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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 23, 2023

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

Subject: Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan, Review #4 (PUDSP-22-002)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan, Submittal #4 (including the original submittal review in March 2019) and has no additional comments and recommendations of behalf of El Paso County Parks. Staff is pleased with the applicant's inclusion of the centrally located 1.4-acre neighborhood park and accompanying concrete trail system. Access to the nearby Sand Creek Primary Regional Trail will be easily accomplished through the meandering sidewalk system along Marksheffel and Sterling Ranch Roads. This development application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on May 11, 2022:

"This is a request for endorsement by N.E.S., Inc. on behalf of SR Land, LLC, for approval of Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan, which includes 138 single-family residential lots on 19.65 acres. The Park Advisory Board previously endorsed the Copper Chase at Sterling Ranch PUD Preliminary Plan on March 13, 2019, however, the applicant has made major modifications to the plan and has resubmitted the application under a new file number. Previously included as Tract E in Sterling Ranch Filing No. 2 Final Plat, the property is now being submitted separately, and is currently zoned RR-5 and RS-5000 with a concurrent rezone to PUD. The property is located along Vollmer Road, near its intersection with the future extension of Marksheffel Road.

The 2013 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the property along Sand Creek, to City of Colorado Springs trails located to the west of the project site. Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. 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 right-of-way in the future. The property is not located within any candidate open space land.

The current application shows 3.64 acres (18.5%) of open space, dedicated to landscaping, utilities, and public open space with park amenities, with an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, as well as to the western and main branches of the Sand Creek Regional Trail. The applicant's Letter of Intent, while correctly outlining recreational opportunities within the overall Sterling Ranch development, incorrectly states that no trails are impacted by Copper Chase at Sterling Ranch. As previously noted above, a western branch of the Sand Creek Regional Trail is impacted by the project. Staff recommends that the applicant update the Letter of Intent to reflect the impact.

When the Copper Chase at Sterling Ranch PUD Preliminary Plan was endorsed by the Park Advisory Board in 2019, staff recommended that the developer 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.

Since that time, a Final Plat, Letter of Intent, and Landscape Plans for Sterling Ranch Filing No. 2 were resubmitted and updated to reflect a revised street cross-section for Marksheffel Road. This section of road, east of Vollmer Road and southeasterly to the City of Colorado Springs, is under consideration for acceptance by the City of Colorado Springs, and therefore, the street and adjacent sidewalk plans have been updated to City engineering and traffic standards.

With the inclusion of a detached meandering sidewalk and landscaping along the north side of Marksheffel Road, as well as a lack of planned gravel-surfaced City trails to the west of Vollmer Road, El Paso County Parks no longer requires a 25' trail easement or 5-foot wide adjacent gravel trail along this section of Marksheffel Road. The planned sidewalks will suffice for pedestrian movement along this stretch of road, serving as the local connection to the proposed Sand Creek Primary Regional Trail. When the Sand Creek Regional Trail is constructed at a later time, El Paso County Parks may request that the installation of trail signage be allowed along these sidewalks in an effort to direct residents to the regional trail corridor.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

Recommended Motion (PUD Development Plan and 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 Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$63,480 and urban park purposes in the amount of \$40,020 will be required at time of the recording of the 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 forthcoming Final Plat(s)."



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














Sincerely,

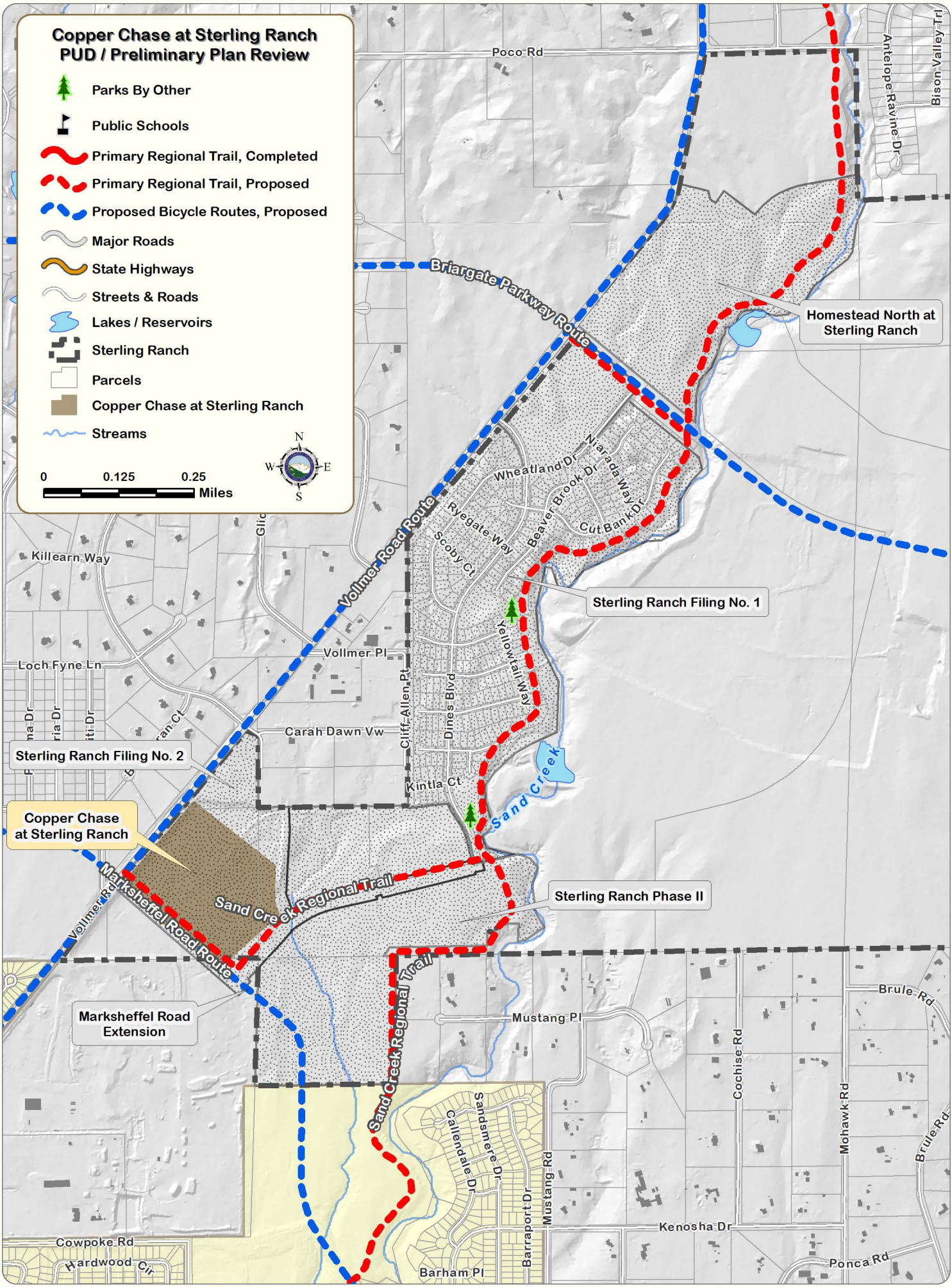
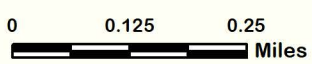


Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Copper Chase at Sterling Ranch PUD / Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Sterling Ranch
-  Parcels
-  Copper Chase at Sterling Ranch
-  Streams



**Development
Application
Permit
Review**



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

May 11, 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:	Copper Chase at Sterling Ranch PUD/Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-22-002	Total Acreage:	19.65
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	138
SR Land, LLC / Morley Bentley	N.E.S., Inc.	Dwelling Units Per 2.5 Acres:	17.56
20 Boulder Crescent	Andrea Barlow	Regional Park Area:	2
Suite 102	619 North Cascade Avenue, Suite 200	Urban Park Area:	2
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Existing Zoning Code:	RS-5000
		Proposed Zoning Code:	PUD

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

0.0194 Acres x 138 Dwelling Units = 2.677
Total Regional Park Acres: 2.677

Neighborhood:	0.00375 Acres x 138 Dwelling Units =	0.52
Community:	0.00625 Acres x 138 Dwelling Units =	0.86
	Total Urban Park Acres:	1.38

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2

\$460 / Dwelling Unit x 138 Dwelling Units = \$63,480
Total Regional Park Fees: \$63,480

Neighborhood:	\$114 / Dwelling Unit x 138 Dwelling Units =	\$15,732
Community:	\$176 / Dwelling Unit x 138 Dwelling Units =	\$24,288
	Total Urban Park Fees:	\$40,020

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 Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$63,480 and urban park purposes in the amount of \$40,020 will be required at time of the recording of the 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 forthcoming Final Plat(s).

Park Advisory Board Recommendation: