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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 30, 2024

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

Subject: Sterling Ranch East Filing No. 6 Preliminary Plan (SP-24-004)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Sterling Ranch East Filing No. 8 Preliminary Plan 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 the Sterling Ranch East Filing No. 6 Preliminary Plan, which includes 198 single-family residential lots on 56.13 acres, with a minimum lot size of 6,000 square feet. A portion of the property – located originally in Foursquare at Sterling Ranch East – is currently zoned as a Planned Unit Development (PUD), however, a rezoning application to the RS-5000 classification is being processed concurrently. The site is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

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 approximately 0.40 mile west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate south and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Sterling Ranch East Filing No. 6 falls partially 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 to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The Preliminary Plan application shows 3.32 acres, or 5.9% of open space, dedicated to a 0.81-acre neighborhood park, landscaping tracts, and other public open space areas. As shown in the submitted Landscape Plans, the neighborhood park proposes a small playground structure with swingset, a covered shelter with two picnic tables, benches, and a variety of landscaping cover with trees. As Filing No. 6 will be zoned RS-5000 upon approval of

the rezoning application, the El Paso County Land Development Code's 10% PUD open space requirement is not applicable.

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

- *"A 35,290-sf neighborhood park is in Tract G, southeast of the future intersection of Sterling Ranch Road and Vancouver Street."*
- *"The original design for this detention/stormwater quality facility was to have a large useable park area (multiple ball fields) as a component in the upper section of the 100-yr ponding area. After discussions with County Parks staff, it was determined that this type of park use within a pond area would not get credit for urban park fees. Thus, with the proposed Sterling Ranch East Filing No. 6 development, Pond FSD-16 is still planned to be a detention/stormwater quality to handle all the previously anticipated developed flows but now designed without the large ball field area."*
- *"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. There are no proposed regional trails in this portion of Sterling Ranch."*
- *"The Sterling Ranch East Filing 6 Map Amendment and Preliminary Plan provides a 35,290 sf neighborhood park which is only a portion of the 3.32-acres of parks and open spaces proposed within the development. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District."*
- *"The project site is mostly flat and comprised of native grasses. There are no trees, shrubs, wetlands, or streams present on the site. While there are no notable natural features to include in the design of the project, adequate parks and open space are provided. The project includes 3.32 acres of parks, open space, trails within the project boundary. Of the 3.32-acres of recreation area, .81-acres will be developed as a neighborhood park."*
- *"A 28.9-acre community park will be constructed west of the site and will satisfy the UPLA needs for this filing however 3.32-acres of parks and open space are also provided within the preliminary plan boundary, .81 of which will developed as a neighborhood park."*

County Parks acknowledges the waiver of \$99,990 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. As stated in the Letter of Intent, the developer intended to and 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. 6 would total \$59,994, as shown on the attached Development Application Review Form.



Recommended Motion (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 East Filing No. 6 Preliminary Plan: (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 \$59,994 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.

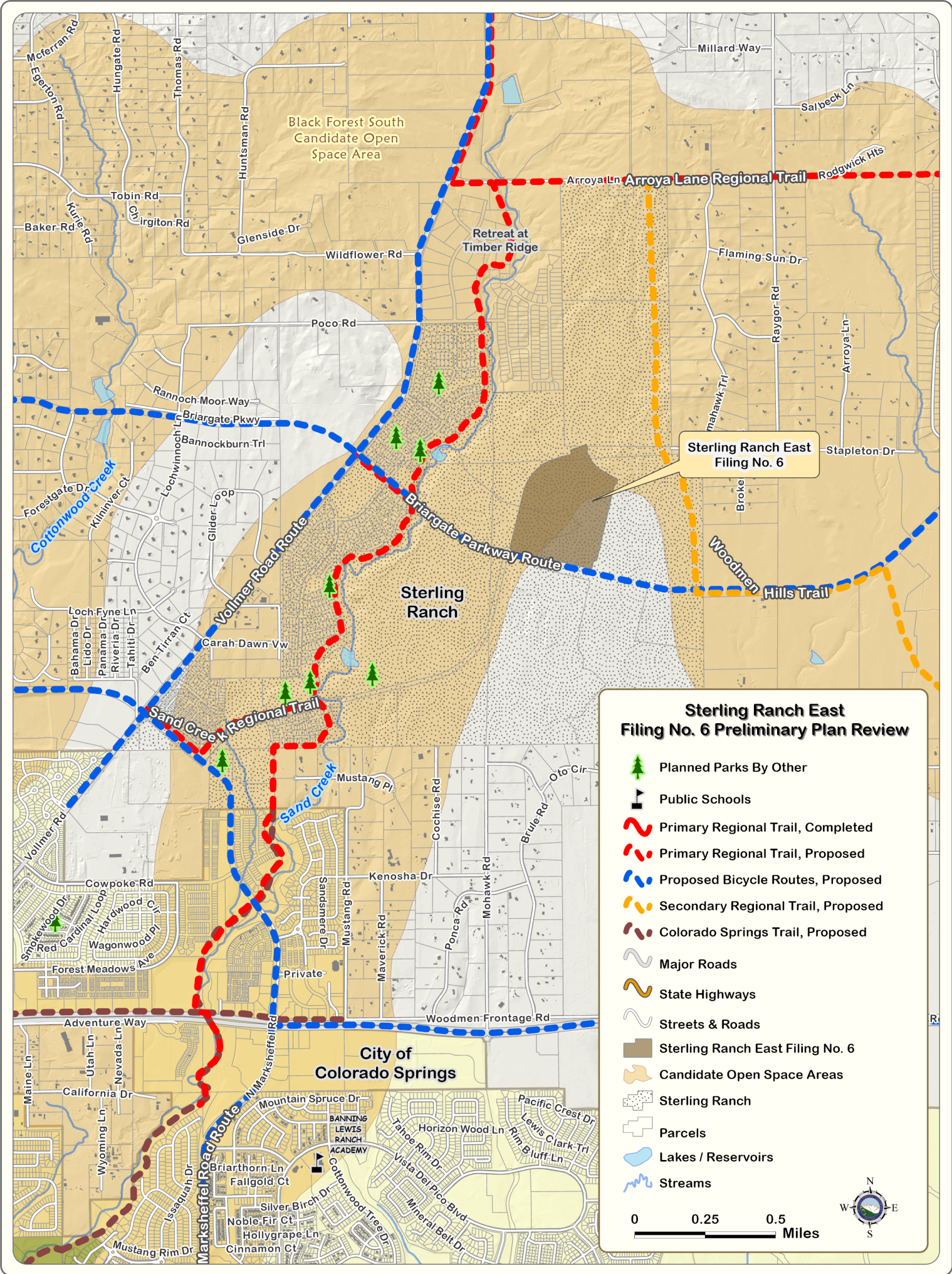
Please let me know if you have any questions or concerns.

Sincerely,


















Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Sterling Ranch East Filing No. 6 Preliminary Plan 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
-  Candidate Open Space Areas
-  Parcels
-  Lakes / Reservoirs
-  Streams

0 0.25 0.5 Miles



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

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

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.

Name:	Sterling Ranch East Filing No. 6 Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-24-004	Total Acreage:	56.13
		Total # of Dwelling Units:	198
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.82
Classic SRJ Land, LLC	N.E.S., Inc	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	3
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
	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 198 Dwelling Units = 3.841 Total Regional Park Acres: 3.841	Urban Park Area: 3 Neighborhood: 0.00375 Acres x 198 Dwelling Units = 0.74 Community: 0.00625 Acres x 198 Dwelling Units = 1.24 Total Urban Park Acres: 1.98
FEE REQUIREMENTS	
Regional Park Area: 2 \$505 / Dwelling Unit x 198 Dwelling Units = \$99,990 Total Regional Park Fees: \$99,990	Urban Park Area: 3 Neighborhood: \$119 / Dwelling Unit x 198 Dwelling Units = \$23,562 Community: \$184 / Dwelling Unit x 198 Dwelling Units = \$36,432 Total Urban Park Fees: \$59,994

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. 6 Preliminary Plan: (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 \$59,994 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: