,327SF community open space amenity. Pedestrian connections are provided from Sterling Ranch Filing 5 to the Sterling Ranch Park and Trails through improvements provided at Dines Boulevard and Sterling Ranch Road."
- "2.52AC of open space is provided with this development. Pedestrian connections are provided to all of the tracts through a series of looped 5FT concrete walkways. This development exceeds the 10% open space requirement by providing 109,527SF of recreational open space. It also exceeds the requirement for 25% contiguous open space (12,698SF) by providing 34,327SF or 67% contiguous open space in Tract B. Open spaces surround the perimeter of the development with Tract B, 34,327SF, providing a centralized community park for residents. 5FT concrete pedestrian walks, with safe pedestrian connections, provide connectivity throughout the park, to the adjacent Sand Creek Trail, 29AC Sterling Ranch Community Park to the east and connection to the Sterling Ranch Parks and trails network."
- "The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Sterling Ranch Filing 5 will be connected to this system through pedestrian connections provided at Sterling Ranch Road and Dines Boulevard. All parks and trails will be maintained by Sterling Ranch Metro District."
- "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 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."

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 the forthcoming Final Plat.



Recommended Motion: (Filing No. 5 PUD Development Plan and Preliminary Plan)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch Filing No. 5 PUD Development Plan and Preliminary Plan: (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."

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








Sincerely,

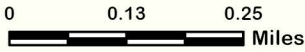


Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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**Sterling Ranch Filing No. 5
PUD Preliminary Plan Review**

-  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



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

September 13, 2023

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 PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-23-002	Total Acreage:	11.66
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	72
Classic SRJ Land, LLC	N.E.S. Inc.	Dwelling Units Per 2.5 Acres:	15.44
2138 Flying Horse Club Drive	Andrea Barlow	Regional Park Area:	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Urban Park Area:	2
	Colorado Springs, CO 80903	Existing Zoning Code:	RR-5
		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.
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LAND REQUIREMENTS

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

Regional Park Area: 2
 0.0194 Acres x 72 Dwelling Units = 1.397
Total Regional Park Acres: 1.397

Urban Park Area: 2
 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
 \$505 / Dwelling Unit x 72 Dwelling Units = \$36,360
Total Regional Park Fees: \$36,360

Urban Park Area: 2
 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 the Sterling Ranch Filing No. 5 PUD Development Plan and Preliminary Plan: (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:

PAB Endorsed 09/13/2023