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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 2, 2018

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

Subject: Homestead at Sterling Ranch Filing No. 1 Final Plat (SF-17-025)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Homestead at Sterling Ranch Filing No. 1 Final Plat, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board February 14, 2018.

The Homestead at Sterling Ranch Filing No. 1 Final Plat consists of 72 single-family residential lots on 19.57 acres. This Final Plat is a replat of Tract G of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located approximately 0.25 mile east of the property, along Sand Creek. 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 rights-of-way in the future. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 1.50 miles to the northwest.

Although the current application shows no dedicated open space, the original Sterling Ranch Preliminary Plan, endorsed by the Park Advisory Board in April 2015, included 35 acres of open space, constituting 19.5% of the total project acreage. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan also added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor within Tract D along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail.



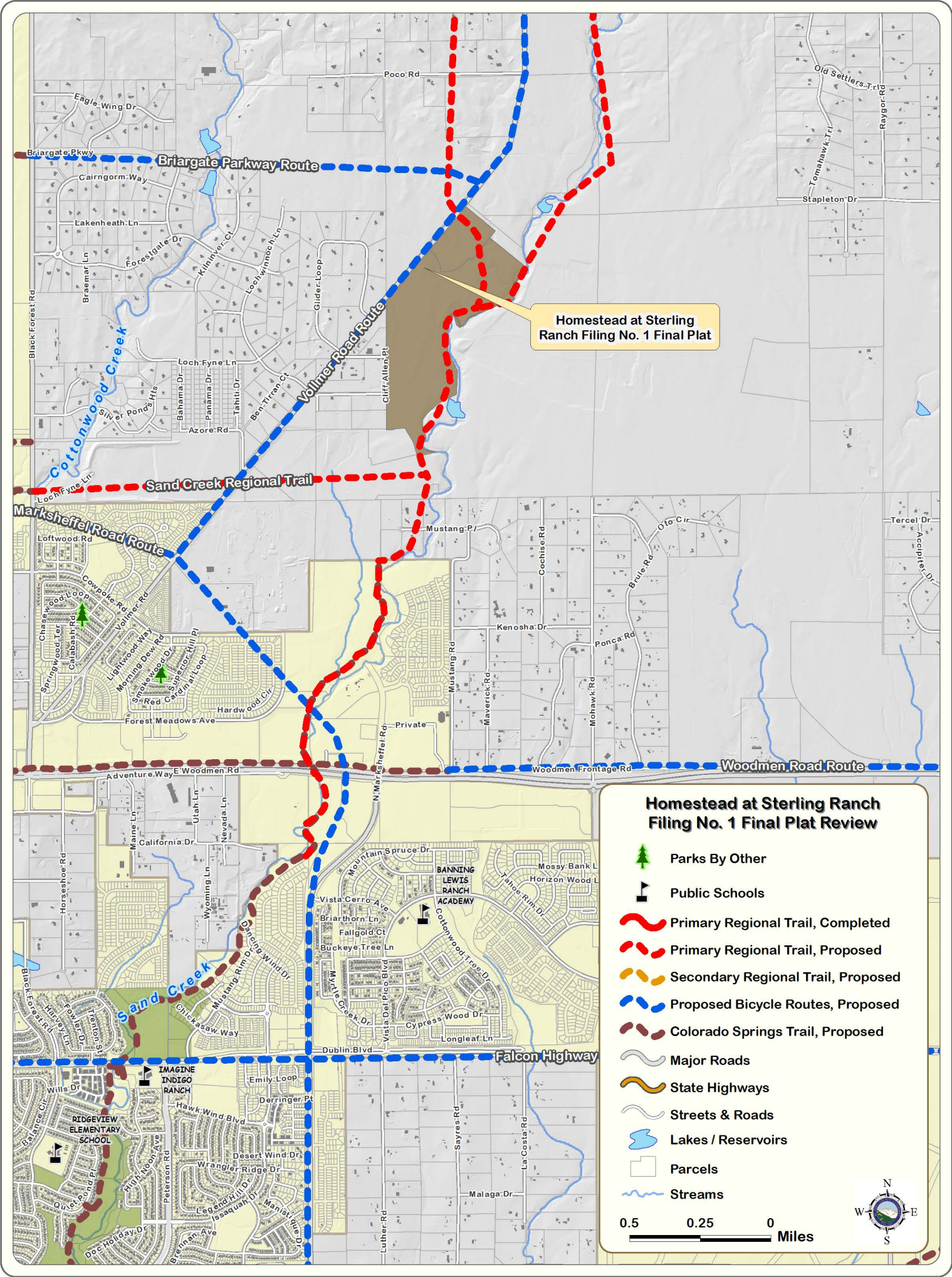
As no park land dedication or trail easements are necessary for this Final Plat, El Paso County Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$30,960 and urban park fees in the amount of \$19,584.”

Sincerely,

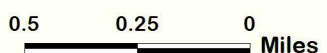
Ross A. Williams
Park Planner
Planning Division
Community Services Department
rosswilliams@elpasoco.com



Homestead at Sterling Ranch Filing No. 1 Final Plat

Homestead at Sterling Ranch Filing No. 1 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Parcels
-  Streams



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

February 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Homestead at Sterling Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-17-025	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	19.57
SR Land, LLC	NES, Inc.	Total # of Dwelling Units	72
20 Boulder Crescent, Suite 102	Andrea Barlow	Gross Density:	3.68
Colorado Springs, CO 80903	619 North Cascade Avenue, Suite 200	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **RS-5000** Proposed Zoning: **RS-5000**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (2.5 units or greater / 1 acre)

Regional Parks: **2**
0.0194 Acres x 72 Dwelling Units = 1.40 acres

Urban Parks Area:	3
Neighborhood:	0.00375 Acres x 72 Dwelling Units = 0.27 acres
Community:	0.00625 Acres x 72 Dwelling Units = 0.45 acres
Total:	0.72 acres

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 72 Dwelling Units = \$30,960.00

Urban Parks Area:	3
Neighborhood:	\$107.00 / Unit x 72 Dwelling Units = \$7,704.00
Community:	\$165.00 / Unit x 72 Dwelling Units = \$11,880.00
Total:	\$19,584.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: **Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$30,960 and urban park fees in the amount of \$19,584.**

Park Advisory Board Recommendation: