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PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Augst 28, 2020

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

**Subject: Sterling Ranch Phase II Preliminary Plan (SP-203)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the Sterling Ranch Phase II Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board September 9, 2020.

Sterling Ranch Phase II Preliminary Plan consists of 212 single-family residential lots on 74.62 acres. The property is currently zoned RS-5000 and I-3. The site is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2013 El Paso County Parks Master Plan shows two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Regional Trail alignment bisects the eastern portion of the property, running north/south along Sand Creek, while a western branch of the Sand Creek Trail, located along a proposed extension of Marksheffel Road, will connect the primary alignment of the Sand Creek Trail to City of Colorado Springs trails located to the west of the project site.

The Preliminary Plan includes an interconnected system of trails and open space. Including open space along the Sand Creek and a connection to the proposed Sand Creek Regional Trail. Sidewalks along Sterling Ranch Road will also provide a connection to the western branch of the Sand Creek Trail, along Marksheffel Road.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I Preliminary Plan, endorsed by the Park Advisory Board in April 2015, added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018. This dedication extends from the future Briargate Parkway south to Sterling Ranch Road. Sterling

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Ranch Phase 2 includes land south of Sterling Ranch Road along the Sand Creek Trail, so an additional trail easement dedication will be required.

Staff recommends that the developers designate and provide to El Paso County 25-foot trail easements along the Phase II section of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail. Furthermore, staff recommends that the developers dedicate to El Paso County a 25-foot wide trail easement along Sterling Ranch Road for public access, construction and maintenance of the west section of the Sand Creek Regional Trail. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes on all forthcoming final plats.

**Recommended Motion:**

*Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) recommend the developer dedicate to El Paso County a 25-foot wide trail easement along Sterling Ranch Road for public access, construction and maintenance of the west section of the Sand Creek Regional Trail; (4) fees in lieu of land dedication for regional park purposes in the total amount of \$99,004 and urban park fees in the total amount of \$62,540 will be required on all 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 final plat.*

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

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

# Sterling Ranch Phase 2 Preliminary Plan Review

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  EPC\_BuildingFootprint
-  Parcels
-  Streams



**Sterling Ranch Phase 2 Preliminary Plan**

