

STERLING RANCH EAST RR-0.5 MAP AMENDMENT (REZONING)

LETTER OF INTENT

JUNE 2022, REVISED FEBRUARY 2023

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
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SITE DETAILS:

TSN: 5233000017, 5233000018, 5200000552, 5200000553

ACREAGE: 35.126 ACRES

CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

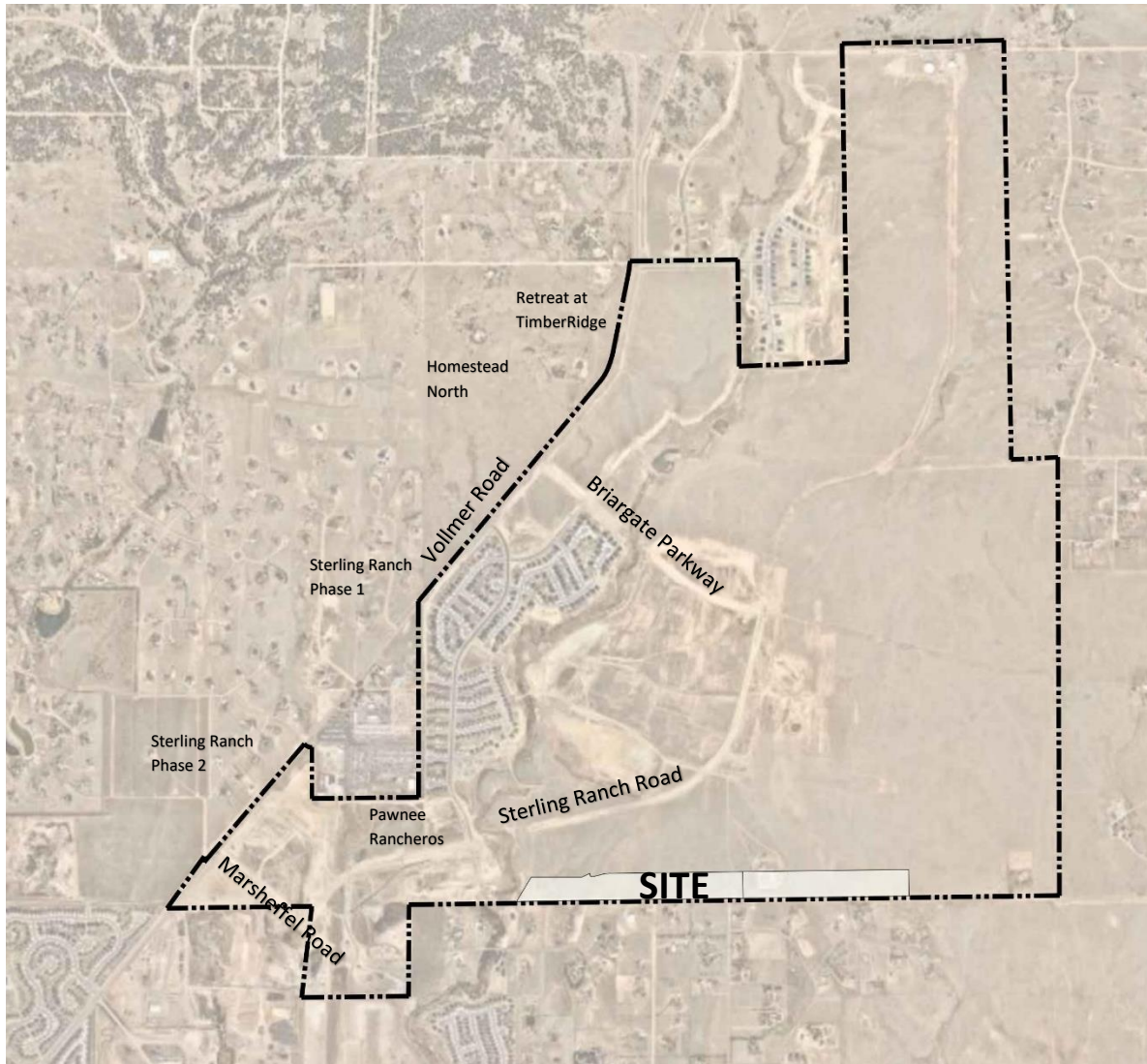
PCD FILE #: P-22-013

REQUEST

N.E.S. Inc. on behalf of Classic Consulting requests approval of a Map Amendment (Rezoning) from RR-5 to RR-0.5.

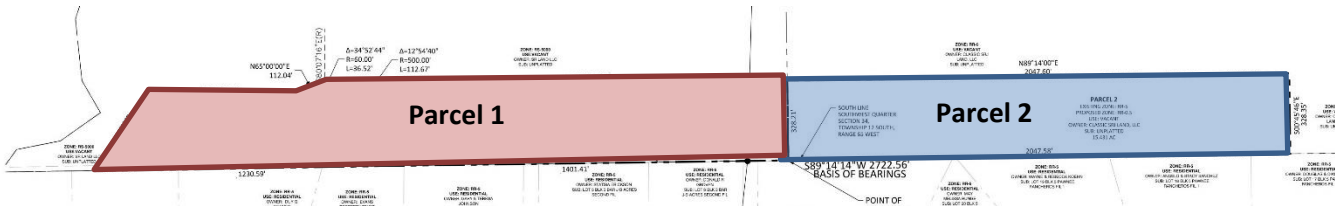
LOCATION

The Sterling Ranch East RR-0.5 rezone area includes 35.126 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies south of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The remainder of the Sterling Ranch property is situated to the north and east. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south.



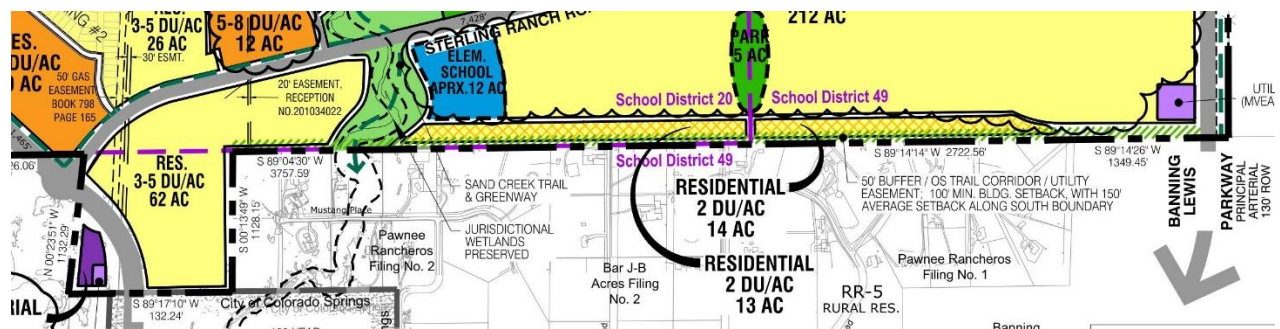
PROJECT DESCRIPTION & CONTEXT

The Sterling Ranch East map amendment request is for a zone change from RR-5 to RR-0.5 for approximately 35.126 acres. The 35.126 rezone area is divided into two parcels; Parcel 1 is 19.695 acres and Parcel 2 is 15.431. Parcel 1 is included within the concurrent Preliminary Plan for Sterling Ranch East Phase 1, which is currently under review. Parcel 2 will be included in a future preliminary plan.



SKETCH PLAN COMPLIANCE: The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A Sketch Plan Amendment was approved in December 2022 which reduces the density cap to 4,800 dwelling units. The proposed RR-0.5 rezone area for a minimum of half-acre lots is consistent with the part of the Sketch Plan along the south boundary that identifies 2 du/ac per acre residential density, a 50-foot buffer and a 100-foot setback. This lower rural residential density and buffer tract were intended as a transition between the suburban density within the rest of the Sterling Ranch development and the lower density 5-acre lots in the Pawnee Rancheros subdivision to the south.

The 2022 Sketch Plan Amendment included relocating the 12-acre school site from the west side of Sand Creek to the east side of Sand Creek, adjacent to the proposed RR-0.5 rezone. The school relocation was at the request of and following discussion with School District 20. The proposed RR-0.5 rezone will help to buffer the school from the rural residential subdivision to the south.



COMPATIBILITY/TRANSITIONS: As anticipated by the Sterling Ranch Sketch Plan, the zone change to RR-0.5 provides a transition in residential density between the proposed RS-5000 zoning to the north and associated suburban residential density development and the rural residential 5-acre lot Pawnee Rancheros subdivision to the south.

TRAFFIC: A Traffic Impact Analysis for Sterling Ranch East Phase 1, prepared by LSC in November 2022, is included in this submittal. A master traffic study for the entirety of Sterling Ranch was created in June of 2008. This report was revised in October 2021, December 2022 and February 2023. The traffic report analyses the entirety of the concurrent Sterling Ranch East Phase 1 Preliminary Plan, which includes the

part of the proposed RR-0.5 rezone area within the Phase 1 area and the concurrent RS-5000 rezone area. The Traffic Report details projected traffic counts and required intersection improvements for Sterling Ranch East Phase 1, which included:

- LSC recommends the intersection of Burgess/Vollmer be reconstructed as a modern one-lane roundabout. It is projected this improvement will operate at a LOS C or better for all approaches during the peak hours based on the projected short-term and 2042 total traffic volumes
- By 2024 the intersections of Briargate/Vollmer and Briargate/Sterling Ranch will likely need to be converted to a traffic-signal control. As signalized intersections, all movements are projected to operate at LOS D or better during the peak hours based on the projected 2042 total traffic volumes
- Some of the movements at the intersections of Marksheffel/Vollmer and Marksheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersection are projected to operate at LOS D or better, based on the projected short-term and 2042 total traffic volumes
- All of the site-access points to Sterling Ranch Road except the intersection of Sterling Ranch/Oak Park Place are projected to operate at a satisfactory level of service (LOS D or better) during the peak hours as a stop-sign-controlled intersections, based on the projected short-term and 2042 total traffic volumes
- The intersection of Oak park Place/Sterling Ranch Road is projected to operate at LOS B or better for all movements as a stop-sign-controlled intersection, based on the projected short-term total traffic volumes shown in Figure 14b and the lane geometry shown in Figure 14c. By 2042 with the construction of the K-8 school, alternative traffic control may be needed to achieve a satisfactory level of service at this intersection. Further analysis of this intersection should be conducted when number of students, site layout, and proposed access plan are determined.
- The intersection of Boulder City Plan/Briargate Parkway and the future K-8 school access to Briargate Parkway are projected to operate at LOS B or better for all movements as three-quarter movement (left-in/right-in/right-out only) stop-sign-controlled intersections based on the projected short-term and 2042 total traffic volumes.
- Table 5 of the LSC report shows detailed intersection improvements needed with Sterling Ranch East Phase 1 Preliminary Plan at the site-access points and the intersection of Briargate/Sterling Ranch.
- Table 6 of the LSC report shows a list of the roadway segment improvements in the vicinity of the site.

UTILITIES: Water and wastewater will be provided by the Falcon Area Water and Wastewater Authority (FAWWA) and all assets from Sterling Ranch Metro District will be assigned to FAWWA. The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply (South of Briargate Parkway) and Black Hills Energy (North of Briargate Parkway).

FLOODPLAIN: The proposed RR-0.5 rezone area is not within the 500-year floodplain.

WETLANDS: There are no wetlands in this part of the Sterling Ranch property.

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

WILDFIRE: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential for the Sterling Ranch property. The area along the south boundary within the proposed RR-0.5 rezone have a higher wildfire risk, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- FAWWA – Water & Waste Water (Sterling Ranch Metro District assets have been assigned to FAWWA)
- Black Forest Fire Protection District
- Black Hills Energy – Gas (North of Briargate)
- City of Colorado Springs Utilities – Gas (South of Briargate)

PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 5.3.5.B for a Map Amendment (Rezoning) as follows:

- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

The relevant County master plan documents for the Map Amendment (Rezone) are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses included single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The proposed RR-0.5 zoning for a minimum of half-acre lots is consistent with the Suburban Residential placetype land uses and characteristics.

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded and will supply water and wastewater services.

In the Areas of Change chapter of the County Master Plan, the area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The proposed RR-0.5 zoning will implement this transformation through new development that is consistent with the densities for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." The proposed RR-0.5 zoning is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.

WATER MASTER PLAN

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

FAWWA has sufficient supply and infrastructure in the area to serve this development. All Sterling Ranch Metro District assets have been allocated to FAWWA. The total commitment of the Sterling Ranch System includes 1975 SFE in the Sterling Ranch Service Area. The total Sterling commitments stand at 858.87 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 161.48 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

The FAWWA is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way.

FAWWA’s main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

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 or in

progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch, although a community will be included for circulation and recreational use through 50-foot buffer within the RR-0.5 rezone area. All community trails will be owned and maintained by the Sterling Ranch Metropolitan District.

2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS;

As anticipated by the Sterling Ranch Sketch Plan, the zone change to RR-0.5 provides a transition in residential density between the proposed RS-5000 zoning to the north and associated suburban residential density development and the rural residential 5-acre lot Pawnee Rancheros subdivision to the south.

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.

Future development of this portion of the property will meet the use and dimensional standards for the RR-0.5 zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for proposed residential density and it provides a transition between residential use types. The project has adequate access to Vollmer Road and Briargate Parkway and has access to adequate utilities.

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