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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 31, 2024

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

**Subject: Sterling Ranch East Filing No. 3 Final Plat (SF-24-028)**

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Sterling Ranch East Filing No. 3 Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on November 13, 2024:

This is a request by N.E.S., Inc., on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 3 Final Plat, which includes 187 single-family urban and rural residential lots on 74.75 acres. Zoned RS-5000 and RR-0.5, the property is located east of Vollmer Road and north of Woodmen Road, situated between the southern boundary of the Sterling Ranch development and the future extension of Sterling Ranch Road.

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 immediately west of the property along the western banks of Sand Creek. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.85 miles northeast of the project site, while the Briargate Parkway Bicycle Route is located approximately 0.50 miles north of the site.

Sterling Ranch East Filing No. 3 lies almost completely within the bounds of the 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. Due to the fact that most of this development lies to the east of the Sand Creek corridor and the creek itself if bordered by stormwater detention facilities, this project will have little impact on the creek-related open space values.

The current application shows 7.45 acres, or 10%, of open space, dedicated to public open space, parks, trail corridors, landscaping tracts, and utilities. An additional 5.25 acres are dedicated to a regional stormwater detention facility, while 11.85 acres are dedicated to a future school site along Sterling Ranch Road. The project area is directly south of the 28-acre Sterling Ranch Community Park and adjacent to a neighborhood park in Sterling Ranch East Filing No. 5, so this filing does not include a neighborhood park facility. However, Tracts D, E, and G include an interconnected trail system that affords the residents easy access to the surrounding neighborhoods, park areas, and the Sand Creek Regional Trail. As Sterling Ranch East Filing No. 3 is zoned RS-5000 and RR-0.5, the El Paso County Land Development Code's 10% PUD open space requirement is not applicable but achieved in this particular instance.

The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"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. Tract D within Sterling Ranch East Filing 3 Final Plat is 3.62-acres, runs along the southern boundary of the subdivision and will accommodate a trail corridor that runs east/west and will connect with the Sand Creek Regional Trail. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3."*
- *"The site is near the future 28.9-acre community park and a segment of a trail will be provided along the southern boundary of the site to meet up with the Sand Creek regional trail to the west."*

County Parks acknowledges the waiver of \$94,435 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. The applicant has now submitted a request for an Urban Park Lands Agreement to address credits against urban park fees in exchange for the construction of the 28-acre Sterling Ranch Community Park, to be located in Sterling Ranch East Filing No. 1. Parks staff has reviewed the agreement and found it acceptable, and as such, is submitting it for endorsement at this Park Advisory Board meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Sterling Ranch East Filing No. 3 would total \$56,661, as shown on the attached Development Application Review Form.

**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 the Sterling Ranch East Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$56,661 will be required at time of the recording of the forthcoming Final Plat. An Urban 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 let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams  
Park Planner  
Park Planning Division  
Parks and Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



Black Forest South  
Candidate Open  
Space Area










Retreat at  
Timber Ridge

Sterling  
Ranch

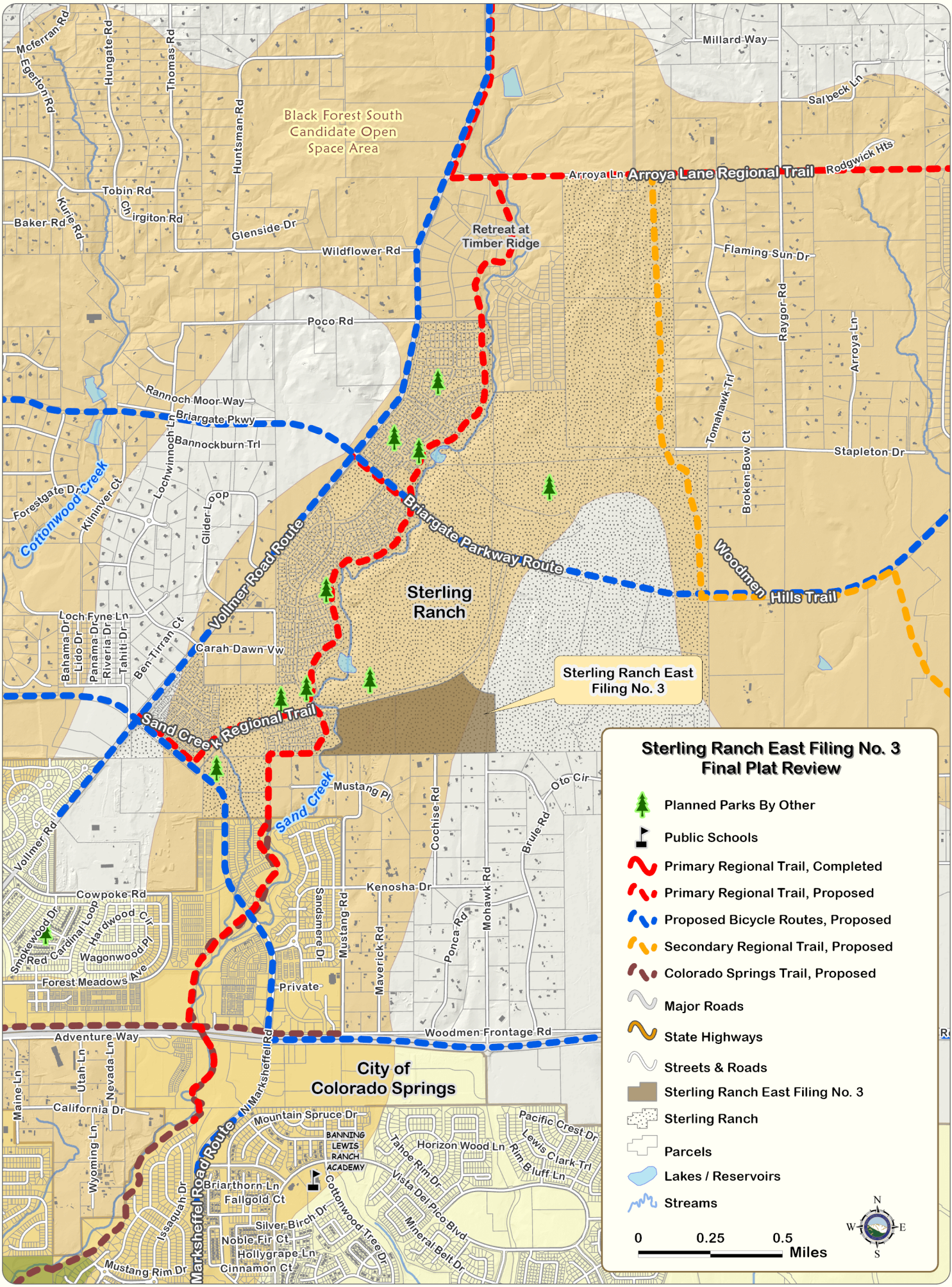
Sterling Ranch East  
Filing No. 3

City of  
Colorado Springs

### Sterling Ranch East Filing No. 3 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. 3
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
-  Streams

0 0.25 0.5  
Miles



**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

**November 13, 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.

<b>Name:</b>	Sterling Ranch East Filing No. 3 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-24-028	<b>Total Acreage:</b>	74.75
		<b>Total # of Dwelling Units:</b>	187
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	6.25
Classic SRJ Land, LLC	N.E.S. Inc.	<b>Regional Park Area:</b>	2
2138 Flying Horse Club Drive	Andrea Barlow	<b>Urban Park Area:</b>	2,3
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RS-5000, RR-0.5
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-5000, RR-0.5

**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.
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>
<b>Regional Park Area: 2</b>  0.0194 Acres x 187 Dwelling Units = 3.628 <b>Total Regional Park Acres: 3.628</b>	<b>Urban Park Area: 2,3</b>  Neighborhood: 0.00375 Acres x 187 Dwelling Units = 0.70 Community: 0.00625 Acres x 187 Dwelling Units = 1.17 <b>Total Urban Park Acres: 1.87</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>  \$505 / Dwelling Unit x 187 Dwelling Units = \$94,435 <b>Total Regional Park Fees: \$94,435</b>	<b>Urban Park Area: 2,3</b>  Neighborhood: \$119 / Dwelling Unit x 187 Dwelling Units = \$22,253 Community: \$184 / Dwelling Unit x 187 Dwelling Units = \$34,408 <b>Total Urban Park Fees: \$56,661</b>

**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 East Filing No. 3 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$56,661 will be required at time of the recording of the forthcoming Final Plat. An Urban 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: