# EL PASO COUNTY
## COLORADO

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## COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES


September 29, 2022

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

**Subject: Homestead North at Sterling Ranch Filing No. 3 Final Plat – Preliminary Comments (SF-22-029)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Homestead North at Sterling Ranch Filing No. 3 Final Plat development 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 October 12, 2022:

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 3 Final Plat, which includes 77 single-family residential lots on 40.83 acres. The property is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail easement is depicted in the Homestead North at Sterling Ranch Filing No. 3 Final Plat, labeled as "25' Trail Easement." In the previously submitted Preliminary Plan and Landscape Plan, the trail is labeled as "15' County Gravel Trail," and will be collocated with a maintenance access road along the western bank of Sand Creek. Within Sterling Ranch, the trail will end at Poco Road before continuing northward into the Retreat at Timber Ridge. The Preliminary Plan and Landscape Plan also showed concrete sidewalks/trails located adjacent Vollmer Road.

Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the Vollmer Road right-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Homestead North at Sterling Ranch Filing No. 3 falls completely 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 applicant's continuing efforts to protect and reestablish a sustainable Sand Creek corridor address these attributes and contribute in some degree to their conservation.

Homestead North at Sterling Ranch Filing No. 3 Final Plat contains 11.77 acres dedicated to open space, parks, trails, and landscape tracts, comprising 28.8% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Homestead North at Sterling Ranch Filing No. 3 Final Plat, Preliminary Plan, and Landscape Plan, a 1.81-acre neighborhood park is planned for Tract B alongside a larger stormwater detention facility and open space tract (Tract C). The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Sterling Ranch master planned community includes community parks, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. The Homestead North Filing No. 3 Preliminary Plan provides 11.77-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Homestead North Filings 1, 2, and 3 are being planned as one community, with various park experiences provided throughout the area. Parks have been located so that residents have a short walk to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District. This <Final Plat> proposes an easement for the construction of a County Regional Trail on the west side of Sand Creek through this development, which will provide trail connectivity through the Sterling Ranch community and beyond."*

- *"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 and a trail easement is identified on the Homestead North Filing No. 3 <Final Plat> for the regional trail on the west side of the creek. The regional trail will be connected to local trails that will provide circulation, recreational opportunity throughout the subdivision, and will access the neighborhood parks. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*

- *"The primary natural physical feature on the site is the Sand Creek channel, which is preserved and incorporated into the overall design for Sterling Ranch and this <Final Plat>. This area will include a regional trail, landscaped open space areas and trail connections that will enhance the creek corridor. The subdivision includes two neighborhood parks in Tracks B and C that are accessible to all residents in the subdivision."*

- *"5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation."*

El Paso County Parks staff acknowledges and appreciates the inclusion of the 25-foot trail easement within Homestead North at Sterling Ranch Filing No. 3, Tract C. Because the Final Plat is not yet recorded, staff recommends that the applicant continue to designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail, and show the dedication on all future submittals of the Final Plat application. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

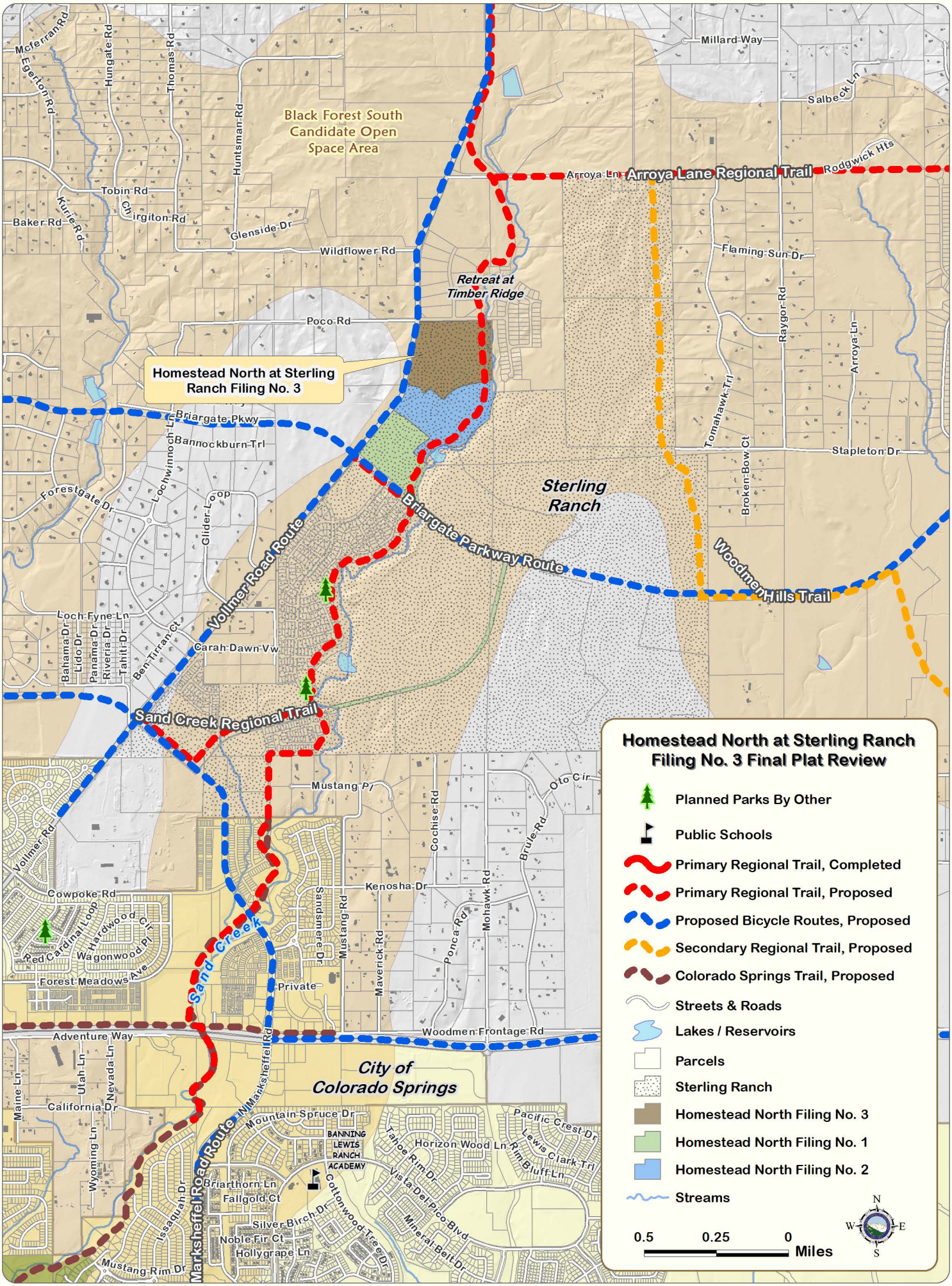
**Recommended Motion (Filing No. 3 Final Plat):**

*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 3 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of $35,420 and urban park purposes in the amount of $22,330 will be required upon recording of this Final Plat.*

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

Sincerely,

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


Homestead North at Sterling Ranch Filing No. 3 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
Streets & Roads
Lakes / Reservoirs
Parcels
Sterling Ranch
Homestead North Filing No. 3
Homestead North Filing No. 1
Homestead North Filing No. 2
Streams
0.5
0.25
0
Miles
N
S
E
W
Homestead North at Sterling Ranch Filing No. 3
Black Forest South Candidate Open Space Area
Retreat at Timber Ridge
Sterling Ranch
City of Colorado Springs
Arroya Lane Regional Trail
Briargate Parkway Route
Vollmer Road Route
Woodmen Hills Trail
Sand Creek Regional Trail
Marksheffel Road Route
Sand Creek
Arroya Ln
Rodgwick Hts
Millard Way
Salbeck Ln
Flaming Sun Dr
Raygor Rd
Tomahawk Trl
Broken Bow Ct
Stapleton Dr
Tobin Rd
Baker Rd
Kurie Rd
Glenside Dr
Wildflower Rd
Poco Rd
Briargate Pkwy
Bannockburn Trl
Lochwinnoch Ln
Forestgate Dr
Glider Loop
Loch Fyne Ln
Bahama Dr
Lido Dr
Panama Dr
Riveria Dr
Tahiti Dr
Ben Tirran Ct
Carah Dawn Vw
Mustang Pl
Oto Cir
Cochise Rd
Brule Rd
Vollmer Rd
Cowpoke Rd
Kenosha Dr
Sandmere Dr
Mustang Rd
Mohawk Rd
Ponca Rd
Maverick Rd
Red Cardinal Loop
Hardwood Cir
Wagonwood Pl
Forest Meadows Ave
Private
Woodmen Frontage Rd
Adventure Way
Marksheffel Rd
Maine Ln
Utah Ln
Nevada Ln
California Dr
Wyoming Ln
Mountain Spruce Dr
BANNING LEWIS RANCH ACADEMY
Horizon Wood Ln
Pacific Crest Dr
Lewis Clark Trl
Rim Bluff Ln
Tahoe Rim Dr
Vista Del Poco Blvd
Mineral Belt Dr
Cottonwood Tree Dr
Briarthorn Ln
Fallgold Ct
Issaquah Dr
Silver Birch Dr
Noble Fir Ct
Hollygrape Ln
Mustang Rim Dr

# Development Application Permit Review

EL PASO COUNTY

**COMMUNITY SERVICES DEPARTMENT**

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

**October 12, 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:** | Homestead North at Sterling Ranch Filing No. 3 Final Plat | **Application Type:** | Final Plat |
| **PCD Reference #:** | SF-22-029 | **Total Acreage:** | 40.83 |
| | | **Total # of Dwelling Units:** | 77 |
| **Applicant / Owner:** | **Owner's Representative:** | **Dwelling Units Per 2.5 Acres:** | 4.71 |
| SR Land, LLC | N.E.S., Inc. | **Regional Park Area:** | 2 |
| 20 Boulder Crescent, Suite 103 | Andrea Barlow | **Urban Park Area:** | 2 |
| Colorado Springs, CO 80921 | 619 North Cascade Avenue, Suite 200 | **Existing Zoning Code:** | RR-5 |
| | Colorado Springs, CO 80903 | **Proposed Zoning Code:** | RS-6000 |

## 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 77 Dwelling Units = | 1.494 |
| **Total Regional Park Acres:** | **1.494** |

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

**Urban Park Area: 2**

| | | |
|---|---|---|
| Neighborhood: | 0.00375 Acres x 77 Dwelling Units = | 0.29 |
| Community: | 0.00625 Acres x 77 Dwelling Units = | 0.48 |
| | **Total Urban Park Acres:** | **0.77** |

### FEE REQUIREMENTS

**Regional Park Area: 2**

| | |
|---|---|
| $460 / Dwelling Unit x 77 Dwelling Units = | $35,420 |
| **Total Regional Park Fees:** | **$35,420** |

**Urban Park Area: 2**

| | | |
|---|---|---|
| Neighborhood: | $114 / Dwelling Unit x 77 Dwelling Units = | $8,778 |
| Community: | $176 / Dwelling Unit x 77 Dwelling Units = | $13,552 |
| | **Total Urban Park Fees:** | **$22,330** |

## 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 Homestead North at Sterling Ranch Filing No. 3 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of $35,420 and urban park purposes in the amount of $22,330 will be required upon recording of this Final Plat.**

**Park Advisory Board Recommendation:**