

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 3, 2022

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

Subject: Sterling Ranch Filing No. 4 Final Plat – Preliminary Comments (SF-22-030)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Sterling Ranch Filing No. 4 Final Plat development 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 October 12, 2022:

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Filing No. 4 Final Plat, which includes 157 single-family residential lots on 56.72 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 2013/2022 El Paso County Parks Master Plans show two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Primary Regional Trail alignment follows the southeastern boundary of the property, while a western branch of the Sand Creek Trail, located along a proposed extension of Sterling Ranch Boulevard and 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.

In December 2021, El Paso County Parks staff was informed by a representative from the City of Colorado Springs Parks, Recreation, and Cultural Services that a subdivision was being finalized for the land immediately south of Sterling Ranch Filing No. 4. This subdivision, called Aspen Meadows, would contain the northernmost portion of the City's Sand Creek Trail, although its alignment would be located on the eastern side of Sand Creek. The location of private property immediately south of Sterling Ranch deems this alignment inaccessible from Filing No. 4 and other Sterling Ranch filings to the north. Due to this inaccessibility, staff requests that the applicant provide and dedicate to El Paso County a trail easement through Tract G that not only allows for the north/south portion of the Sand Creek Regional Trail, but also an east/west alignment near the stormwater detention facility that affords connectivity to the sidewalks along Marksheffel Road. This arrangement will allow trail users to safely access the City's Sand Creek Trail from Sterling Ranch.

The current application shows an interconnected local trail network that provides for resident access to the surrounding neighborhoods and the aforementioned Sand Creek Regional Trail. 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 Marksheffel Road and 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. 4 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. 4 Final Plat contains 25.98 acres dedicated to open space, parks, trails, landscaping, drainage infrastructure, and utilities, comprising 46% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Sterling Ranch Filing No. 4 Final Plat Letter of Intent, a public open space area or neighborhood park will occupy Tract G at the southeastern corner of the intersection of Marksheffel Road and Sterling Ranch Road, alongside a larger stormwater detention facility and the Sand Creek Regional Trail corridor. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Plat includes approximately 26 acres of tracts, approximately 10 acres of which is to be used as open space with interconnected trails, including an extension of the Sand Creek regional trail along the southeast boundary. A 140-foot-wide gas easement is located on the west side of Filing 4. As buildings are not permitted in this easement, it is proposed to use this extensive area for open space and trails. A future park is proposed in Tract G, in the triangular area west of the gas easement at the intersection of Marksheffel Road and Sterling Ranch Road. This system of trails and open space will provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Parks, trails, and open space will be maintained by the Sterling Ranch Metropolitan District."*
- *"Sterling Ranch Filing No. 4 is consistent with the approved Preliminary Plan, which included a detailed analysis of consistency with the County Master Plan and the Sterling Ranch Sketch Plan, the provision of adequate buffers and transitions, the provision of adequate urban services, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space."*
- *"The Final Plat provides approximately 10 acres of parks, open spaces and trails and an easement for the extension of the Sand Creek Regional Trail. This provides future residents with easy access to recreational facilities in the Sterling Ranch community. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*

Staff recommends that the developers designate and provide to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, 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 due upon recording of the Final Plat.

Recommended Motion: (Filing No. 4 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. 4 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, 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 \$72,220 and urban park purposes in the total amount of \$45,530 due at time of the recording of this Final Plat.

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

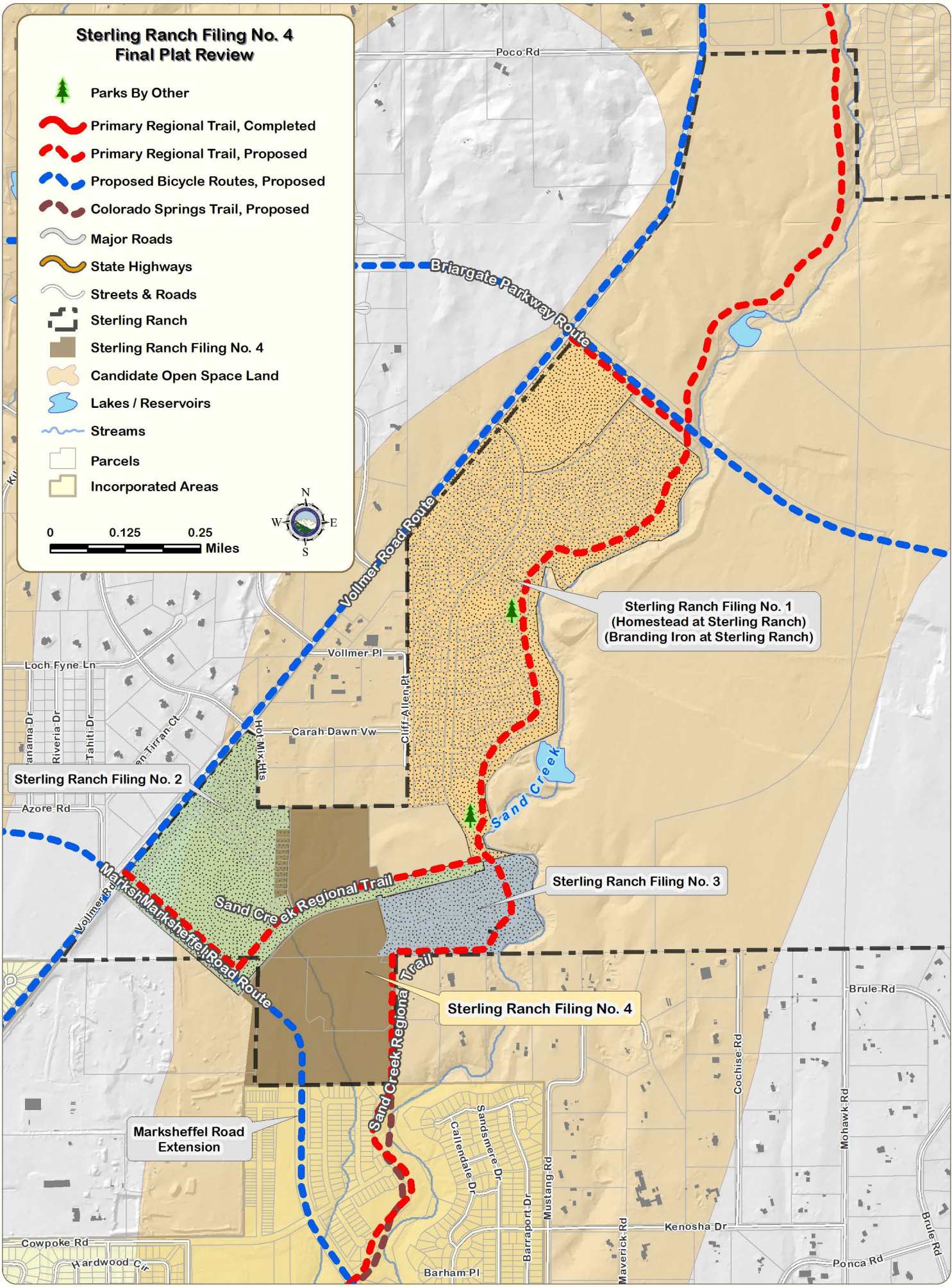
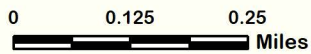
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal line extending to the right.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

Sterling Ranch Filing No. 4 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. 4
-  Candidate Open Space Land
-  Lakes / Reservoirs
-  Streams
-  Parcels
-  Incorporated Areas



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

Sterling Ranch Filing No. 2

Sterling Ranch Filing No. 3

Sterling Ranch Filing No. 4

Marksheffel Road Extension

Map labels include: Loch-Fyne Ln, Azore Rd, Cowpoke Rd, Wardwood Cir, Barham Pl, Barraport Dr, Sandsummer Dr, Callender Dr, Mustang Rd, Kenosha Dr, Ponca Rd, Brule Rd, Brule Rd, Cochise Rd, Mohawk Rd, Vollmer Pl, Carah Dawn Vw, Cliff-Allen Pl, Hot Springs Hills, Sand Creek, Briargate Parkway Route, Vollmer Road Route, Marksheffel Road Route, Sand Creek Regional Trail, and Colorado Springs Trail.

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

October 12, 2022

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. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-030	Total Acreage:	56.72
		Total # of Dwelling Units:	157
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.92
SR Land, LLC	N.E.S., Inc.	Regional Park Area:	2
Jim Morley	Andrea Barlow	Urban Park Area:	2,3
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

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

0.0194 Acres x 157 Dwelling Units = 3.046

Total Regional Park Acres: 3.046

Urban Park Area: 2,3

Neighborhood: 0.00375 Acres x 157 Dwelling Units = 0.59

Community: 0.00625 Acres x 157 Dwelling Units = 0.98

Total Urban Park Acres: 1.57

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 157 Dwelling Units = \$72,220

Total Regional Park Fees: \$72,220

Urban Park Area: 2,3

Neighborhood: \$114 / Dwelling Unit x 157 Dwelling Units = \$17,898

Community: \$176 / Dwelling Unit x 157 Dwelling Units = \$27,632

Total Urban Park Fees: \$45,530

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. 4 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, 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 \$72,220 and urban park purposes in the total amount of \$45,530 due at time of the recording of this Final Plat.

Park Advisory Board Recommendation: