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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 8, 2019

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

Subject: Sterling Ranch Phase II Preliminary Plan (SP-19-001)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Sterling Ranch Phase II Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board March 13, 2019.

Sterling Ranch Phase II Preliminary Plan consists of 212 single-family residential lots on 87.99 acres. The property is currently 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 El Paso County Parks Master Plan shows two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Regional Trail alignment bisects the eastern portion of the property, running north/south along Sand Creek, while a western branch of the Sand Creek Trail, located along a proposed extension of Marksheffel Road, will connect the primary alignment of the Sand Creek Trail to City of Colorado Springs trails located to the west of the project site.

The current application shows 21.72 acres of open space, dedicated to landscaping, stormwater retention, utilities, and an interconnected trail network that provides for residents access to the surrounding neighborhoods, a proposed 11.47 acre school site, a proposed 30-acre community park (as shown on the Sterling Ranch Sketch Plan), and the aforementioned Sand Creek Regional Trail. Sidewalks along Sterling Ranch Road will also provide a connection to the western branch of the Sand Creek Trail, along Marksheffel Road.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I Preliminary Plan, endorsed by the Park Advisory Board in April 2015, added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May

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2018. This dedication, however, does not extend beyond the Phase I Preliminary Plan boundaries, so additional trail easement dedications will be required with forthcoming final plats.

Staff recommends that the developers designate and provide to El Paso County 25-foot trail easements along the Phase II section of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail. Furthermore, staff recommends that the developers install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes on all forthcoming final plats.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) recommend the developer install a 5-foot wide gravel trail adjacent the proposed sidewalk along Marksheffel Road; (4) fees in lieu of land dedication for regional park purposes in the total amount of \$96,672 and urban park fees in the total amount of \$61,056 will be required on all forthcoming Final Plat(s). 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 final plat.

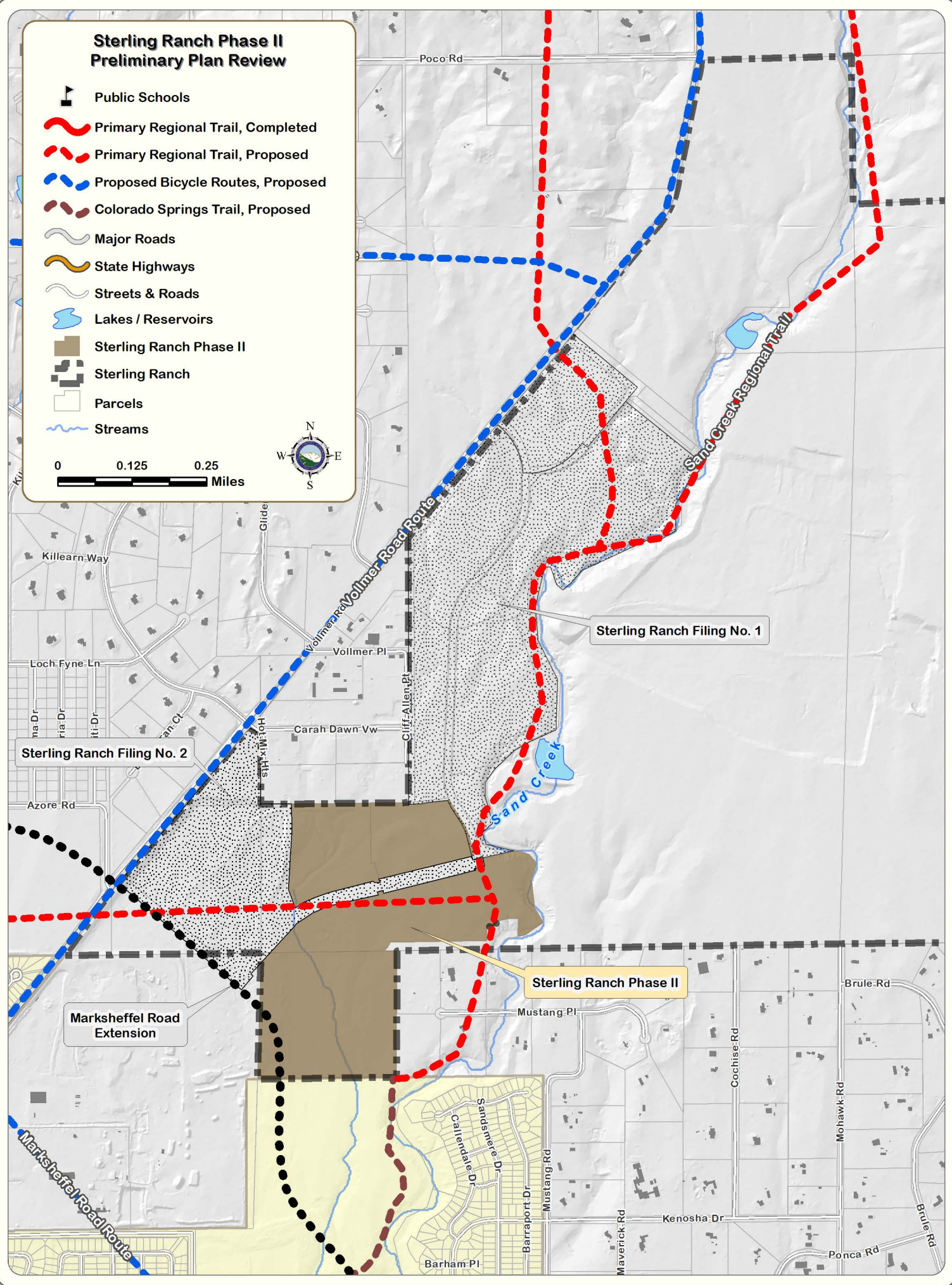
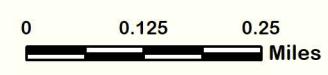
Please feel free to contact me should you have any questions or concerns.

Sincerely,

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

Sterling Ranch Phase II Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Sterling Ranch Phase II
-  Sterling Ranch
-  Parcels
-  Streams



Sterling Ranch Filing No. 1

Sterling Ranch Filing No. 2

Marksheffel Road Extension

Sterling Ranch Phase II

Marksheffel Road Route

Sand Creek Regional Trail

Sand Creek

Vollmer Rd Route

Development Application Permit Review



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

March 13, 2019

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 Phase II Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-19-001	Total Acreage:	87.99
		Total # of Dwelling Units:	212
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.02
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	2
Suite 102	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

Regional Park Area: 2

0.0194 Acres x 212 Dwelling Units = 4.113
Total Regional Park Acres: 4.113

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 212 Dwelling Units = 0.80
 Community: 0.00625 Acres x 212 Dwelling Units = 1.33
Total Urban Park Acres: 2.12

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 212 Dwelling Units = \$96,672
Total Regional Park Fees: \$96,672

Urban Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 212 Dwelling Units = \$23,956
 Community: \$175 / Dwelling Unit x 212 Dwelling Units = \$37,100
Total Urban Park Fees: \$61,056

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) recommend the developer install a 5-foot wide gravel trail adjacent the proposed sidewalk along Marksheffel Road; (4) fees in lieu of land dedication for regional park purposes in the total amount of \$96,672 and urban park fees in the total amount of \$61,056 will be required on all forthcoming Final Plat(s). 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 final plat.

Park Advisory Board Recommendation: