

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Homestead North at Sterling Ranch Filing No. 1 Final Plat

**Agenda Date:** June 8, 2022

**Agenda Item Number:**

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 1 Final Plat, which includes 73 single-family residential lots on 42.14 acres. The property is currently zoned RS-6000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail is depicted in the Homestead North at Sterling Ranch Phase I Preliminary Plan, labeled as "15' County Gravel Trail," and will be collocated with a maintenance access road along the western bank of Sand Creek. The Preliminary Plan also shows concrete sidewalks/trails located adjacent Vollmer Road and the future Briargate Parkway extension. These additional non-County trails will allow for direct off-street connectivity to the Sand Creek Regional Trail for the residents and visitors of Sterling Ranch.

Furthermore, the proposed Vollmer Road Bicycle Route, Briargate Parkway Bicycle Route, and the Briargate Parkway extension of the Sand Creek Trail are located immediately west and south of the project location, respectfully. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle routes and trail alignment, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future. The Briargate Parkway extension of the Sand Creek Trail will be located on the southern side of Briargate Parkway and is therefore not impacted by the project.

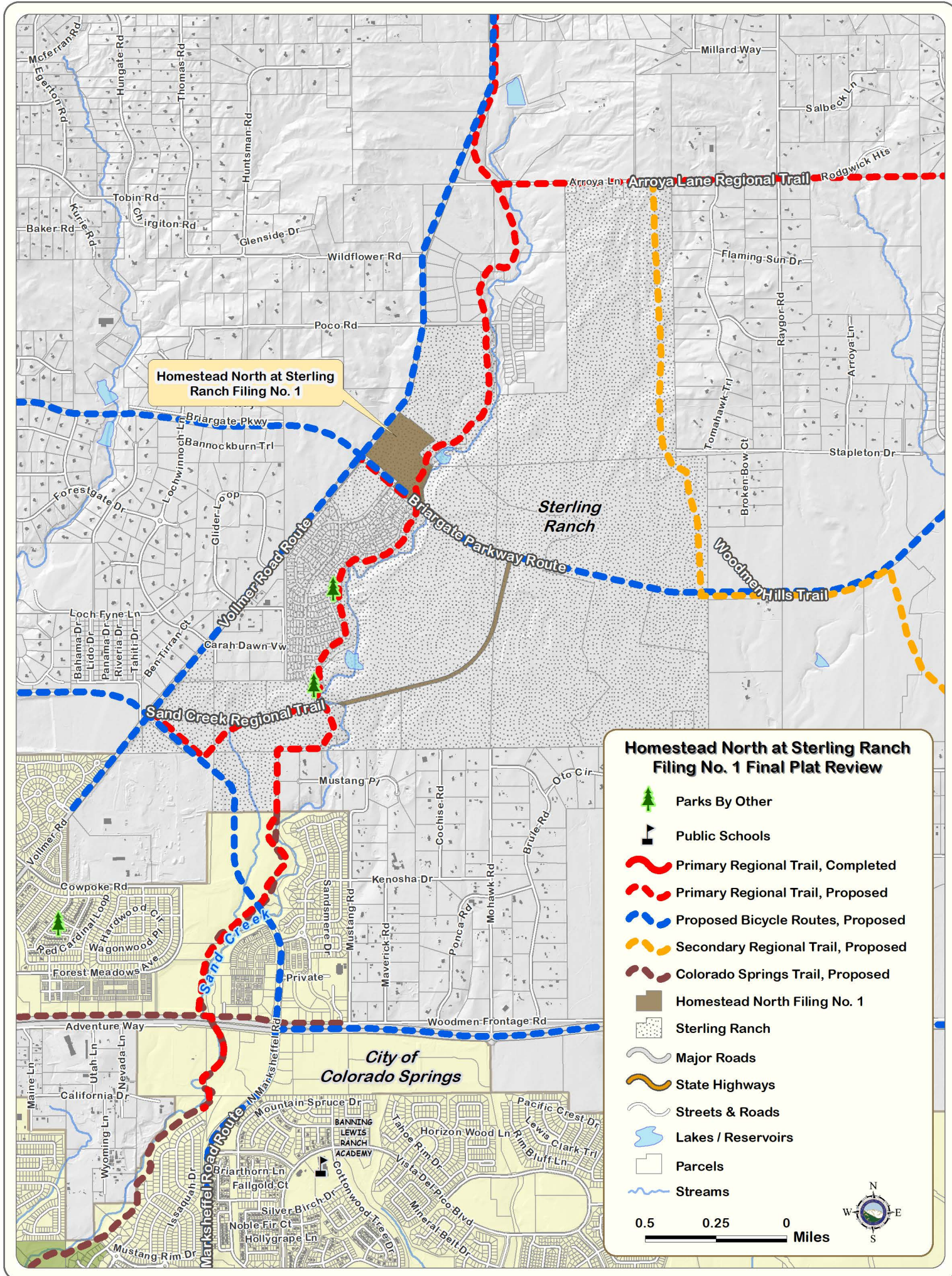
Homestead North at Sterling Ranch Filing No. 1 contains 7.97 acres dedicated to open space, parks, trails, and landscape tracts, comprising 18.9% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. A 0.87-acre neighborhood park is planned for Tract B, while the tract table also lists a park for Tract F, the same tract in which the Sand Creek Regional Trail is located. The location for this second park was identified in a February 2022 update of the Preliminary Plan and Landscape Plans as being located just outside and immediately adjacent Filing No. 1.

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Filing No. 1 Final Plat, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

**Recommended Motion (Filing No. 1 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 Homestead North at Sterling Ranch Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 1, within Tract F, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$33,580 and urban park fees in the amount of \$21,170 will be required upon recording of this Final Plat.







Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services  
Recreation / Cultural Services

June 8, 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.

<b>Name:</b>	Homestead North at Sterling Ranch Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-22-013	<b>Total Acreage:</b>	42.14
		<b>Total # of Dwelling Units:</b>	73
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	4.33
SR Land	N.E.S., Inc.	<b>Regional Park Area:</b>	2
James Morley	Andrea Barlow	<b>Urban Park Area:</b>	2
20 Boulder Crescent Street, Suite 102	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-6000

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 ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 2</b>		
0.0194 Acres x 73 Dwelling Units = 1.416		Neighborhood:	0.00375 Acres x 73 Dwelling Units =	0.27
<b>Total Regional Park Acres: 1.416</b>		Community:	0.00625 Acres x 73 Dwelling Units =	0.46
		<b>Total Urban Park Acres:</b>		<b>0.73</b>
FEE REQUIREMENTS		Urban Park Area: 2		
<b>Regional Park Area: 2</b>		Neighborhood:	\$114 / Dwelling Unit x 73 Dwelling Units =	\$8,322
\$460 / Dwelling Unit x 73 Dwelling Units = \$33,580		Community:	\$176 / Dwelling Unit x 73 Dwelling Units =	\$12,848
<b>Total Regional Park Fees: \$33,580</b>		<b>Total Urban Park Fees:</b>		<b>\$21,170</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 Homestead North at Sterling Ranch Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 1, within Tract F, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$33,580 and urban park fees in the amount of \$21,170 will be required upon recording of this Final Plat.

Park Advisory Board Recommendation:

PAB Endorsed 06/08/2022