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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 5, 2024

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

Subject: Sterling Ranch East Filing No. 5 Final Plat – Preliminary Comments (SF-24-030)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed Sterling Ranch East Filing No. 5 Final Plat 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 December 11, 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. 5 Final Plat, which includes 160 single-family residential lots on 47.17 acres. The property is zoned RS-5000 and 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 approximately 0.50-mile west of the property along the western banks of Sand Creek. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.75-mile northeast of the project site. The far western boundary of Filing No. 5 is partially located within 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. This project will have little to no impact on these open space values, as the site is outside of the creek corridor.

The current application shows 10.52 acres, or 22.3%, of open space, dedicated to public open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure. The project area includes a 4.63-acre community park, a 1-acre neighborhood park, and an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhoods and park areas. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *“Nearly 6-acres of community park, open space, drainage, and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails. A 5’ wide concrete community trail is proposed within Tract A and will connect to the community trail along the south which eventually connects to the Sand Creek Regional Trail to the west and other community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan.”*
- *“Sterling Ranch East Filing 5 includes a 4.63AC neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail, which provides connection to the Sand Creek Regional Trail and 29AC Community Park. The park and trails will be owned and maintained by the Sterling Ranch Metropolitan District.”*

- *“The [2022 El Paso County Parks] 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. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.”*

Staff is pleased that Sterling Ranch East Filing No. 5 Final Plat contains a large percentage of park, trail, and open space areas, including the aforementioned 4.63-acre community park, as well as the smaller neighborhood park, and internal trail corridors with connectivity to surrounding neighborhoods, regional trail corridors, and other park and open space areas. Staff was encouraged by the applicant’s willingness to include detailed park site plans as part of the previously submitted Preliminary Plan application.

County Parks acknowledges the waiver of \$80,800 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 nearby Sterling Ranch East Filing No. 1. On November 13, 2024, the El Paso County Park Advisory Board endorsed the Urban Park Lands Agreement, and the El Paso County Board of County Commissioners will consider the Agreement for final approval at their December 17, 2024, regular meeting. If the Urban Park Lands Agreement is not approved, the urban park fees for Sterling Ranch East Filing No. 5 would total \$48,480, 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. 5 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 \$48,480 will be required at time of the recording of the 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 Final Plat.

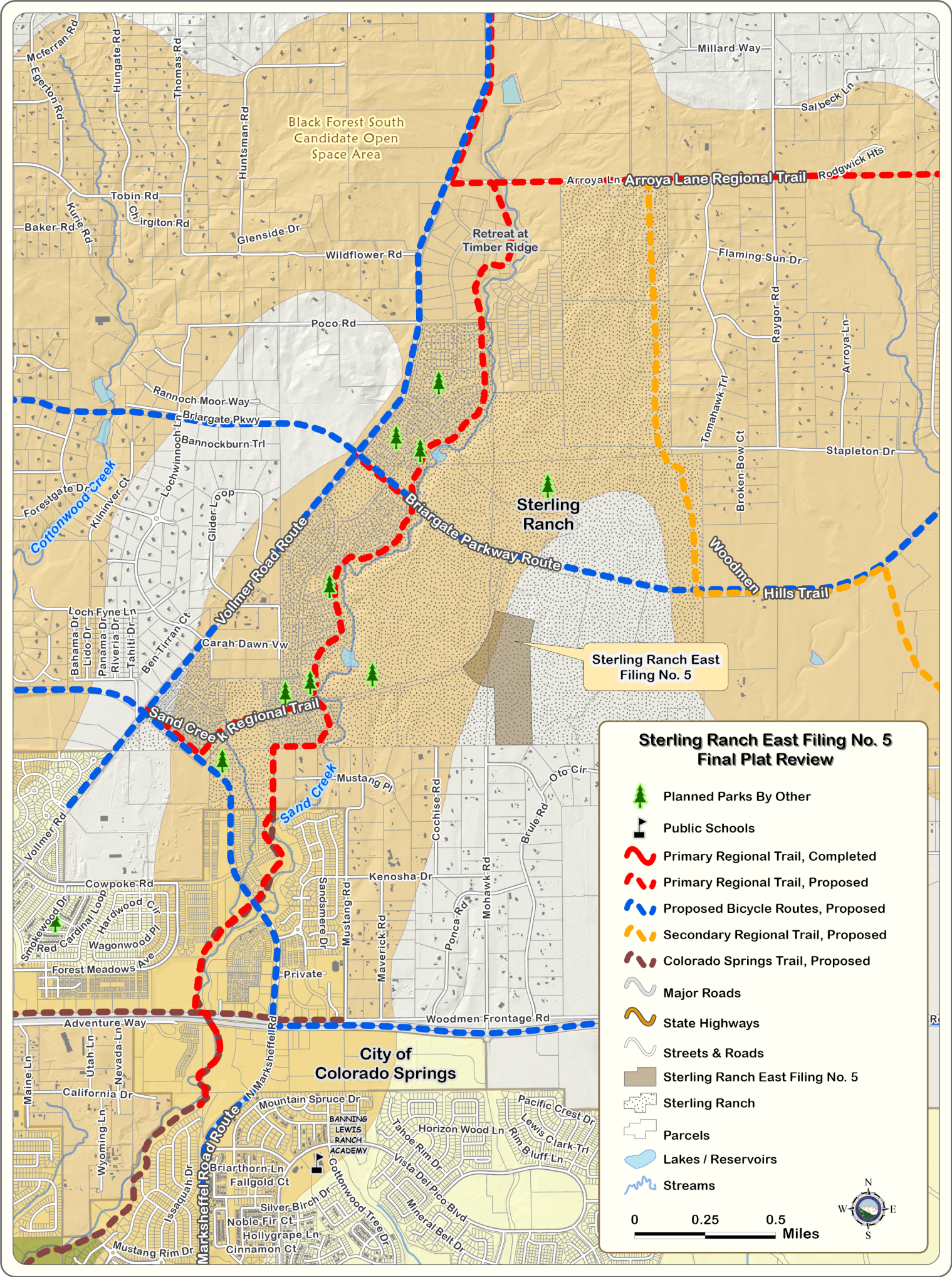
Please feel free to contact me should you have any questions or concerns.

Sincerely,

















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

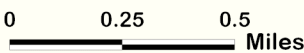





Sterling Ranch East Filing No. 5

Sterling Ranch East Filing No. 5 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. 5
-  Sterling Ranch
-  Parcels
-  Lakes / Reservoirs
- Streams



0 0.25 0.5
Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

December 11, 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. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-030	Total Acreage:	47.17
		Total # of Dwelling Units:	160
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.48
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	Andrea Barlow	Urban Park Area:	2,3
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
	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

Urban Park Area: 2,3

0.0194 Acres x 160 Dwelling Units = 3.104
Total Regional Park Acres: 3.104

Neighborhood:	0.00375 Acres x 160 Dwelling Units =	0.60
Community:	0.00625 Acres x 160 Dwelling Units =	1.00
	Total Urban Park Acres:	1.60

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2,3

\$505 / Dwelling Unit x 160 Dwelling Units = \$80,800
Total Regional Park Fees: \$80,800

Neighborhood:	\$119 / Dwelling Unit x 160 Dwelling Units =	\$19,040
Community:	\$184 / Dwelling Unit x 160 Dwelling Units =	\$29,440
	Total Urban Park Fees:	\$48,480

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. 5 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 \$48,480 will be required at time of the recording of the 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 Final Plat.

Park Advisory Board Recommendation: