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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 5/16/2023
RE: P-22-013, Sterling Ranch Southeast Rezone (RR-0.5), N.E.S. Inc.

Project Description

A request by Classic SRJ Land, LLC, for approval of a map amendment rezoning 35 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The applicant intends to develop one-half acre lots for single-family detached homes as a transition to the rural properties adjacent to the south pursuant to the approved 2008 Sterling Ranch Sketch Plan. The property is located east of Vollmer Road at the southern portion of the Sterling Ranch Sketch Plan area. The 2008 sketch plan was approved depicting half-acre lots in addition to a 50-buffer open space tract with a trail corridor in the subject area located at the sketch plan's southern boundary. A concurrent preliminary plan is also requested. A combined staff report has been provided. There is opposition to the requested rezone which includes: lack of transition and loss of agricultural lifestyle.

Notation

Please note, that a concurrent rezone request (P-22-012) from RR-5 to RS-5000 (Residential Suburban), and a preliminary plan (SP-22-004) are requested. A combined staff and applicant presentation will be provided at the Board of County Commissioner's hearing. The request is in conformance with the Sterling Ranch Sketch Plan. Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Ms. Jack moved / Ms. Merriam seconded for approval, for the map amendment, utilizing the resolution attached to the staff report, with two (2) conditions and two (2) notations, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (5-3)**. The item was heard as a regular agenda item.

Discussion

Mr. Carlson stated that RR-5 zoning (5-acre lot size minimum) to one-half acre lots is not an appropriate transition with the additional buffer tract. He acknowledged the request is in compliance with the 2008 approved sketch plan. He compared the request to the recently approved Jaynes Sketch Plan project (across Vollmer Road) and commented that a 2.5-acre lot size transition is more appropriate. He further discussed the importance of the sketch plan process which sets the land uses, density, and appropriate transitions. Mr. Whitney agreed with Mr. Carlson. Mr. Trowbridge did not provide a comment as to his no vote.

Attachments

1. Planning Commission Minutes from April 20, 2023.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Public Comments.
5. Draft BOCC Resolution.

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PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, April 20, 2023
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, SARAH BRITTAIN JACK, JAY CARLSON, TIM TROWBRIDGE, BECKY FULLER, BRANDY MERRIAM, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: KARA OFFNER.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: ERIC MORAES, JOSHUA PATTERSON, AND BRYCE SCHUETTPELZ.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, KARI PARSONS, JEFF RICE, ED SCHOENHEIT, SCOTT SHEVOCK, RYAN HOWSER, LUPE PACKMAN, MINDY MADDEN, MIRANDA BENSON, AND EL PASO COUNTY ATTORNEY LORI SEAGO.

OTHERS PRESENT OR VIRTUAL AND SPEAKING: PATTI BENNETT, CHAVA KIRK, STASIA ERICKSON, AND DON GROVEN.

1. REPORT ITEMS

A. Planning Department. Next PC Hearing is Thursday, May 4, 2023, at 9:00 A.M.

Ms. Herington advised the board that the annual meeting on 5/18/2023 will include presentations completed by Ms. Seago. She advised the board that there are 2 non-action items to be heard at the

end of this agenda. These items will go to a BOCC work session, so PCD would like the board's input before then. She also recognized Mr. Risley because this will be his last meeting on the PC after 9 years.

Mr. Risley thanked PCD staff, Ms. Seago, the County Commissioners, and his fellow board members.

B. Call for public comment for items not on hearing agenda. NONE.

2. CONSENT ITEMS

A. Adoption of Minutes of meeting held April 6, 2023.

Mr. Bailey noted that the minutes are not the official record of the meeting. The audio is the official record of the hearing.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (8-0).

B. SP221

HOWSER

PRELIMINARY PLAN CATHEDRAL ROCK COMMONS COMMERCIAL

A request by Store Master Funding VIII, LLC for approval of a preliminary plan to create three (3) commercial lots and one (1) tract. The 10.23-acre property is zoned CC (Commercial Community) and is located at the northeast corner of Struthers Road and Spanish Bit Drive. If the request for a preliminary plan is approved, the applicant will be required to obtain final plat approval, as well as site development plan approval prior to the initiation of any uses or the issuance of any building permits on the property. (Parcel No. 71360-02-035) (Commissioner District No. 1).

NO DISCUSSION.

PC ACTION: BAILEY MOVED / TROWBRIDGE SECONDED FOR APPROVAL OF CONSENT ITEM NUMBER 2B, FILE NUMBER SP-22-001 FOR A PRELIMINARY PLAN, CATHEDRAL ROCK COMMONS COMMERCIAL, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH FOUR (4) CONDITIONS AND FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (8-0).

3. CALLED-UP CONSENT ITEMS. NONE.

4. REGULAR ITEMS

A. P2213

PARSONS

MAP AMENDMENT (REZONE) STERLING RANCH SOUTHEAST REZONE

A request by Classic SRJ Land, LLC, for approval of a map amendment rezoning 35 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The applicant intends to develop one-half acre lots for single-family detached homes as a transition to the rural properties adjacent to the south pursuant to the approved Sterling Ranch Sketch Plan. The property is located east of Vollmer Road at the southern portion of the Sterling Ranch Sketch Plan area. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel Nos. 52330-00-017, 52330-00-018, 52000-00-552, and 52000-00-553) (Commissioner District No. 2).

ITEMS 4A, 4B, AND 4C WERE PRESENTED TOGETHER AND HAD SHARED DISCUSSION (SEE BELOW).

B. P2212

PARSONS

**MAP AMENDMENT (REZONE)
STERLING RANCH EAST REZONE**

A request by Classic SRJ Land , LLC for approval of a map amendment rezoning 301 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The applicant intends to develop single-family detached homes in four phases. The property is located east of Vollmer Road and adjacent to the north and south of the future Briargate Parkway/Stapleton Road extension. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel Nos. 52270-00-008, 52000-00-552, 52000-00-553, 52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016, 52330-00-017, and 52330-00-018) (Commissioner District No. 2).

ITEMS 4A, 4B, AND 4C WERE PRESENTED TOGETHER AND HAD SHARED DISCUSSION (SEE BELOW).

C. SP224

PARSONS

**PRELIMINARY PLAN
STERLING RANCH EAST PRELIMINARY PLAN**

A request by Classic SRJ Land, LLC, for approval of a preliminary plan to create 761 single-family residential lots in four phases. The 320-acre property is zoned RR-5 (Residential Rural) and is located east of Vollmer Road and adjacent to the north and south of the future Briargate Parkway/Stapleton Road extension. Two concurrent rezones are also requested. A combined staff report has been provided. The preliminary plan is within the approved Sterling Ranch Sketch Plan area. If the request for a preliminary plan is approved, the applicant will be required to obtain final plat approval, prior to the issuance of any building permits on the property. (Parcel Nos.52270-00-008, 52000-00-552, 52000-00-553, 52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016, 52330-00-017, and 52330-00-018) (Commissioner District No. 2).

STAFF PRESENTATION

APPLICANT PRESENTATION

Mr. Carlson asked for clarification of the southern boundary's setback and buffer.

Ms. Jennifer Shagin, with NES, answered that the 30-foot easement and trail are within the 50-foot buffer tract south of the proposed lots. The lots have a 100-foot building setback from the lot lines.

PUBLIC COMMENT

Ms. Patti Bennett (online) stated she is opposed to all 3 projects due to a lack of information on the projects. Before the hearings, she had a hard time determining the locations of the proposed rezones within the preliminary plan, but thought the presentations did a better job of providing clarity. She requested to see a plan with more clarity of the rezone areas, the defined open spaces, and the description of the easements and trails system. She requested that the parcels adjacent to Pawnee Rancheros (southeastern boundary) be modified to provide a better transition. She suggested 1-acre or 2.5-acre parcels along the southern border. Overall, she opposes all projects because of the impact they will have on her neighborhood.

Ms. Chava Kirk stated she is opposed to all 3 projects. She thinks the rezone will change the environment in the area. The homes in her area are on well and septic, livestock is in the area, and there is wildlife. There is a neighborhood dog. People take care of the land and don't use pesticides. She believes people who are going to move into the new development area will be irritated by the farm animals. How will 750 new homes and 2 schools respond when a cow gets out? She compared this proposal to the movie *Up* and stated the idealized parks and trails would kill the natural resources and wildlife. She asked for more of a buffer on the southern border.

Ms. Stasia Erickson is opposed to all 3 projects. She is requesting a modification to include 1 or 2.5-acre lots adjacent to the Pawnee Rancheros neighborhood. She is also requesting an 8-foot wall to separate her 5-acre neighborhood from the new development. The high-density proposal, which includes a school next to her property, concerns her because of her animals. She raises alpacas. She has had problems with a previous developer concerning a road in the area that caused flooding on her land. She is requesting mitigation of the noise and dust during construction. Over the past 13 years, she has had people approaching her animals to feed or pet them, loose dogs attacking her alpacas, and people leaving trash out. She is concerned about an increase in crime, traffic, and trespassing.

Mr. Don Groven is opposed to all 3 projects. He is concerned about where the development will get water and how long that water supply will last. He stated that 50 years ago, there was a 300-year supply when the land was scarcely populated. Now that the population has exploded, how will the water last?

Ms. Shagin addressed the concerns about the transition at the southern border. The developer is following the guidelines set by the 2008 sketch plan, which did not change with the 2022 sketch plan amendment. She stated it is unfortunate people have trespassed on other people's property. She stated construction has not begun within this planned area. She reiterated that there will be a buffer tract and a 100-foot building setback between the 5-acre lots' property lines and the buildable areas of the proposed RR-0.5 lots. There will also be a fence at the rear of the proposed

lot lines to promote that buffer. There is a small trail in the buffer tract to promote pedestrian connectivity throughout the Sterling Ranch development.

DISCUSSION

Mr. Carlson stated that the sketch plan showed 3-5 dwelling units per acre in most of the residential areas, but the proposed zoning would allow as many as 9. Under the waiver section of the staff report, it states the PCD Director could approve the subsequent final plat so long that it is consistent with the preliminary plan. If the developer wanted to put 9 dwellings per acre in that area because now it's zoned that way, could they do that? Will the applicant have to come back before PC if they want to increase the density stated in the sketch plan?

Ms. Parsons answered that approval of the preliminary plan is approval of the actual layout of the roads, sidewalks, and size of the lots. To change the preliminary plan, the applicant would have to start over. Each project file in EDARP has its own specific maps and files. The preliminary plan drawing in EDARP shows the specific details of the lots, roadways, trails, sidewalks, and pedestrian ramps. The southern boundary, adjacent to Pawnee Rancheros, consists of a property line, split-rail fence then a 50-foot buffer tract, with a meandering trail. The paved roads will have adjacent sidewalks that will carry the majority of the pedestrian traffic from the school sites to the homes. The children going to schools or parks within this development would likely use the internal sidewalks as opposed to the peripheral trail.

Mr. Risley clarified that the proposed preliminary plan shows lot lines and the next stage will be the final plat, which could be approved administratively by the Department Director.

Ms. Parsons stated that is correct. If the PC recommends approval and the BOCC approves this application with a water finding, the applicant can submit an administrative final plat if no changes have been made. An administrative final plat would appear as the preliminary plan design as proposed during this hearing.

Mr. Risley reiterated that this appearance before the commission could be this development's final stop (for this specific development as proposed).

Ms. Parsons stated that is correct.

Mr. Trowbridge asked Ms. Parsons to pull up the zoning map from the presentation. He asked to see the southern boundary. He is concerned with the transition and is not happy with only one row of 0.5-acre lots and then having RS-5000 so close to the 5-acre lots. He doesn't think that's a good enough transition and he thinks it should be more gradual. He has a problem with everything south of the proposed Sterling Ranch Road.

Ms. Parsons clarified the area Mr. Trowbridge was referring to on a map. She stated that the sketch plan with designated buffers and transitions was already approved at the time of PCD staff's review of these requests. She was not able to compel the applicant to provide a greater buffer when they are following the approved sketch plan from 2008.

Mr. Trowbridge stated he understood that, but added PC was able to address concerns of adequate transition during review of Jaynes Sketch Plan and the applicant made changes.

Mr. Risley checked in with Ms. Offner to see if she had any questions. She did not.

PC ACTION: BRITAIN JACK MOVED / MERRIAM SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 4A, FILE NUMBER P-22-013 FOR A MAP AMENDMENT (REZONE), STERLING RANCH SOUTHEAST REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (5-3).

IN FAVOR: RISLEY, BAILEY, BRITAIN JACK, FULLER, AND MERRIAM.

IN OPPOSITION: CARLSON, TROWBRIDGE, AND WHITNEY.

COMMENT: MR. TROWBRIDGE did not think the density transition was adequate. **MR. CARLSON** stated it has been mentioned in the past that a sketch plan isn't as important in the process, but the sketch plan stage was what determined this developer's plans to move forward. Things are harder to change now that the sketch plan has been approved. He agreed with Mr. Trowbridge's assessment that the transition is inadequate; having ½-acre properties adjacent to 5-acre lots is not acceptable. **MR. WHITNEY** agreed that there should be a greater transition between 5-acre lots and higher densities.

PC ACTION: BAILEY MOVED / MERRIAM SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 4B, FILE NUMBER P-22-012 FOR A MAP AMENDMENT (REZONE), STERLING RANCH EAST REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (8-0).

PC ACTION: FULLER MOVED / BRITAIN JACK SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 4C, FILE NUMBER SP-22-004 FOR A PRELIMINARY PLAN, STERLING RANCH EAST PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH FIVE (5) CONDITIONS AND FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (6-2).

IN FAVOR: RISLEY, BAILEY, BRITAIN JACK, CARLSON, FULLER, AND MERRIAM.

IN OPPOSITION: TROWBRIDGE AND WHITNEY.

COMMENT: MR. WHITNEY stated that he could not recommend approval of this preliminary plan when he voted against the earlier rezone (P-22-013).

D. ID231

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
STERLING RANCH METROPOLITAN DISTRICT NOS. 4 & 5**

A request by Classic SRJ, LLC, and Spencer Fane P.C. for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Sterling Ranch Metropolitan District Nos. 4 and 5. The 576-acre area included within the request is zoned RR-5 (Residential Rural) and is located south of Arroya Lane, and

east of Vollmer Road. The proposed service plan includes the following: a maximum debt authorization of \$150 million, a debt service mill levy of 50 mills for residential, and an operations and maintenance mill levy of 15 mills, for a total maximum combined residential mill levy of 65 mills. The statutory purposes of the district include the provision of the following: 1) street improvements, safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water including fire hydrant systems, and sanitation systems. (Parcel Nos. 52000-00-553, 52270-00-005, 52270-00-006, 52270-00-007, 52270-00-008, 52270-05-001, 52280-00-038, 52330-00-015, and 52340-02-001) (Commissioner District No. 2).

STAFF PRESENTATION

Mr. Carlson asked Ms. Parsons for clarification regarding the district's water rights being given to FAWWA. Will there be any wells on the future developments in this area?

Ms. Parsons stated she could not answer that question. The only application received so far is Foursquare, which will use existing infrastructure. She asked if Mr. Campbell could give more info.

Mr. Kyle Campbell, with Classic Consulting Engineers & Surveyors, stated he is not aware of any need for additional wells as the water will be serviced by FAWWA.

Mr. Whitney asked Ms. Parsons to clarify if the boards for metro districts 1-3 could also run the board for the proposed metro districts 4 & 5 as opposed to the developer running the district.

Ms. Parsons stated that by not including the future development (the eastern half of Sterling Ranch) in districts 1-3, the existing owners in the western part of Sterling Ranch will be able to take over the district boards of 1-3 as a more active membership. This means the developer won't have as much say in the district boards. If the developers didn't create this, the existing residents would not be able to occupy as many board seats because there is so much future development. This creates balance.

Mr. Trowbridge stated this is typical for HOAs as well. When a developer initially creates this type of organization, they are the majority owner and they are in control. Once properties are sold, their influence is less and less.

Mr. Whitney thanked both for the clarification.

Mr. Bailey asked if the extension of Briargate Parkway is among the road and transportation improvements these metro districts would fund. He asked if there was any restriction as to what roads get improved.

Ms. Parsons answered that Briargate Parkway could be part of those improvements. She stated there are no restrictions.

APPLICANT PRESENTATION

Ms. Merriam stated that when she thinks of the creation of new districts, she thinks of them collaborating with existing districts.

Mr. Dykstra stated FAWWA would be that coordinating entity. These districts will be responsible for building the sewer and water lines themselves, then after they're completed, they will be turned over to FAWWA for operation and maintenance.

Ms. Merriam asked for further clarification regarding the report stating the area will consist of lots over 35 acres that are serviced by individual wells using the Denver Basin. Is that part of Sterling or part of the Falcon water?

Mr. Dykstra answered that Mr. Campbell stated there was no plan to drill additional wells within this district. FAWWA has several other well fields in other areas that will produce water.

Ms. Merriam asked what would happen if one didn't go down as far as it should have. She asked about discharging the debt and going back to residents in the area. She asked if the older areas that are more surface-related, which don't have as deep wells, will run out because this is a larger district.

Mr. Dykstra clarified if Ms. Merriam was asking if the existing residential domestic wells run out.

Ms. Merriam stated that was correct.

Mr. Dykstra stated that was above his knowledge or expertise. He stated most domestic wells are shallower than the deeper Arapahoe or Denver wells. He stated he has not seen that in his experience, but he's not qualified to answer fully.

Mr. Risley added that while Ms. Merriam's concern is important, FAWWA is a municipal water system, so he does not believe that discussion is germane to the background financial structure.

Ms. Merriam stated she was focusing her question as it pertains to the proposed Sterling district.

Mr. Risley commented that the State of Colorado has very low property taxes compared to others. He stated that as a result, creative funding mechanisms to provide public utilities and infrastructure are used. He believes metro districts are very important. Some additional cost is added to residents who live in that metro district, but it's important that the cost is placed where appropriate instead of putting that burden on the County in general. The development pays its own way, which is a philosophy that El Paso County and other parts of Colorado have adopted.

PC ACTION: CARLSON MOVED / BRITAIN JACK SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 4D, FILE NUMBER ID-23-001 FOR A SPECIAL DISTRICT SERVICE PLAN, STERLING RANCH METROPOLITAN DISTRICT NOS. 4 AND 5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH EIGHT (8) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (8-0).

5. NON-ACTION ITEMS

A. POTENTIAL CODE AMENDMENT RE: GREENHOUSES

PRESENTATION & DISCUSSION

Mr. Risley asked how the Regional Building Department (PPRBD) arrived at the 1,000 ft² limit.

Ms. Madden stated they made the recommendation of 1,000 ft² but are open to larger structures with a special-use application. She mentioned the construction of hoop houses and stated snow-load may be part of their recommendation.

Mr. Risley requested detailed justification of the recommended square footage when this comes before PC again as a proposed amendment.

Ms. Madden stated that someone from PPRBD will be available at the hearings to give more information and feedback. She stated she doesn't know why they decided on 1,000 ft².

Mr. Risley explained his reasoning behind the request for that information is because there are several pre-engineered greenhouse systems that come in a variety of sizes that he thinks PPRBD may want to keep in mind when making the square footage recommendation.

Ms. Madden added that this proposed amendment would bypass the building code and these structures would be reviewed by PCD staff. With the agricultural exemption, the use of the structure would be regulated to meet the requirements of state statute for agricultural use only. She also added that this amendment is for personal greenhouses, not commercial, so they don't want to get into the larger sizes.

Mr. Trowbridge asked if there would be a limit to how many greenhouses a person could have.

Ms. Madden answered that PCD staff would still look at the lot coverage standards of their zoning district.

Mr. Trowbridge asked if a person had 20 acres, could they build a 10,000 ft² greenhouse?

Ms. Madden answered that they could and added that the current code requires anything more than an acre must be a special-use process. She stated this amendment was intended for mom-and-pop backyard gardens.

Mr. Trowbridge understood but added there are always people who want to push the envelope. The presentation continued.

B. POTENTIAL CODE AMENDMENT RE: CARPORTS

PRESENTATION & DISCUSSION

Ms. Herington added that it was controversial when the City of Colorado Springs and the City of Fountain amended their carport codes. She wanted to make sure they are considering that the proposed change would allow a driveway to be covered by a carport where it is currently not

allowed. Proposed changes to greenhouses are easy. Changes to carports are not as easy.

Mr. Carlson asked if the structure would need to be off any utility easement as well.

Mr. Schoenheit confirmed and stated that the property owner would need to get permission from the easement holder/utility provider, especially for the front area. He stated he does not foresee a utility company approving a structure built on top of their utility easement.

Mr. Carlson clarified that the property owner could build right up to the utility easement.

Mr. Schoenheit agreed so long as the easement is within the 5-foot requirement from the right-of-way. The 5-foot setback should allow clearance from the utility easement.

Mr. Carlson asked if there is no sidewalk and no right-of-way, just a utility easement, could the property owner build right up to the easement.

Mr. Schoenheit stated the property owner would just need to get permission from the easement holder. That could be El Paso County or a private utility company.

Ms. Brittain Jack asked about existing carports that are not in compliance with code. Would they need a variance?

Ms. Madden answered that if a property owner doesn't meet the proposed requirements, then they likely don't meet the existing code. There will not be any legal non-conforming uses. The owner would need to bring their carport into compliance. Because PCD is proposing a setback of 5 feet, that will not allow additional administrative relief or BOA. The carport cannot be any closer to the road.

Mr. Risley added that the County is not going to go out and look for these violations unless there is a Code Enforcement (CE) complaint.

Ms. Madden confirmed the CE is complaint based and stated most of these complaints are from the Security/Widefield area where they receive a lot of hail damage.

Ms. Fuller asked if there would be a maximum size for the carports.

Ms. Madden answered with 500 ft².

Mr. Trowbridge stated that the example diagram in the presentation appears to show an attached carport to the house. Do the carports need to be attached?

Ms. Madden answered that they would need to be free-standing. If they are attached, they are an addition to the house and would be processed through PPRBD.

Ms. Fuller asked if an HOA could still restrict a front yard carport with the proposed setback even when the County allows it.

Ms. Madden stated that is correct. The presentation continued.

Mr. Risley commented that the typical parking space is 9x18 feet while a typical carport is 10x20 feet. He suggested considering a larger allowable footprint because he thinks the 200 ft² condition will kick most carports into requiring a building permit.

Ms. Madden thanked Mr. Risley for the feedback and addressed one of Mr. Carlson's earlier comments. She stated that the current code allows temporary carports to be within setbacks and easements with permission of the easement holders. She asked for the PC's opinion on whether that should continue to be allowed if carports are no longer considered temporary, but permanent.

Mr. Carlson stated he thinks if the property owner received permission from the easement holder, then it should be allowed.

Mr. Bailey agreed and added that he doesn't think the code should limit that allowance if they have received permission from the easement holder. He thinks the easement holder should establish their own standards on whether that can be allowed or not.

Ms. Merriam agreed and stated that some carports may not be sheltering a car, but utility vehicles and lawnmowers, etc., and may be on the side of the house instead of the front.

Ms. Madden clarified that carports are defined by the code as being for the protection of vehicles. Any use other than that would be a CE violation.

Mr. Trowbridge added that it would be used as a storage shed at that point.

Ms. Madden agreed.

Mr. Whitney stated that if the carport meets the proposed code criteria and the landowner has received permission from the easement holder, he sees no problem.

Mr. Risley agreed and added that things are built within utility easements all the time. If the utility company needs to dig up a pipe or something, they will remove what is in their way at the homeowner's expense. He doesn't think the County should get involved in that process. He asked when this would come before the PC as a hearing item.

Ms. Madden answered it would come before the board on May 4th as a regular item with a more detailed presentation.

Ms. Herington asked the board if would need additional time for their consideration and if this was a concept they wished to pursue. She suggested Ms. Madden follow up with the City of Colorado Springs and City of Fountain to see how many carport permits they are seeing now that their codes have been in place. That information might be useful to determine how many carport requests the County might receive. Overall, she stated she does not hear any objection to moving forward with this proposed code amendment.

Mr. Carlson stated that he agreed with Mr. Risley's suggestion that the size allowed before requirement of a building permit should be larger.

Ms. Madden stated that is a PPRBD requirement so she doesn't think there is flexibility with that.

Mr. Risley added that the County would need to be aware then that these carports will generate additional building permits. He thought the purpose of these amendments was to make it easier for the property owners, but this seems to create an additional barrier. He thinks if there are regulations making it harder for the property owners, they will just do it without a building permit. He thinks it will be the same situation with the greenhouse proposal if they are tied to the building permit process. The intent may be good, but the outcome may not be. He thinks if it were an option between making these code amendments with unintended consequences or leaving it the way it is, he thinks it should stay the same.

Ms. Madden clarified that the current code would require a building permit with a BOA hearing. Amending the code to increase the front yard setback for a carport would remove that BOA requirement and would make it easier for the property owner.

Ms. Herington added that PCD will ask someone from PPRBD to attend the next hearing when these items are next discussed. She mentioned that even a shed over 200 ft² would need a building permit but she's not sure what makes 200 that magic number. Same scenario for why 1,000 ft² was decided as the magic number for greenhouses.

Mr. Risley reiterated that if it is too difficult to obtain the proper approval, most people are going to just put it up without the proper permitting until they get caught.

Mr. Trowbridge stated that the more information gathered regarding comparisons between the County, Colorado Springs, and Fountain, the better. Specifically, sizes and issues that followed the code amendments.

Ms. Fuller asked for a briefing on when Colorado Springs adopted their code amendment and what the arguments against were. She doesn't like the aesthetic of carports.

Mr. Whitney also requested more information on when and why anything over 200 ft² requires a building permit.

Ms. Madden stated the requirement used to be anything over 120 ft² required building permit, but it changed around 2016 or 2017.

Ms. Herington commented on Ms. Fuller's request. She stated the discussion within Colorado Springs was about the aesthetic and issues that come along with carports. She stated that this amendment would allow both prefabricated and metal carports. Colorado Springs had discussion on whether they should require carports to be stick-built. It was also discussed that there would be nothing preventing the construction of front yard carports once the amendment was adopted unless an HOA specifically prevented it. Colorado Springs was also more proactive regarding Code Enforcement, so how these structures were going to be tracked was also discussed. Colorado

Springs adopted a front yard carport permit (separate from a building permit and with its own fee), but the County is not proposing that. Fountain has something similar.

Mr. Carlson stated that so long as they receive the full staff reports on time before the next hearing, that should be sufficient time to review the information.

Ms. Madden stated they would receive her staff reports at the same time as the other hearing items for the next agenda.

Ms. Herington added that after PCD has made their next presentation, if the PC wants more time to decide, they can continue the item or request additional information. There is no burning need to do this. If the hearing happens and the PC wants more time, they can ask for that.

Ms. Merriam mentioned that she lives in the eastern part of the County. The wind can be so strong that a carport would blow three houses down if it were made of light materials. Are the materials the carports are made of part of the consideration?

Ms. Madden stated that the code amendment only addresses the front yard setback for a carport on parcels less than 1/2 an acre. The setback on any other lot would be whatever is allowed for an accessory structure.

Mr. Risley asked the board if a pre-hearing briefing of proposed code amendments was appreciated. The consensus was that it was appreciated.

Mr. Bailey likes the opportunity to provide feedback after having the time to think it over.

Ms. Herington thanked the board for that feedback and added that if anyone on the commission has follow-up ideas or questions, to please reach out to herself, Mr. Kilgore, or Ms. Madden so they can research the topic and discuss it in the future. She stated that these proposed changes were advertised on this agenda, will be discussed at a BOCC work session, will appear again before the PC as a regular item, and finally appear before the BOCC as a regular item. There will be plenty of time for the PC to provide review and to advise the public of upcoming changes. She thanked the board for their time on this.

MEETING ADJOURNED at 11:37 A.M.

Minutes Prepared By: Miranda Benson

MAP AMENDMENT - REZONE (RECOMMEND APPROVAL)

JACK moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. P-22-013
STERLING RANCH SOUTHEAST REZONE

WHEREAS, Classic SRJ Land, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment of the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by this Commission on April 20, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation, and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2022):

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;
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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
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.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Classic SRJ Land, LLC for an amendment to the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-0.5 (Residential Rural) zoning district as described in the legal description for this map amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a map amendment (rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a

period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

- 2. Map amendment (rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

MERRIAM seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Brian Risley	<u>aye</u> / no / abstain / absent
Thomas Bailey	<u>aye</u> / no / abstain / absent
Sarah Brittain Jack	<u>aye</u> / no / abstain / absent
Jay Carlson	aye / <u>no</u> / abstain / absent
Becky Fuller	<u>aye</u> / no / abstain / absent
Brandy Merriam	<u>aye</u> / no / abstain / absent
Eric Moraes	aye / no / abstain / <u>absent</u>
Kara Offner	aye / no / <u>abstain</u> / absent
Joshua Patterson	aye / no / abstain / <u>absent</u>
Bryce Schuettpelz	aye / no / abstain / <u>absent</u>
Tim Trowbridge	aye / <u>no</u> / abstain / absent
Christopher Whitney	aye / <u>no</u> / abstain / absent

The Resolution was adopted by a vote of 5 to 3 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 20th day of April 2023, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: Brian Risley
BRIAN RISLEY, Chair

DATED: April 20, 2023

EXHIBIT A

LEGAL DESCRIPTION: STERLING RANCH SOUTHEAST ZONING EXHIBIT

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END BY THE SOUTH QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR S89°14'14"W, A DISTANCE OF 2722.56 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34 SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;

2. S89°04'30"W, A DISTANCE OF 1230.59 FEET;

THENCE N31°00'00"E, A DISTANCE OF 351.85 FEET;

THENCE N90°00'00"E, A DISTANCE OF 624.68 FEET;

THENCE N65°00'00"E, A DISTANCE OF 112.04 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S80°07'16"E, HAVING A DELTA OF 34°52'44", A RADIUS OF 60.00 FEET AND A DISTANCE OF 36.52 FEET TO A POINT ON CURVE;

THENCE S82°20'03"E, A DISTANCE OF 36.32 FEET;

THENCE N76°19'20"E, A DISTANCE OF 104.34 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°54'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT;

THENCE N89°14'00"E, A DISTANCE OF 1632.66 FEET;

THENCE S00°46'00"E, A DISTANCE OF 328.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19.695 ACRES (857,893 SQUARE FEET).

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING;

THENCE N00°46'00"W, A DISTANCE OF 328.21 FEET;

THENCE N89°14'00"E, A DISTANCE OF 2047.60 FEET;

THENCE $S00^{\circ}45'46''E$, A DISTANCE OF 328.35 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE $S89^{\circ}14'14''W$, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2047.58 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 15.431 ACRES (672,183 SQUARE FEET).

CONTAINING A TOTAL CALCULATED AREA OF 35.126 ACRES (1,530,076 SQUARE FEET).

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Kari Parsons, Senior Planner
Jeff Rice, PE, CFM, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Numbers: P-22-012; P-22-013; SP-22-004
Project Name: Sterling Ranch East Map Amendment (Rezone),
Sterling Ranch Southeast Map Amendment (Rezone), and
Sterling Ranch East Phase 1 Preliminary Plan
Parcel Numbers: 52270-00-008, 52000-00-552, 52000-00-553,
52000-00-554, 52280-00-037, 52280-00-038, 52330-00-015, 52330-00-016,
52330-00-017, and 52330-00-018

OWNER:	REPRESENTATIVE:
Classic SRJ Land, LLC 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	4/20/2023
Board of County Commissioners Hearing Date:	5/16/2023

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC for approval of a map amendment rezone of 35-acres from RR-5 (Residential Rural) to RR-0.5 (Rural Residential), a portion of the RR-0.5 zone district is not included in the preliminary plan, rezone of 301-acres from RR-5 to RS-5000 (Residential Suburban), and for approval of a 321-acre preliminary plan. The property is

located immediately adjacent and to the north and south of the future extension of Briargate Parkway/Stapleton Corridor and east of the Sand Creek Channel. The southern portion of the property is within the CAD-O (Commercial Airport Overlay District) zoning overlay; however, the property is not within an Accident Potential Zone (APZ) airport subzone.

The requested rezone from RR-5 to RR-0.5 is located at the southern boundary of the preliminary plan area and is proposed to provide a transition to the urban development within the subject plan area from the rural residential development to the south pursuant to the approved Sterling Ranch Sketch Plan. The remaining land within the preliminary plan area is proposed to be rezoned to RS-5000. The preliminary plan includes 761 single-family residential lots (134.5 acres), two (2) school tracts (50.3 acres), 39.1 acres of future right-of-way, and 27.7 acres of park land in addition to 69.1 acres of open space.

Per the 2040 Roadway Plan in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP), the Briargate Parkway/Stapleton Corridor is a major east/west roadway connection through the property. This is depicted as an urban principal arterial. Construction of this roadway through the development is the responsibility of the developer.

A finding of water sufficiency for water quality, quantity and dependability is also requested at this time. Additionally, the applicants are requesting approval to perform pre-subdivision site grading to include installation of wet utilities.

A. WAIVERS/AUTHORIZATION

Waiver(s): No waivers of the Land Development Code are requested.

Authorization to Sign: Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.



B. APPROVAL CRITERIA

In approving a map amendment (rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment, (Rezoning) of the El Paso County Land Development Code (2022):

- 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 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;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- 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.

In approving a preliminary plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (2022) states the BoCC shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);



- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

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- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

C. LOCATION

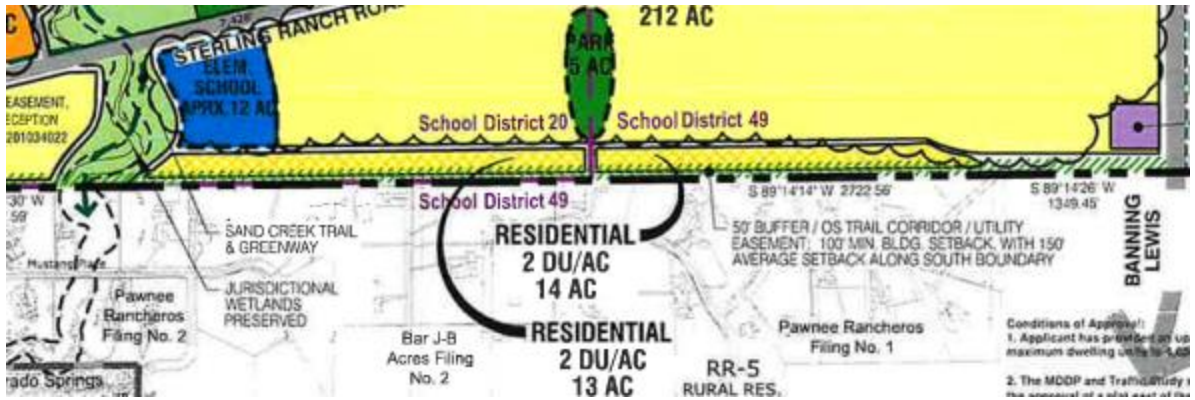
North:	PUD (Planned Unit Development)	Single-family Residential
South:	RR-5 (Residential Rural)	Single-family Residential
East:	RR-5 (Residential Rural)	Undeveloped
West:	RS-5000/RS-6000 (Residential Suburban)	Single-family Residential

D. BACKGROUND

The Sterling Ranch Sketch Plan, consisting of 1,443.70 acres, was heard, and approved by the Board of County Commissioners on November 18, 2008. Minor Sketch Plan amendments have been approved which have relocated the school sites, parkland, utility sites, and have lowered the maximum residential units to 4,800.

No previous amendments to the 2008 Sterling Ranch Sketch Plan impacted buffer and trail locations or changed density transitions and setbacks from adjacent rural properties. The sketch plan requires one-half acre lots at the southern portion of the site, a 100-foot minimum building setback, and a 50-foot open space tract which is to include a trail separating the lots within the Sterling Ranch development from the RR-5 properties to the south within Pawnee Ranch Subdivision. The requested RR-0.5 rezone is in conformance with the buffer area required pursuant to the sketch plan approval. The RR-0.5 zoning district is anticipated to provide a density transition from the rural properties to the south, to the proposed urban density within the preliminary plan area.





E. ANALYSIS

1. Land Development Code Compliance

The applicant is proposing a map amendment (rezoning) of 301 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban), and a map amendment (rezoning) of 35 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). Section 5.3.5, Map Amendment, of the Land Development Code (2022) states:

“The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the Land Development Code also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.

Generally, rezoning is justifiable under one of the following circumstances:

- When the requested rezoning is in general conformance or consistency with the County's Master Plan;
- If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;
- When there was an error or oversight in the original zoning of the property; or
- The zone change is necessary for the general health, safety, or welfare of the community.”

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The applicant is also proposing a 321-acre preliminary plan which includes a transition from the RR-5 properties south of Sterling Ranch by depicting the RR-0.5 acre lots, buffer tract, and additional setback at the southern portion of the preliminary plan. The proposed single-family lots within the remainder of the plan are proposed to be RS-5000 which is consistent with the developed single-family west of the plan area, zoned RS-5000 which includes: Homestead at Sterling Ranch Filing No. 1-2 and Branding Iron at Sterling Ranch Filing No. 1-2 subdivisions. Also, to the west, Homestead North at Sterling Ranch Filing Nos. 1-3 are zoned RS-6000, and currently being developed. The Sand Creek Channel provides an open space amenity between the existing urban development to the west and the proposed development within the preliminary plan. The developed land to the north of the preliminary plan area is zoned PUD, single-family residential. The Retreat at TimberRidge PUD is developed with the smallest lot size of 12,596 square feet adjacent to the proposed preliminary area. The lots within the proposed preliminary plan adjacent to the Retreat at TimberRidge exceed the RS-5000 zoning dimensional standards and range from 7,389 to 18,454 square feet, which is compatible to the adjacent development.

The Sterling Ranch Sketch Plan depicts a density range in the southern portion of the approved sketch plan of 2 dwelling units per acre. The applicant is requesting a rezone to RR-0.5 and depicting an average density of 2 dwelling units per acre on the requested preliminary plan. The Sketch Plan also depicts a density range of 3-5 dwelling units per acre on the remainder of the requested preliminary plan. The applicant is proposing a rezone to RS-5000 and a density of 2.4 dwelling units per acre which is less dense than the sketch plan identified. The applicant has depicted two (2) Academy School District No. 20 school tracts which are anticipated to serve the needs of the growing population within the District. The plan also depicts pedestrian connectivity throughout the plan which connects the proposed open space, and park land within the development to adjacent bi-modal pedestrian trails.

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Briargate Parkway/Stapleton Corridor and Vollmer Road, corridors. The land uses allowed within the proposed RS-5000 zoning district are compatible with the existing and approved urban level residential development surrounding the subject property.



The proposed map amendment and preliminary plan are consistent with the Your El Paso County Master Plan (2021). The two (2) map amendment (rezone) applications meet the purpose of zoning and criteria of approval, in Chapter 5, and of the El Paso County Land Development Code (2022). The preliminary plan application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2022).

The southern portion of the property is located within the CAD-O (Commercial Airport Overlay District) zoning overlay, but not within the Accident Potential Zone (APZ) airport subzone. Single-family residential is an allowable land use within the CAD-O. The CAD-O was adopted by the Board of County Commissioners pursuant to C.R.S §30-28-113 et seq. and 41-4-101 et seq. The purpose of the CAD-O overlay district is to ensure compliance with the Federal Aviation Administration; to ensure free and unobstructed passage of all aircraft through and over airspace, and to acknowledge that private property owners have a property interest in usable airspace above the surface of their property. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided a response indicating that they have no concerns. Section 4.3.1 CAD-O, Commercial Airport Overlay District, of the Land Development Code requires an Airport Activity Notice and Disclosure to be recorded against the title of the property at the time of the final plat but does not require provision of an avigation easement. More specifically, Section 4.3.1 of the Code states:

The following are required prior to approval of any rezoning or subdivision plat:

- *The request shall be referred to Airport Advisory Commission for review and comment.*
- *Airport Activity Notice and Disclosure shall be required to be recorded against the title of the property as a condition of approval.*

The applicant will be required to comply with the above referenced section of the Code at the final plat stage of development.

2. Zoning Compliance

The applicant is requesting approval of a map amendment (rezoning) of 301 acres from the RR-5 (Residential Rural) to the RS-5000 (Residential Suburban) zoning



district. The RS-5000 (Residential Suburban) zoning district is intended to accommodate single-family residential development. The density and dimensional standards for the RS-5000 (Residential Suburban) zoning district are as follows:

- Minimum lot size: 5,000 square feet
- Minimum width at the front setback line: 50 feet
- Setbacks - 25 feet in the front and rear, 5 feet on the sides
- Maximum lot coverage - 40 percent / 45 percent*
- Maximum height: 30 feet

*Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 percent of the total lot area. And;

The applicant is also requesting approval of a map amendment (rezoning) of 35 acres from the RR-5 (Residential Rural) to the RR-0.5 (Residential Rural) zoning district. The RR-0.5 (Residential Rural) zoning district is intended to accommodate rural residential uses where urban services are generally available. The density and dimensional standards for the RR-0.5 (Residential Rural) zoning district are as follows:

- Minimum lot size: 21,780 square feet
- Minimum width at the front setback line: 100 feet
- Setbacks - 25 feet in the front and rear, 10 feet on the sides*
- Maximum lot coverage - none
- Maximum height: 30 feet

* The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.

The preliminary plan is consistent with the requested RR-0.5 and RS-5000 zoning districts.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. **Placetype Character:** Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant



development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional



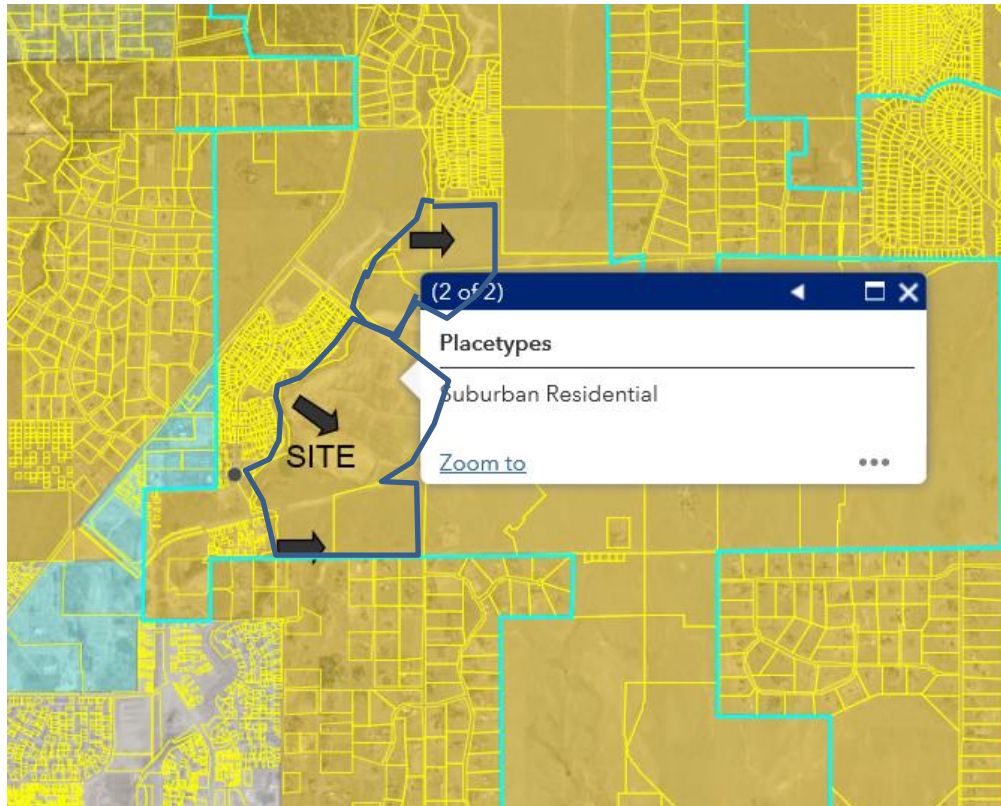


Figure F.1: Placetype Map

Analysis: The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial uses at key intersections. The application is consistent with the land use and densities set forth in the approved sketch plan. Relevant goals and objectives are as follows:

Goal 1.3 – Encourage a range of development types to support a variety of land uses.

Goal 2.1 – Promote development of a mix of housing types in identified areas.

Goal LU3 – Encourage a range of development types to support a variety of land uses.

Objective LU3-1 – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

Objective HC4-1 – Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

Objective E2-1 – Promote conservation design techniques for any future development near riparian areas to protect them through incorporation into the development.

Objective HC2-6 – Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.

Objective TM1-4 – Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

The two map amendments and preliminary plan are consistent with the Suburban Residential Placetype. The riparian corridor containing the Sand Creek Channel has been proposed to be preserved and is depicted in a tract. The applicant provided pedestrian connectivity throughout the development with sidewalks which will connect to the Sand Creek Regional Trail Corridor within the development. The preliminary plan also depicts a transition from the rural residential 5-acre lots south of the development by proposing RR-0.5 zoning in combination with an additional 50-foot buffer tract and an increased 100-foot building setback at the southern portion of the preliminary plan area. The applicant proposes RS-5000 zoning throughout the remainder of the preliminary plan. However, the lots sizes within the proposed development exceed the 5,000 square feet minimum lot size of the request map amendment (rezone), and range up to 18,454 square feet, which is anticipated to provide a variety of housing types within the development area.

b. Area of Change Designation: New Development

The subject parcel is within an area of New Development: These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise

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complementary one such as an employment hub or business park adjacent to an urban neighborhood.

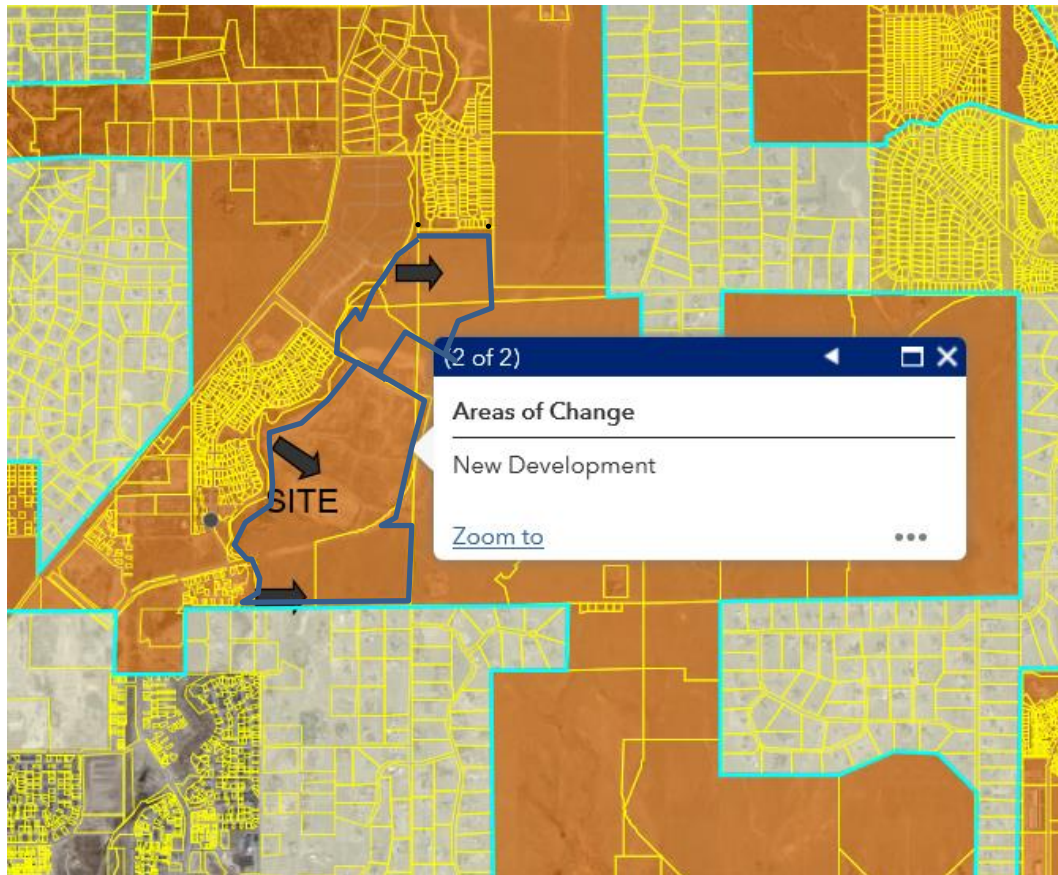


Figure F.2: Area of Change Map

Analysis: The proposed rezones and preliminary plan are located in an area which is expected to completely or significantly change in character. The applicant proposes to develop the subject property with single-family residential homes which is consistent with the existing development to the north and west adjacent to the site. A relevant priority is as follows:

Goal LU3 Specific Strategy Priority - "The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or

otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.”

c. Key Area Influences: Potential Areas for Annexation

The subject property is located within the Potential Areas for Annexation. The key area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. The property is not contiguous to the City boundary. The applicant does not wish to annex into the City at this time. The applicant, City and County are coordinating on the design of Vollmer Road and Briargate Parkway/Stapleton Corridor. Continued coordination between the applicant, City, and County is anticipated to occur to ensure the design and construction for the Sand Creek Channel, and impacted roadways.

d. Other Implications (Priority Development, Housing, etc.) The subject property is located within a High Priority Development Area, Falcon Area.

The Falcon community has developed its own unique character and functions like a small municipality. New Suburban Residential development would not only match the existing development pattern in Colorado Springs and Falcon to the east and west but also act as a density buffer between more urban development to the south and large-lot to the north. The proposed rezone is also consistent with the High Priority Areas, and the guidelines below:

- *Residential development near the municipal boundaries adjacent to this area may include single-family attached and multi-family units.*
- *The County should emphasize Stapleton Road, Woodmen Road and Vollmer Road as connectivity corridors that would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development.*
- *The County should support the completion of Stapleton Road to improve connectivity between Falcon and Colorado Springs.*
- *Neighborhood-level commercial uses and public services should also be considered in these areas at key intersections.*

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The subject area is anticipated to continue to have significant growth due the establishment of central water and sanitation services. As residential development occurs, commercial areas are anticipated to develop in these areas to provide local services to the residents in the area. Two school sites are proposed within the preliminary plan area which are anticipated to provide education and recreation opportunities to the area. The proposed map amendment (rezone) and preliminary plan requests are consistent with the developed area, and with the goals and policies of the Master Plan.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

Goal 1.2 – Integrate water and land use planning.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

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

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

Policy 6.4.1.3 – Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.

Policy 6.4.1.4 – Promote long-term planning by water providers for sustainable water supplies serving new development.

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The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Region 3, Falcon Area, which is expected to experience significant growth by 2040. Specifically, the 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.

The Water Master Plan identifies a current water demand of 4,494-acre feet (AF) and a current supply of 7,164 AF for this Region, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area included within the rezoning request is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of 1,518 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by 2060.

A finding of water sufficiency regarding quantity, dependability, and quality is being requested with the proposed preliminary plan request.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Services Division, and the US Fish & Wildlife Services were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) does not identify valued deposits in the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.



The Community Services Department Parks Division has provided the response below which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022).

“...The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. As part of the recording of numerous final plats along the western side of Sand Creek, SR Land, LLC, is in the process of dedicating or has already dedicated to El Paso County numerous trail easements along this section of the regional trail. The preliminary plan does show a 15’ County trail and maintenance road on the east side of Sand Creek; however, as noted above, this is not the planned location for the Sand Creek Regional Trail. El Paso County appreciates the increased connectivity this additional creekside trail will provide, but construction and on-going maintenance will be the responsibility of the homeowner’s association or Sterling Ranch Metropolitan District.”

Furthermore, the proposed Briargate Parkway Bicycle Route bisects the project site along an east-west alignment. 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 Preliminary Plan contains a large percentage of park and open space areas, including the aforementioned 29-acre community park situated along Sand Creek, as well as numerous neighborhood parks, passive use areas, and open spaces. Staff encourages the applicant to develop park, trail, active-use area, and playground plans that provide a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

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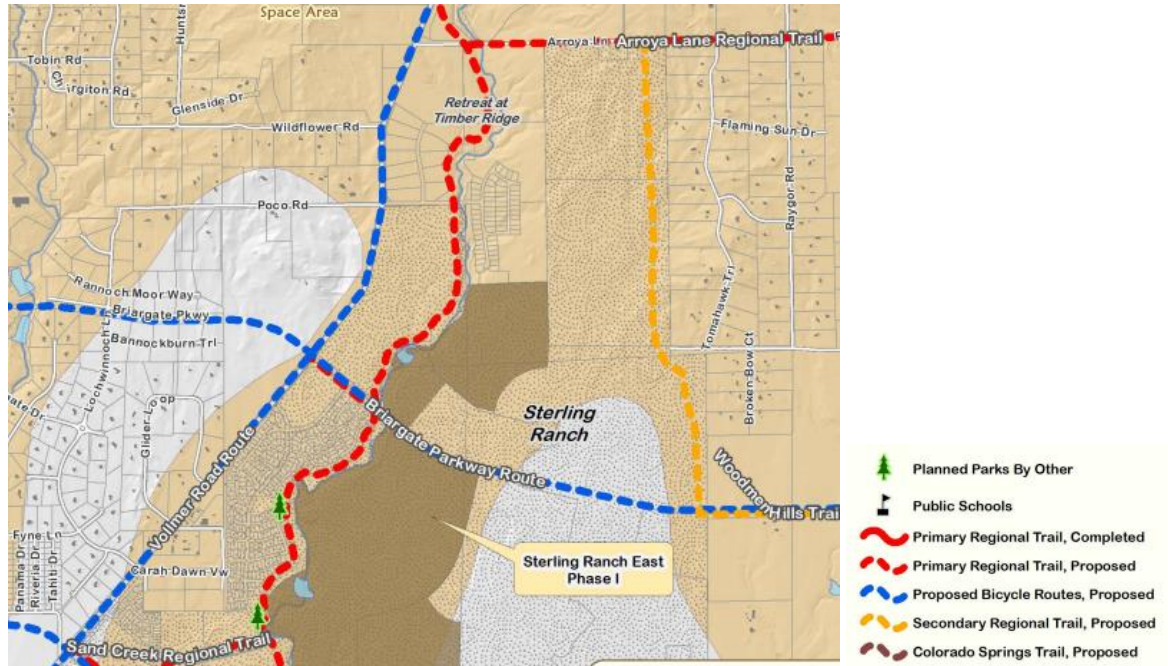


Figure F.3: Parks Master Plan Trail Map

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified in the development area that would preclude development in the Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated April 19, 2022, that would preclude development if mitigation were to occur. The applicant has provided a map of the constraints and hazards impacting the lots on sheet 36 of their plan set attached. The applicants have depicted the following note on the preliminary plan:

Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soils, Geology and Geologic Hazard Study Report by Entech Engineering Inc., dated April 19, 2022, in file SP 22-004 available at the El Paso County Planning and Community Development Department.

- Potentially Unstable Slopes: Drainage along west portion of site, (Filing 1 Lots 68-71, 235-241, 252-256 and 184-201)

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- Flooding: Drainage along west portion of site
- Seasonal Shallow Groundwater: (Filing 1 Lots 99-101 and 173-191)
- Potentially Seasonal Shallow Groundwater:(Filing 2 Lots 6-7, 15-19, 37-40 and 86-99)
- Floodplain
- Expansive Soils
- Areas of Ponded Water:
- Artificial Fill
- Hydrocompaction: (Filing 1 Lots 88-118, 139-147, 183-187, 215, and 216) (Filing 2 Lots 1-3, 20-36, 42-54, 59-68, 166, and 178-185) (Filing 3 Lots 99-104)
- Areas of Erosion
- Radon
- Potentially unstable slopes will be mitigated with regarding to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design.
- In Areas of Shallow Groundwater: Due to shallow groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.
- . Potentially unstable slopes will be mitigated with regarding to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This
- will be addressed with final design. In Areas of Shallow Groundwater: Due to shallow groundwater in the area, all foundations shall incorporate an underground
- drainage system. Under drains to be maintained by the District.

2. Floodplain

As shown on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G and 08041C0535G, portions of the subject property are located within a FEMA Zone AE, floodplain with studied base flood elevations. The west edge of the proposed subdivision contains the FEMA floodplain from the Sand Creek channel.

3. Drainage and Erosion

The proposed subdivision is located within the Sand Creek drainage basin, which was studied in 1996. This basin requires drainage and bridge fees to be paid at the

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time of final plat recording. The site generally drains from northeast to southwest toward the main tributary of Sand Creek, which ultimately outfalls into Fountain Creek. Conveyance of offsite runoff from the properties north and east of the preliminary plan area will be provided through the Sterling Ranch East development.

A Preliminary Drainage Report (PDR) was provided with the preliminary plan submittal. The PDR analysis and design indicates that the proposed development will not release developed runoff in excess of historic rates. The PDR concludes that “development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions.”

The Sand Creek Drainage Basin Planning Study (DBPS) calls for the construction of a regional detention pond downstream known as Pond 3 northwest of the intersection of Woodmen Road and Marksheffel Road, which has been completed by the City of Colorado Springs, as well as stabilization improvements to the Sand Creek channel downstream and adjacent to the subject site. The Sterling Ranch MDDP Amendment No. 2 & Preliminary Drainage Report for Sterling Ranch East (2022) was reviewed and approved with the recent Sketch Plan amendment. The developer’s consultants have designed facilities to comply with full-spectrum detention and water quality requirements with this preliminary plan, and the proposed drainage plan is in general conformance with the 2022 MDDP.

Improvements for the Sand Creek channel adjacent to the Sterling Ranch East Phase 1 preliminary plan area are required in accordance with the Development Agreement for Sterling Ranch approved in July 2022 (project number DA-22-1). The proposed channel improvements will be eligible to offset drainage basin fees for Sterling Ranch East.

An erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, a financial assurance estimate (FAE), a stormwater management plan (SWMP), and wet utility plans will be required for the pre-subdivision grading request. Construction Plans for Briargate Parkway and Sterling Ranch Road adjacent to the site are being reviewed under a separate construction drawing project.

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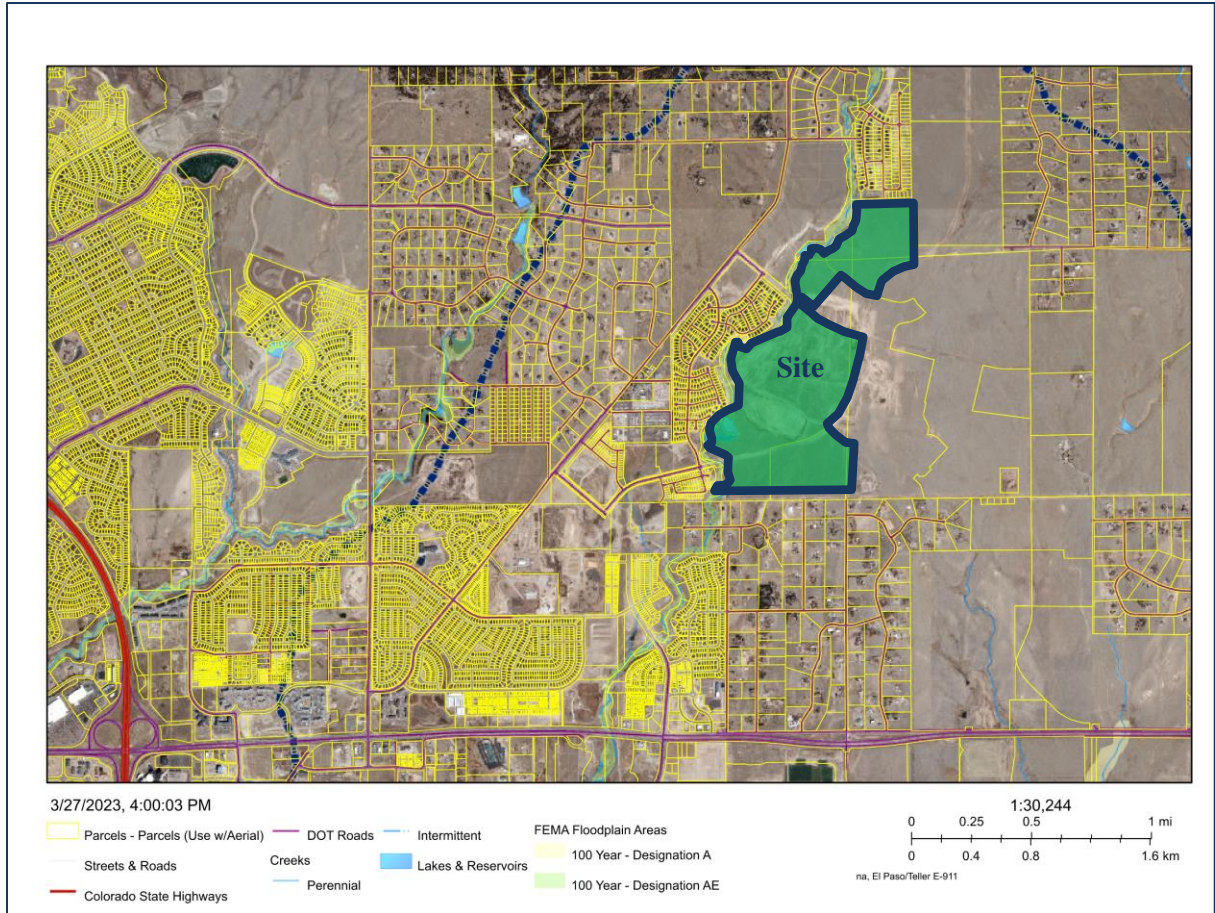


Figure G.1: Transportation and Drainage Overview

4. Transportation

The Sterling Ranch East Phase I preliminary plan and rezone areas are located approximately 3,700 feet east of the intersection of Vollmer Road and proposed Marksheffel Road, approximately 1,700 feet southeast of the intersection of Vollmer Road and proposed Briargate Parkway, along the northwest and southeast side of proposed Sterling Ranch Road and the northeast and southwest side of proposed Briargate Parkway. Access to the development is proposed from several intersections on Sterling Ranch Road, a proposed Non-Residential Collector, and two intersections on Briargate Parkway, a proposed Principal Arterial, requiring approval of deviations. Rights-of-way for the segments of Sterling Ranch Road and Briargate Parkway adjacent to the preliminary plan area were platted with Homestead North at Sterling Ranch Filing No. 1 and construction plans for those roads are currently under review.

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A traffic impact study (TIS) dated March 2023 was provided with the preliminary plan and rezoning submittals. Table 5 of the Sterling Ranch East Rezoning & Preliminary Plan SP-22-004, P-22-012, P-22-013 Traffic Impact Study, as amended and pending approval, identifies required onsite and offsite roadway improvements and overall developer responsibilities toward those improvements. The updated Master Traffic Impact Study for Sterling Ranch submitted with the Sterling Ranch Sketch Plan Amendment (SKP-22-004) shall be completed by the developers and accepted by the ECM Administrator prior to final approval of this preliminary plan.

Traffic generated from the 761 proposed dwelling units and schools in this development is estimated to be approximately 11,000 average daily trips. The proposed interior roads will be public paved roads dedicated to the County for ownership and maintenance. The proposed roads and traffic depicted in the TIS and the preliminary plan are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS.

Approximately 32,000 linear feet of Urban Local public roads are proposed to be constructed with this subdivision as shown on Figure 16 of the TIS.



Sterling Ranch East

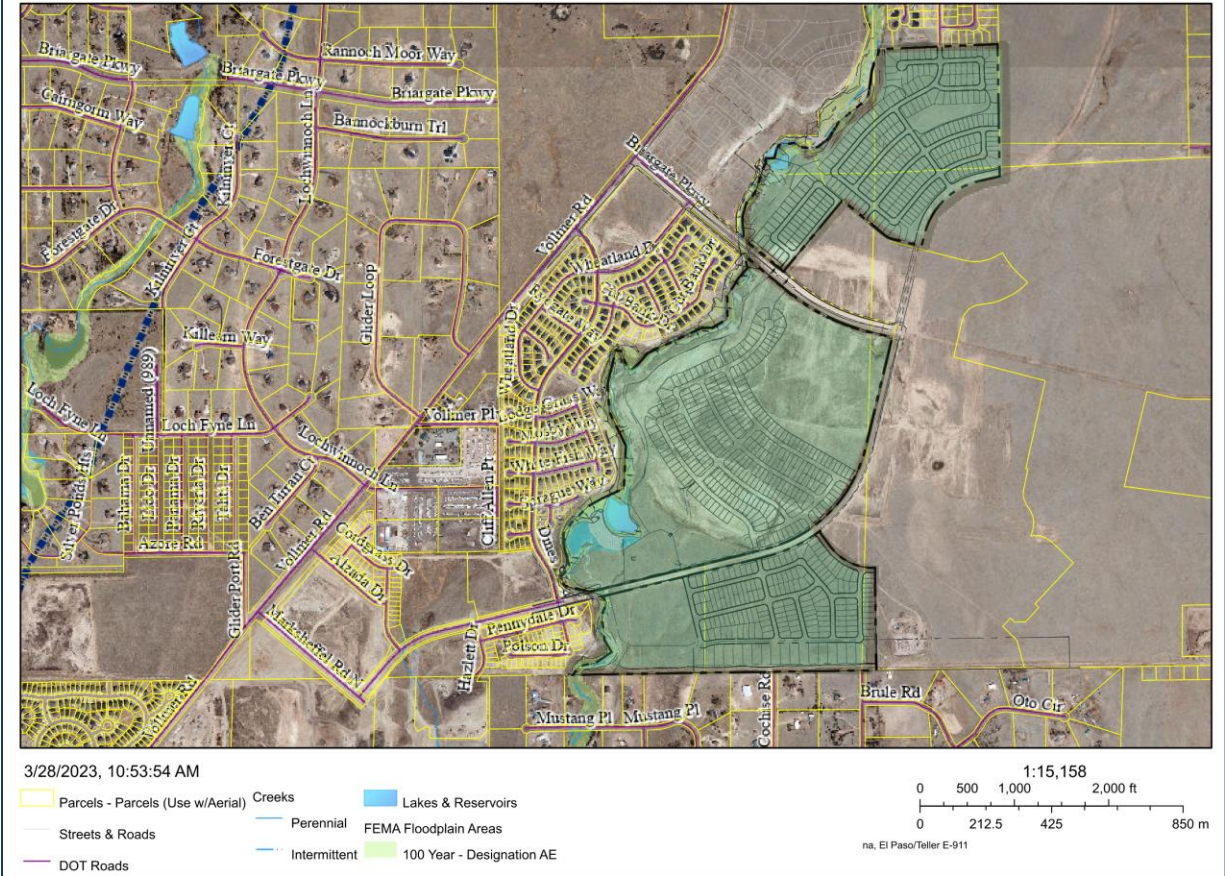


Figure G.2: Preliminary Plan Overlay

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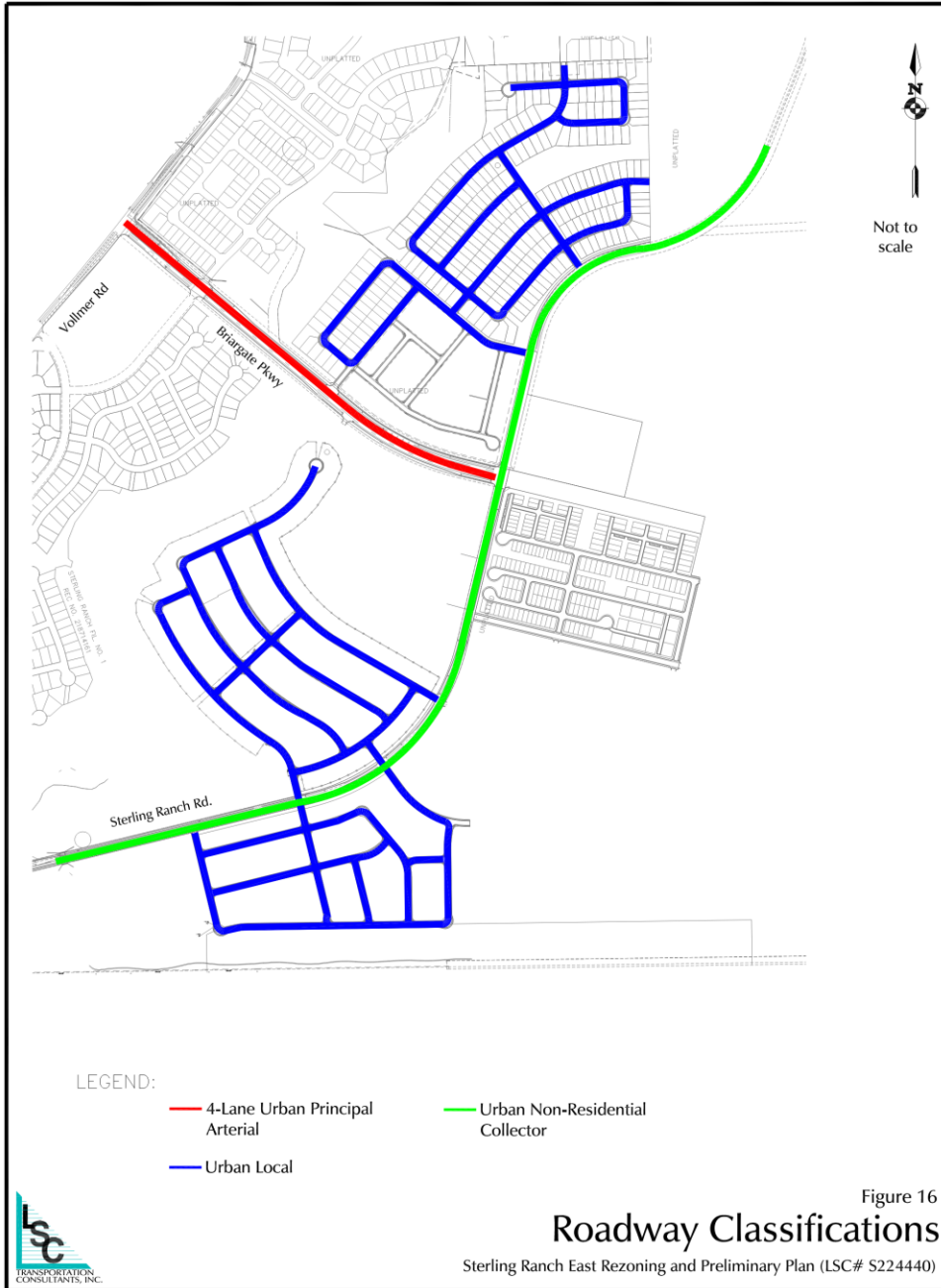


Figure G.3: Roadway Classifications from TIS

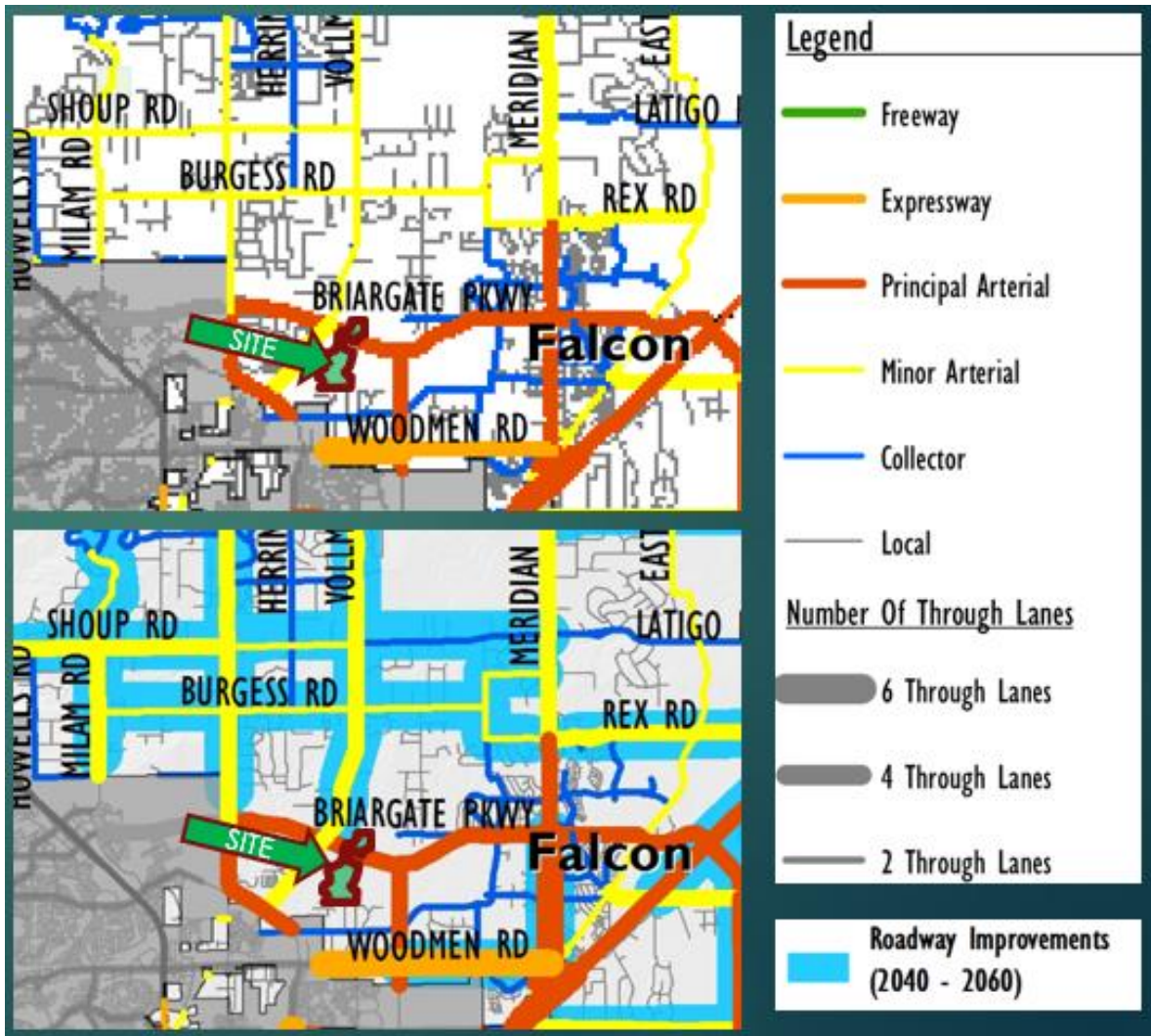


Figure G.4: Major Transportation Corridors Plan (2040 and 2060)

H. SERVICES

1. Water

Falcon Area Water and Wastewater Authority (FAWWA) provides water service and has committed to serve the development via an intergovernmental agreement with the Sterling Ranch Metropolitan District.

Water Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

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Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Falcon Area Water and Wastewater Authority (FAWWA) provides water service and has committed to serve the development via an intergovernmental agreement with the Sterling Ranch Metropolitan District.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments. The applicants have provided a commitment to serve from the District.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities south or Briargate Parkway/Stapleton Corridor. Black Hills Energy will provide Natural Gas north of the Corridor. The agencies were sent a referral and have no outstanding comments.

5. Schools

The site is within the boundaries of the Academy School District No. 20. School dedication for the benefit of Academy School District No. 20 is required with the subsequent recording the final plat(s). The applicant has depicted two (2) sites within the preliminary plan area. School District No. 20 is in agreement with the school site locations.

I. APPLICABLE RESOLUTIONS

The two (2) map amendment (rezoning) requests must be approved prior to the preliminary plan approval. See attached resolutions.

J. STATUS OF MAJOR ISSUES

No major issues remain.

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K. RECOMMENDED CONDITIONS AND NOTATIONS

A. Should the Board of County Commissioners find that the requests meet the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning), of the El Paso County Land Development Code (2022), staff recommends the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district and RR-0.5 (Residential Rural) zoning district as described in the legal descriptions for each map amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a map amendment (rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Map amendment (rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety



B. Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2022) staff recommends the following conditions and notations:

CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
3. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
4. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 5 of the Sterling Ranch East Rezoning & Preliminary Plan Traffic Impact Study, as amended and pending approval, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in the Sterling Ranch East Phase 1 Preliminary Plan area.
5. The updated Master Traffic Impact Study for Sterling Ranch (submitted with SKP-22-004) shall be completed by the developers and accepted by the ECM Administrator prior to approval of a final plat within this preliminary plan area.

NOTATIONS

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.



2. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
4. Modifications to the preliminary plan as a result of the final technical design of adjacent roadways, and the Sand Creek Channel shall not require a preliminary plan amendment.

C. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 166 adjoining property owners on April 3, 2023, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

D. ATTACHMENTS

Vicinity Map
RR-0.5 Rezone Letter of Intent
RS-5000 Rezone Letter of Intent
Preliminary Plan Letter of Intent
RR-0.5 Rezone Drawing
RS-5000 Rezone Drawing
Preliminary Plan Drawing
State Engineer's Letter
County Attorney's Letter
CSAAC Letter
Draft RR-0.5 Rezone Resolution
Draft RS-5000 Rezone Resolution
Draft Preliminary Plan Resolution



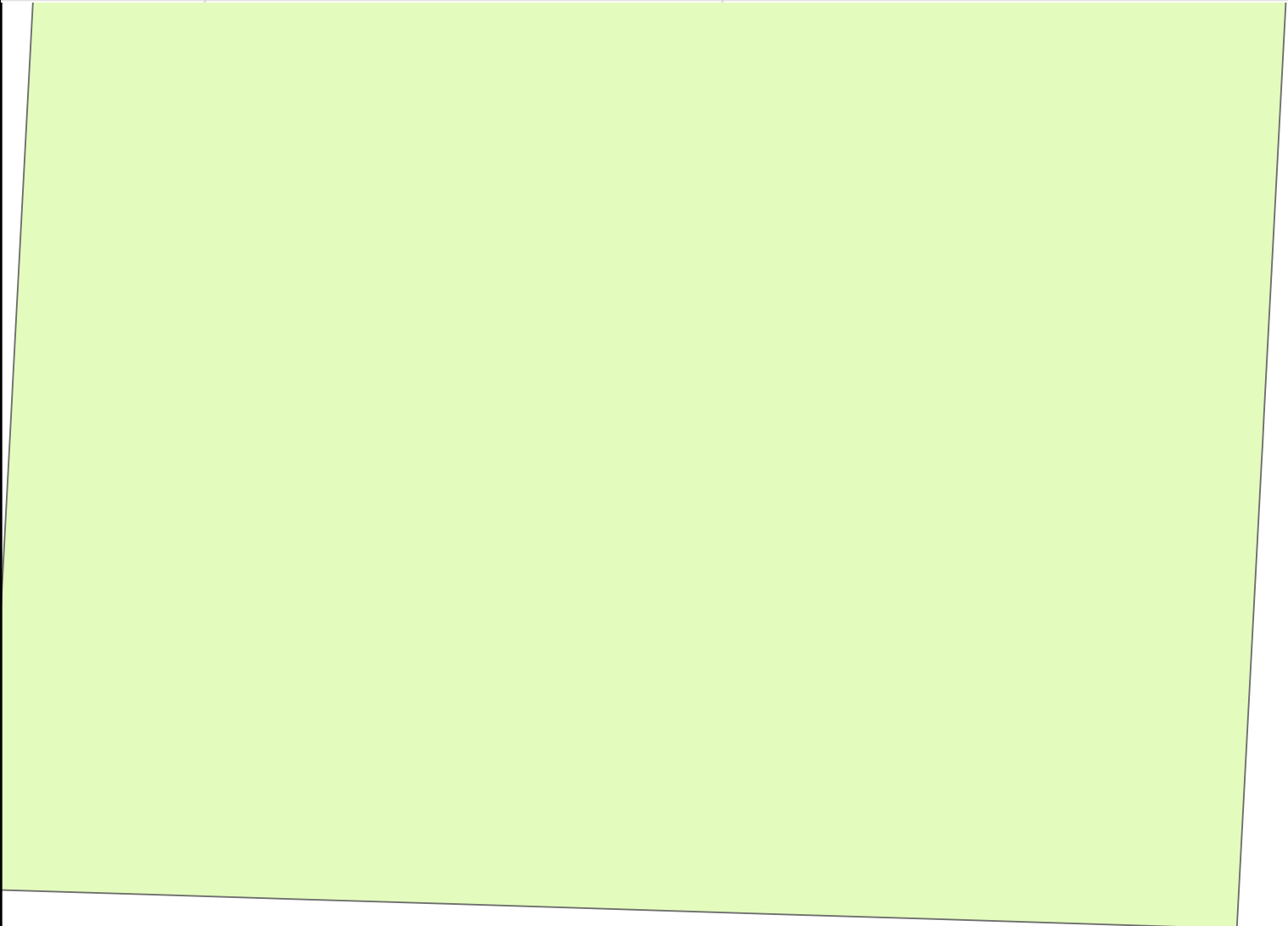
El Paso County Parcel Information

SP224

File Name:

Date:

PARCEL	NAME	ADDRESS
5200000552	CLASSIC SRJ LAND LLC	34-12-65
5200000553	CLASSIC SRJ LAND LLC	34-12-65
5200000554	CLASSIC SRJ LAND LLC	34-12-65
5227000008	CLASSIC SRJ LAND LLC	9275 ARROYA LN, COLORADO SPRINGS CO, 80908
5228000037	CLASSIC SRJ LAND LLC	MARKSHEFFEL RD, COLORADO SPRINGS CO, 80908
5228000038	CLASSIC SRJ LAND LLC	MARKSHEFFEL RD, COLORADO SPRINGS CO, 80908
5233000015	CLASSIC SRJ LAND LLC	33-12-65
5233000016	CLASSIC SRJ LAND LLC	33-12-65
5233000017	CLASSIC SRJ LAND LLC	33-12-65
5233000018	CLASSIC SRJ LAND LLC	33-12-65



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907

BOCC Report 50 of 133



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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.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5233000017, 5233000018, 5200000552, 5200000553

ACREAGE: 35.126 ACRES

CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

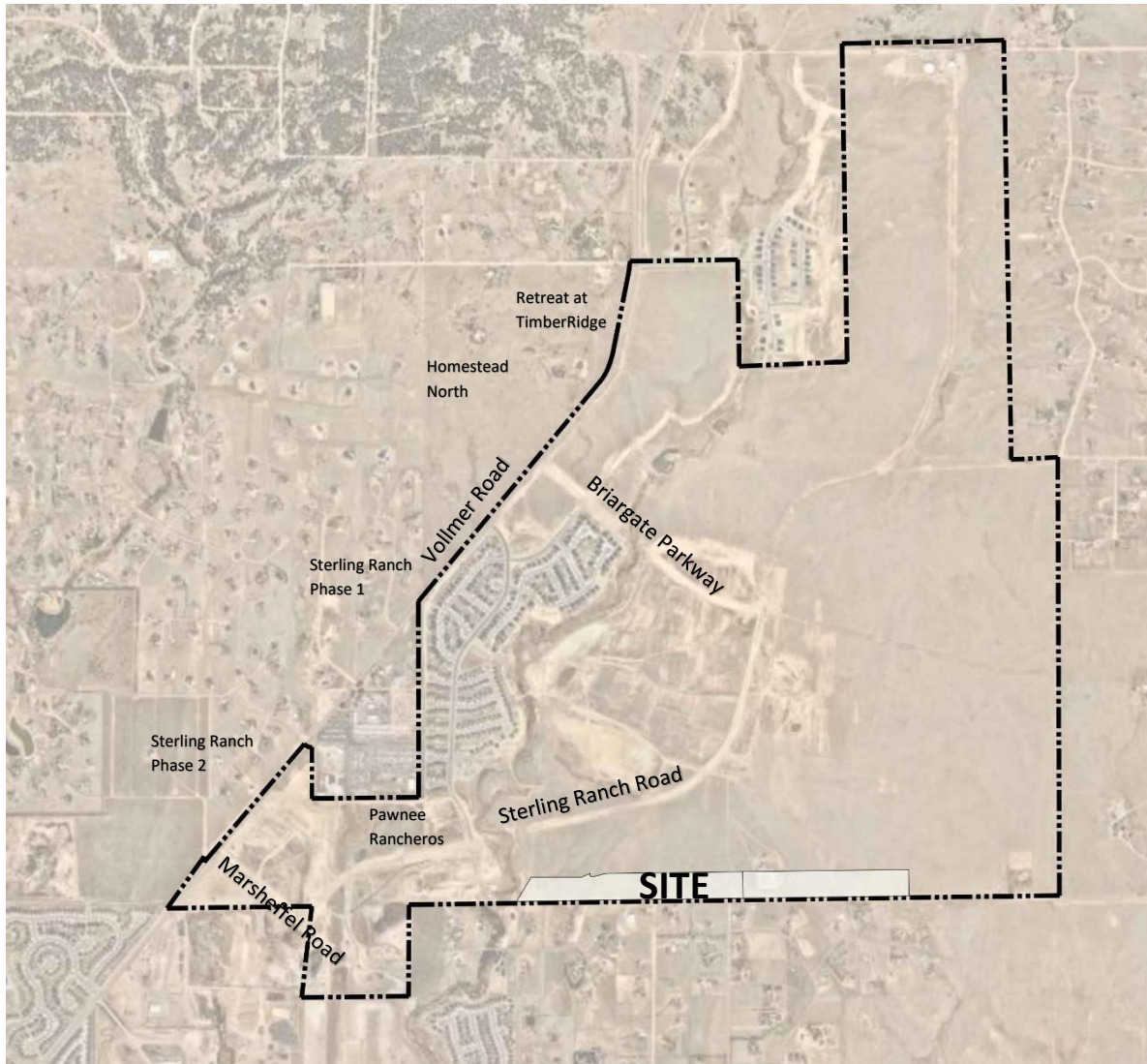
PCD FILE #: P-22-013

REQUEST

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

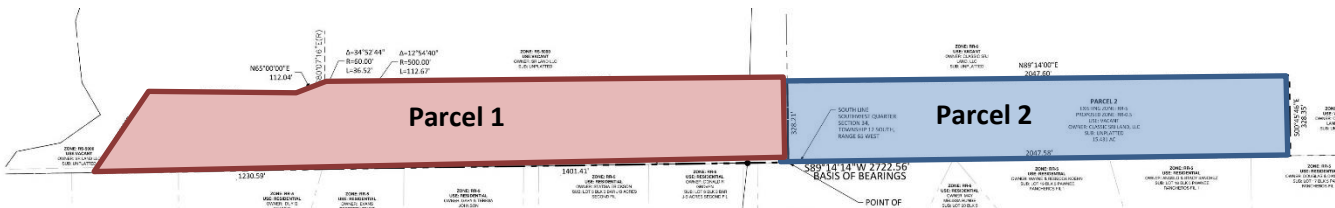
LOCATION

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.



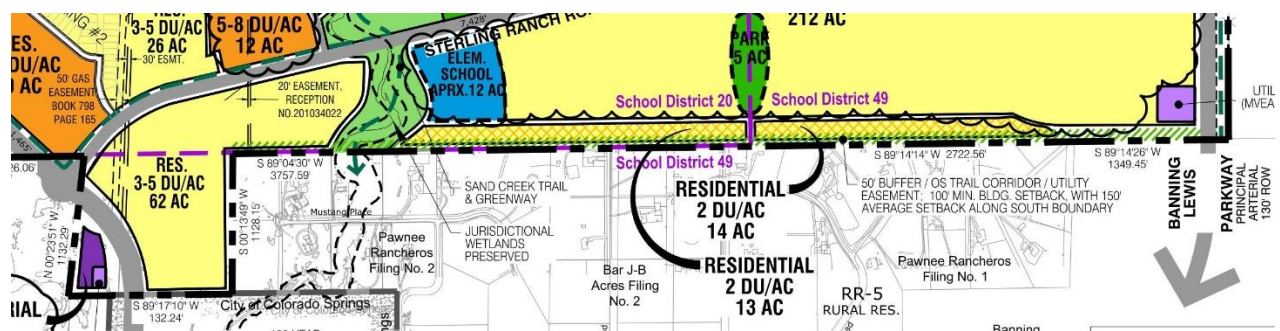
PROJECT DESCRIPTION & CONTEXT

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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STERLING RANCH EAST RS-5000 MAP AMENDMENT (REZONING)

LETTER OF INTENT

REVISED MARCH 13, 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.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5227000008, 5200000552, 5200000553, 5200000554, 5228000037, 5228000038, 5233000015, 5233000016, 5233000017, 5233000018

ACREAGE: 301.033 ACRES

CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

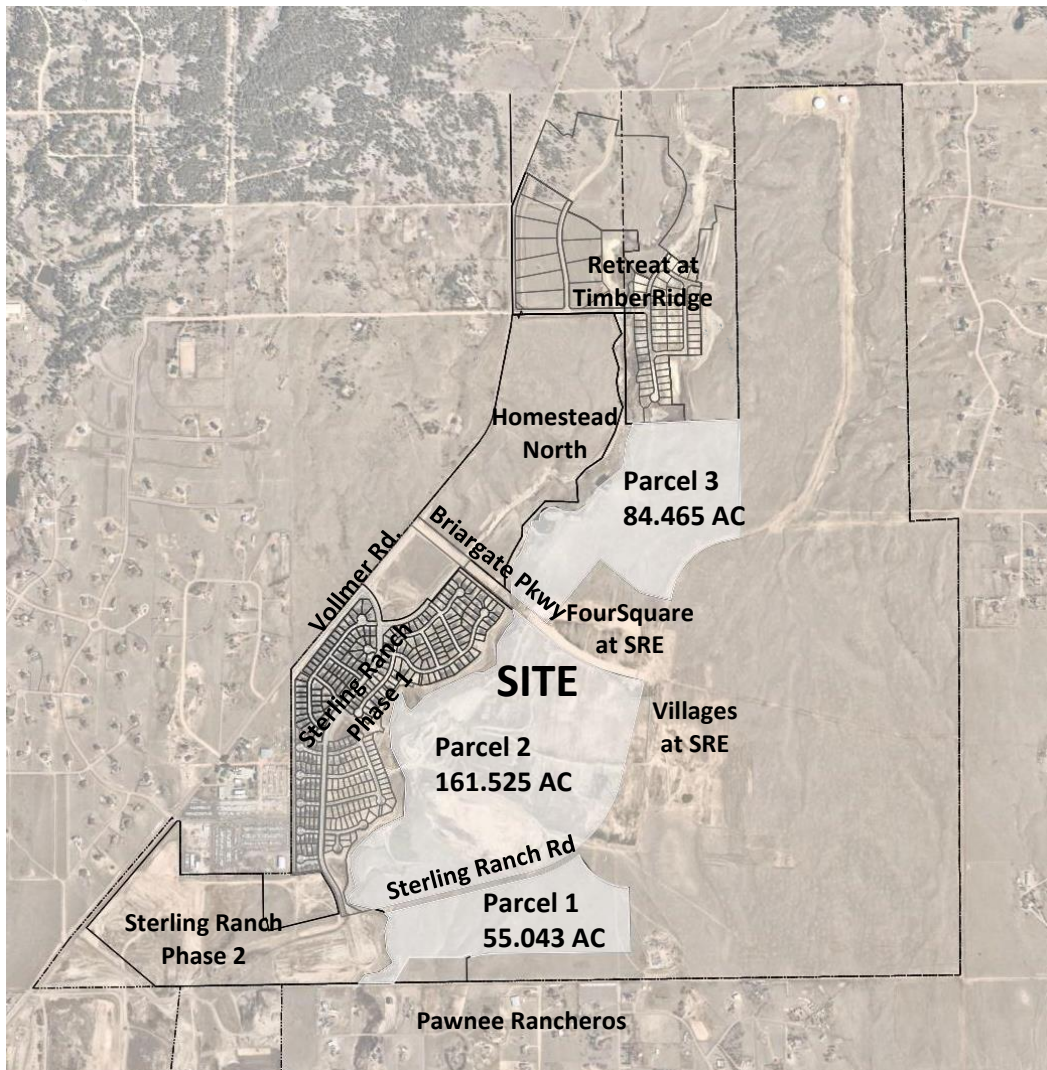
PCD FILE #: P-22-012

REQUEST

N.E.S. Inc. on behalf of Classic Consulting requests approval of a Map Amendment (Rezoning) from RR-5 to RS-5000.

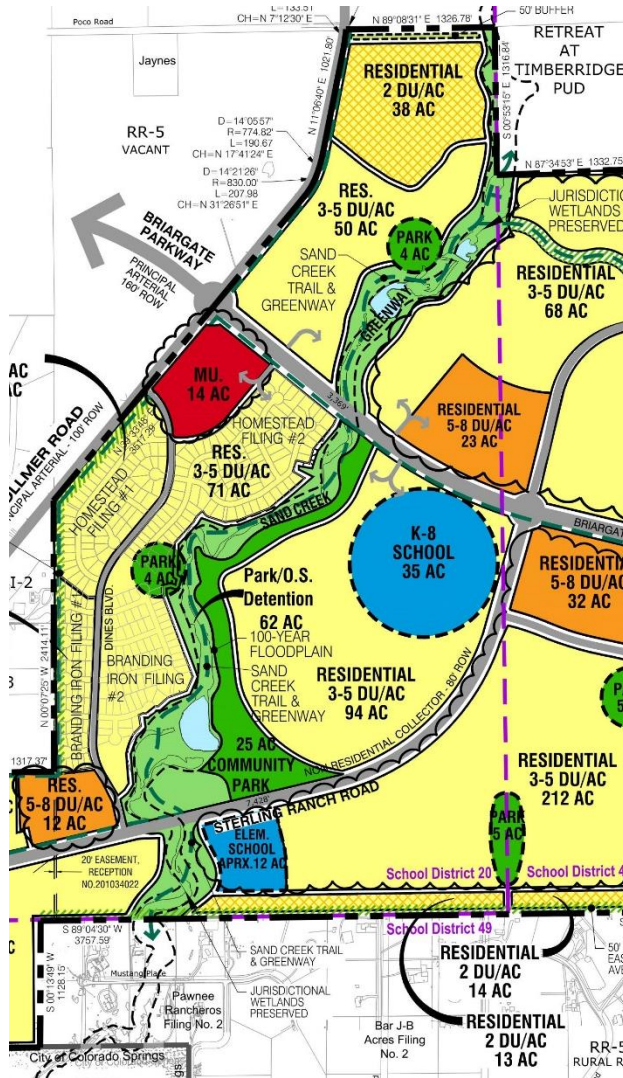
LOCATION

The Sterling Ranch East RS-5000 rezone area includes 301.033 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 north and south of the proposed extension of Briargate Parkway and north, west and 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 Retreat at TimberRidge development lies immediately to the north. The remainder of the Sterling Ranch property is situated to the east and south. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south.



PROJECT DESCRIPTION & CONTEXT

SKETCH PLAN COMPLIANCE:

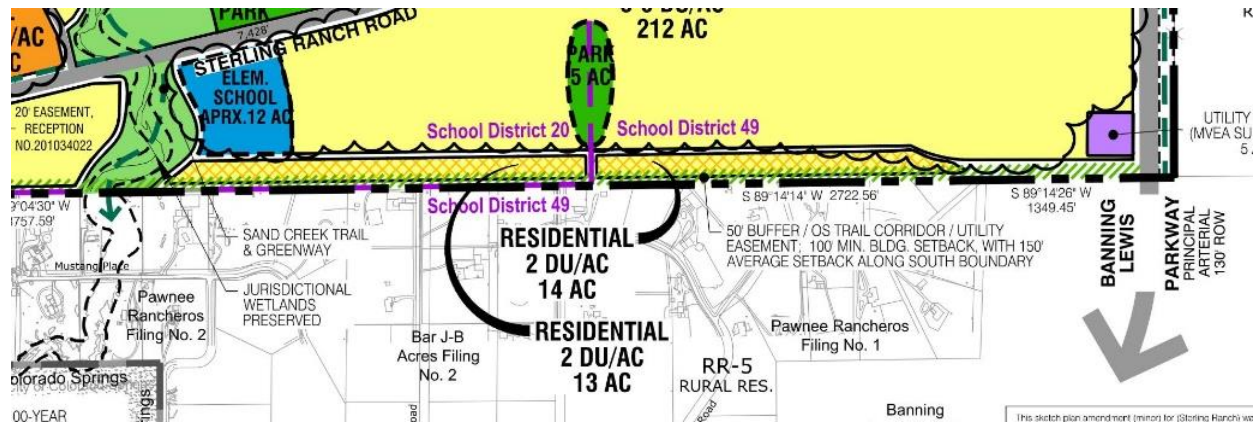


This map amendment request is for a zone change from RR-5 to RS-5000 for 301.033 acres of Sterling Ranch East. The Sterling Ranch Sketch plan amendment was approved in December 2022, which reduces the density cap to 4,800 dwelling units on 1,444 acres. The Sketch Plan amendment identifies the area included within this proposed rezone as primarily residential at a density of 3-5 du/ac per acre. A 35-acre K-8 school site, a 12-acre elementary school site and a community park are also included in the rezone area on the approved Sketch Plan.

The intent of the proposed RS-5000 zoning is to meet the 3-5 dwelling units per acre density shown on the Sketch Plan. Per the approved Sketch Plan amendments, approximately 47 acres for the two school sites, 30 acres for a Community Park and approximately 68 acres for open space/neighborhood parks/drainage. The remaining 157 acres will accommodate residential lots of a 5,000 sq.ft. minimum size and associated public streets, which is equivalent to approximately 4.5 du/ac. This is consistent with Sketch Plan density of 3-5 du/ac. Inclusion of the supporting school and community park sites within the rezone area is also consistent with the

approved Sketch Plan.

The Sketch Plan shows a 50-foot buffer/trail corridor and a 2 du/ac residential density along the southern boundary of the property, the intent of which is to provide a transition between the suburban density of the Sterling Ranch development and the lower density 5-acre Pawnee Rancheros subdivision to the south. A separate request to rezone that area to RR-0.5 has been submitted for review to the County to ensure that this area is retained as a transition and buffer as originally intended.



COMPATIBILITY/TRANSITIONS: This rezone continues the suburban density approved in Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north is the Retreat at TimberRidge, zoned PUD. Phase D of this development is adjacent to the north boundary of the rezone area and includes lots with a minimum size of 12,000 sq. ft. The western boundary of the RS-5000 rezone area is framed by the Sand Creek Channel, to the west of which is existing and proposed single-family residential development in Sterling Ranch Phases 1 and 2 and Homestead North. These areas are zoned RS-5000 and RS-6000 for suburban density development respectively.

To the east is vacant land designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, an additional elementary school site, and neighborhood parks. The proposed FourSquare at Sterling Ranch East is situated northwest of the intersection of Sterling Ranch Road and Briargate Parkway. The proposed Villages at Sterling Ranch East is situated southeast of the intersection of Sterling Ranch Road and Briargate Parkway. These are both higher density detached and attached single family residential developments that are currently under review with the County. Both are consistent with the higher density anticipated at this intersection in the Sterling Ranch Sketch Plan.

The zone change to RS-5000 is compatible with the existing RS-5000 zoning within Sterling Ranch to the west of Sand Creek. It also provides a transition between the lower density Retreat at TimberRidge and Homestead North developments to the north and the higher density areas of Sterling Ranch at the intersection of Sterling Ranch Road and Briargate Parkway.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south of the RS-5000 rezone. As noted above, a concurrent application is under review to rezone the 29.863-acre area immediately adjacent to Pawnee Rancheros to RR-0.5 to provide a transition and buffer between the suburban density of the Sterling Ranch development and the adjacent 5-acre lots, consistent with the approved Sketch Plan.

TRAFFIC: A Traffic Impact Analysis for Sterling Ranch East Phase 1, prepared by LSC in November 2022, is included in this submittal. The traffic report analyses the entirety of the concurrent Sterling Ranch East Phase 1 Preliminary Plan, which includes the proposed RS-5000 rezone area and the part of the

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

- 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 D or better during peak hours as stop sign controlled intersections, based on the projected short term and 2042 total traffic volumes.
- Some of the movements at Marksheffel/Vollmer and Marsheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours; once signalized all movements at these intersections are projected to operate at LOS D or better based on the projected short term and 2042 total traffic volumes.
- It is recommended the intersection of Burgess/Vollmer is reconstructed as a modern one-lane roundabout and is projected to operate at a LOS C or better for all approaches during the peak hours.

UTILITIES: Water and wastewater will be provided by the FAWWA with all Sterling Ranch Metro District assets 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 both Black Hills Energy and Colorado Springs Utilities for natural gas supply.

FLOODPLAIN: Areas along Sand Creek on the western boundary of the site are located in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018), indicating an approximate one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly within the open space/park areas proposed along Sand Creek. The remainder of the site where development is planned is not located in a flood hazard zone, indicating that flood risk for the majority of the site is deemed by FEMA to be 'minimal'.

WETLANDS: The adjacent Sand Creek drainageway includes jurisdictional wetlands and Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This proposed rezone area does not impact the main Sand Creek Channel or existing wetlands. As part of the concurrent Preliminary Plan application, the east side of the channel is incorporated as part of the open space and trail system for Sterling Ranch.

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 and listed as a moderate risk with one small pocket of high risk along the east side of the site, 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
- Sterling Ranch Metro District – water and wastewater
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Black Hills Energy - Gas

PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 5.2.5.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 include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The proposed RS-5000 zoning will support single-family detached residential with a net residential density of approximately 4.5 du/ac, which 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 RS-5000 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 RS-5000 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. 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 and will be facilitated by this rezone. 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 multiple local trails will be included for circulation and recreational use through the rezone area. These trails will be owned and maintained by the Sterling Ranch Metropolitan District.

The rezone area will also include the Sterling Ranch community park, a trail along the creek and other smaller neighborhood parks to serve residents. Parks and open space within the Sterling Ranch Preliminary Plan (currently under review) total 97.29 acres. These parks 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;

This rezone 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. The zone change to RS-5000 is compatible with the existing RS-5000 zoning within Sterling Ranch to the west of Sand Creek. The proposed RS-5000 zoning provides a transition between the Retreat at Timberidge PUD zoning to the north, with 12,000 SF minimum lot size, the RS-6000 zoning to the northwest in Homestead North, and the proposed higher density areas of Sterling Ranch (FourSquare and The Villages) that are concentrated at the Briargate Parkway and Sterling Ranch Road intersection.

A separate submittal is under review to rezone the area along the south boundary to RR-0.5 for a minimum of half-acre lots to facilitate the 2 du/ac per acre residential density, 50-foot buffer identified on the approved Sketch Plan. This lower density and buffer were intended as a transition between the suburban density proposed with this RS-5000 zoning and the lower density 5-acre lots in the 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 RS-5000 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 via Sterling Ranch Road and has access to adequate utilities.

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

LETTER OF INTENT

REVISED MARCH 2023

OWNER/APPLICANT:

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

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5200000553, 5200000554, 5228000037, 5228000038, 5233000015, 5233000016, 5233000017, 5233000018, 5200000552, 5227000008, 5233000015

ACREAGE: 320.73 ACRES

CURRENT ZONING: RR-5

PROPOSED ZONING: RS-5000 AND RR-0.5

CURRENT USE: VACANT LAND

PCD FILE #: SP-22-004

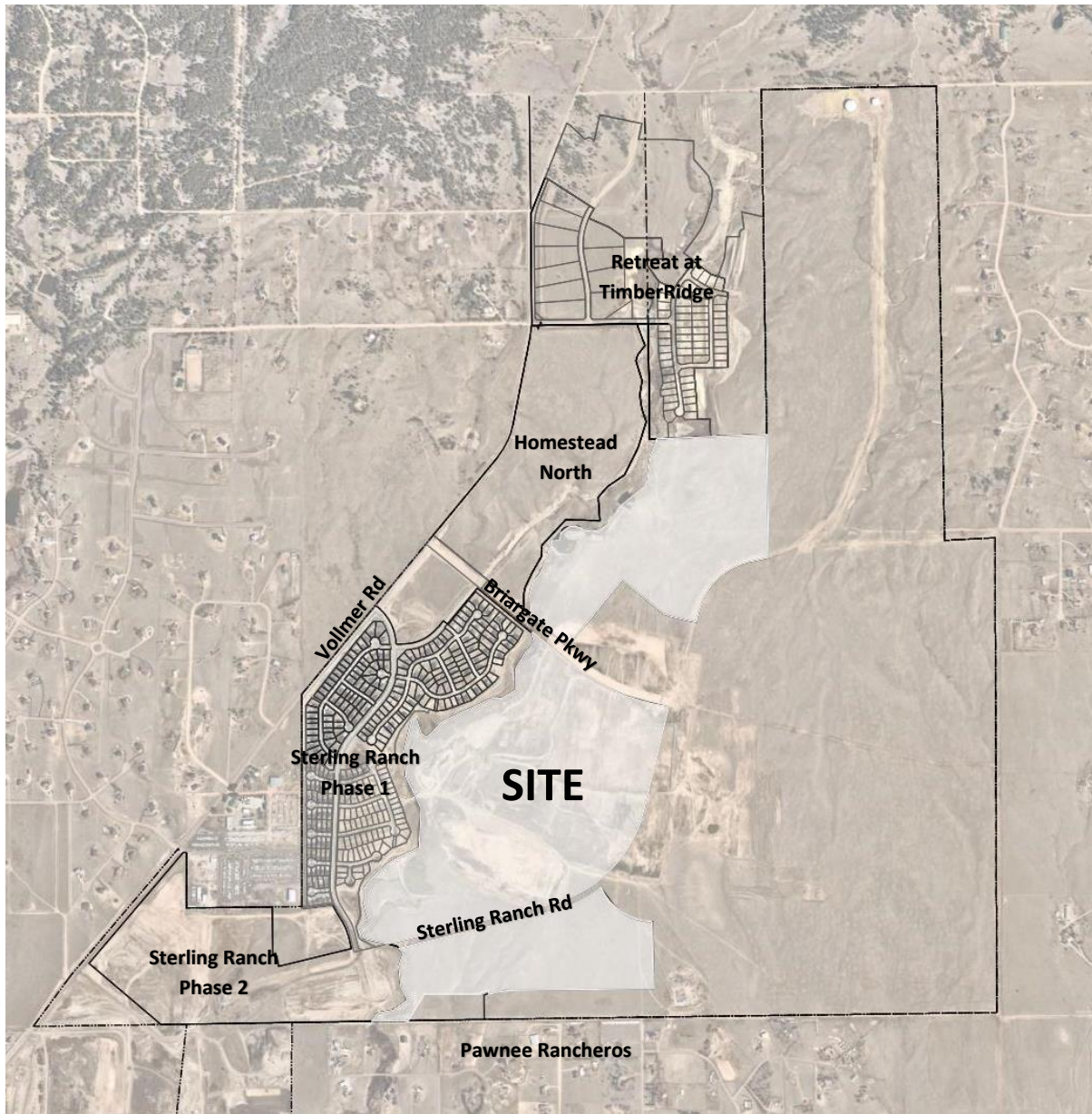
REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

1. Sterling Ranch East Phase 1 Preliminary Plan, to be platted in four filings, will include; 761 single-family lots, one 11.86ac tract for an elementary school and one 38.5ac filing for a future school site, a 29.31 acre tract for a Community Park, and 67.49ac in several tracts for neighborhood parks, open space and drainage.
2. A finding of water sufficiency with the Preliminary Plan and subsequent Final Plats to be approved administratively.

LOCATION

Sterling Ranch East Phase 1 Preliminary Plan includes 320.73 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 north and south of the proposed extension of Briargate Parkway and north, west and 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 Retreat at TimberRidge development lies immediately to the north. The remainder of the Sterling Ranch property is situated to the east and south. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south.



PROJECT DESCRIPTION & CONTEXT

Sterling Ranch East Phase 1 Preliminary Plan proposes 761 detached single-family lots on 320.73 acres. The development includes 134.54 acres of single-family lots, 39.09 acres of road right-of-way, 11.86ac for an elementary school and one 38.5ac filing for a future school site, a 29.31 acre tract for a Community Park, and 67.49 acres for neighborhood parks, open space and drainage. The gross density of the project is 2.4 dwelling units per acres and the net density, net of school, park and open space tracts, is 4.3 du/ac. Sterling Ranch East Phase 1 Preliminary Plan will be developed in four filings: Filing 1 with 294 lots on 122.98ac, Filing 2 with 42 lots on 16.84ac, Filing 3 with 187 lots on 67.62 ac and Filing 4 with 238 lots on 67.62ac.

Concurrent rezonings of the property to RS-5000, with a narrow strip of RR-0.5 zoning along the south boundary, are currently under review. The Preliminary Plan has 740 lots within the proposed RS-5000 zone area, with a minimum lot size of 5,000 square feet and 19 lots along the south part of the site within the RR-0.5 zone area with a half-acre minimum lot size. A 50-foot-wide buffer and a 100-foot building setback is included between the half-acre lots and the south boundary of the site. The project proposes 25-foot landscape setbacks on Briargate Parkway and 10-foot landscape setbacks on Sterling Ranch Road. Building setbacks, heights and lot coverage will meet the RS-5000 and RR-0.5 zoning standards.

A finding of water sufficiency is requested with the Preliminary Plan and the administrative approval of subsequent final plats.

SKETCH PLAN CONSISTENCY: The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed preliminary plan as Residential at a density of 3-5 du/ac per acre. On the south boundary of the site, the Sketch Plan identifies 2 du/ac per acre residential density, a 50-foot buffer and a 100-foot setback. This lower density and buffer 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. A 38.5-acre K-8 school site and a community park are also shown on the Sketch Plan within the Phase 1 area.

The area north of Briargate Parkway is identified in the approved Sketch Plan as an Active Adult Community with a residential density of 5-8 du/ac. A Sketch Plan Amendment is concurrently under review which removes the Active Adult Community designation to the north of Briargate and reduces the density of that area to 3-5 du/ac. This amendment also relocates a 11.8-acre elementary school site from the west side of Sand Creek to the east side of Sand Creek, south of Sterling Ranch Road. The school relocation was at the request of and following discussion with School District 20.

Within the area of the Sketch Plan identified as 3-5 du/ac, the Sterling Ranch East Phase 1 Preliminary Plan proposes 740 lots with a net density of approximately 4.3 du/ac, which is consistent with the Sketch Plan. Within the area identified on the Sketch Plan as 2 du/ac, the Preliminary Plan proposes 19 lots with a minimum half acre size, which is consistent with the Sketch Plan density along the south boundary. This density will be secured by the concurrent RR-0.5 zoning for this area. The inclusion of a

50-foot buffer and a 100-foot setback on the south boundary of the site is also consistent with the requirements of the Sketch Plan for this transitional area. The inclusion of a 5-foot trail within the 50-foot buffer tract along the south boundary is also consistent with the approved Sketch Plan. This trail will provide connectivity from the eastern portion of Sterling Ranch to the Regional Trail on the west side of Sand Creek and the community parks, trails and open space within Sterling Ranch. Inclusion of the supporting school and park sites within the Preliminary Plan area is also consistent with the Sketch Plan.

COMPATIBILITY/TRANSITIONS: This Preliminary Plan continues the suburban density approved in Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north is the Retreat at TimberRidge, zoned PUD. Phase D of this development is adjacent to the north boundary of the rezone area and includes lots with a minimum size of 12,000 sq. ft. The western boundary of the Preliminary Plan area is framed by the Sand Creek Channel, to the west of which is existing and proposed single-family residential development in Sterling Ranch Phases 1 and 2 and Homestead North. These areas are zoned RS-5000 and RS-6000 for suburban density development respectively.

To the east is vacant land designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, an additional elementary school site, and neighborhood parks. The proposed FourSquare at Sterling Ranch East is situated northwest of the intersection of Sterling Ranch Road and Briargate Parkway. The proposed Villages at Sterling Ranch East is situated southeast of the intersection of Sterling Ranch Road and Briargate Parkway. These are both higher density detached and attached single family residential developments that are currently under review with the County. Both are consistent with the higher density anticipated at this intersection in the Sterling Ranch Sketch Plan.

The Preliminary Plan is compatible with the existing RS-5000 zoning within Sterling Ranch to the west of Sand Creek. It also provides a transition between the lower density Retreat at TimberRidge and Homestead North developments to the north and the higher density areas of Sterling Ranch at the intersection of Sterling Ranch Road and Briargate Parkway.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south of the Preliminary Plan area. As noted above, the Preliminary Plan proposes 19 lots with a minimum half acre size along the south boundary and this density will be secured by the concurrent RR-0.5 zoning for this area. The inclusion of a 50-foot buffer and a 100-foot setback on the south boundary of the site will provide additional transition and buffer between the suburban density of the Sterling Ranch development and the adjacent 5-acre lots, consistent with the intent of the approved Sketch Plan.

TRAFFIC: A Traffic Impact Analysis for Sterling Ranch East Phase 1, prepared by LSC in November 2022, is included in this submittal. There are six access points provided to the preliminary plan area from Sterling Ranch Road and Briargate Parkway. The Traffic Report concludes:

- The residential portion of the Sterling Ranch East Phase 1 Preliminary Plan is projected to generate about 7,176 new external vehicle trips on the weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally

occurs for one hour between 6:30 and 8:30am., about 19 vehicles would enter and 394 vehicles would exit the site. During the afternoon peak hour, which generally occur for one hour between 4:15 and 6:15 p.m., about 451 vehicles would enter and 265 vehicles would exist the site.

- The future school sites within Sterling Ranch East Phase 1 Preliminary Plan are projected to generate about 3,774 new external vehicle trips on the average weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30am., about 660 vehicles would enter and 563 vehicles would exist the site. During the afternoon peak hour.
- 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 D or better during peak hours as stop sign controlled intersections, based on the projected short term and 2042 total traffic volumes.
- Some of the movements at Marksheffel/Vollmer and Marsheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours; once signalized all movements at these intersections are projected to operate at LOS D or better based on the projected short term and 2042 total traffic volumes.
- It is recommended the intersection of Burgess/Vollmer is reconstructed as a modern one-lane roundabout and is projected to operate at a LOS C or better for all approaches during the peak hours.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Road, E Woodmen Road, and Highway 24, providing shorter travel time to employment and commercial facilities.

NOISE: Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad.

No site-specific noise study was undertaken for Sterling Ranch East Phase 1 as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. The Homestead North Noise Impact Study recommended a minimum 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6' concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identify. A detail of the 6' concrete panel wall is provided in the PUDSP plan set (sheet 32).

Noise studies have been undertaken for Phases 1 and 2 of the Sterling Ranch development, which found that a minimum 6-foot-high noise barrier along the main arterials of Vollmer Road, Briargate Parkway, and Marksheffel Road would reduce all noise levels in Phases 1 & 2 of development to levels below 67 decibels. Based on the recommendations of this study, a 6-foot-high noise barrier is proposed along the part of Briargate Parkway within the Sterling Ranch East Phase 1 Preliminary Plan. No mitigation is required along Sterling Ranch Road as it is a non-arterial classification.

WATER: Sterling Ranch East Phase 1 Preliminary Plan is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA). Sterling Ranch East Phase 1 includes 761 lots which fall into high-density development ratios for small lots, and roughly 28.31 acres of irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This project includes two schools; one is a 38.5-acre set aside for K-8 school and the other is a 11.8-acre Elementary School. The 11.8-acre Elementary school, estimated as 13 SFE had water set aside on a final basis in Branding Iron No. 2. Therefore, only water for the K-8 School is set-aside here. The resulting water demand is 335.68 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave 1024.62AF for 300 years net excess of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Phase 1 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of 5,387 SFE. This leaves a net excess of currently available water of 1024.62 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One Preliminary Plan on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- **2040 Scenario:** Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- **2060 Scenario:** Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be

substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area 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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

WASTEWATER: The wastewater commitment is for 133,816 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 13.30% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of both Black Hills Energy (north of Briargate Parkway) and Colorado Springs Utilities (south of Briargate Parkway) for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE: The drainage improvements associated with the Sterling Ranch East Phase 1 Preliminary Plan are consistent with the Master Development Drainage Plan for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Classic Engineering prepared a Sterling Ranch MDDP Amendment No. 2 and Preliminary Drainage Report for this site, included with this submittal.

FLOODPLAIN: Areas along Sand Creek on the western boundary of the site are located in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018), indicating an approximate one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly within the open space/park areas proposed along Sand Creek. The remainder of the site where development is planned is not located in a flood hazard zone, indicating that flood risk for the majority of the site is deemed by FEMA to be 'minimal'.

WETLANDS: The adjacent Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. Sterling Ranch East Phase 1 Preliminary Plan includes part of the Sand Creek Channel, including some non-jurisdictional wetlands. The east side of the channel is incorporated as part of the open space and trail system for Sterling Ranch within the Preliminary Plan and is not impacted by development.

WILDLIFE: Bristlecone Ecology's Natural Features and Wetlands Report found that in general the site provides moderate to poor quality habitat for wildlife. State listed and state sensitive species were not observed. The site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse. Overall negligible impacts to forest species are expected as few trees will be cleared for construction. Grassland species are expected to experience the greatest adverse impact. Some species that prefer suburban habitat(s) are expected to benefit from the increase of bird feeders, trees in yards, and designated open spaces. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small number, and thus are not expected to be affected any more than other species. Federally listed T&E species are not expected to occur on the project site.

WILDFIRE: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk along the east side of the site, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as hydro compaction, collapsible or loose soils, unstable slopes, expansive soils, shallow bedrock, and seasonally shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: Sterling Ranch East Preliminary Phase 1 Preliminary Plan is largely within Academy School District 20 but the eastern portions are within Falcon School District 49. Two school sites are identified on the Preliminary Plan within the District 20 boundary, consistent with the proposed amendment to the Sketch Plan. An elementary school site is proposed south of Sterling Ranch Road adjacent to the Sand Creek. A second 38.5-acre K-8 school site located southwest of the intersection of Sterling Ranch Road and Briargate Parkway is anticipated to serve this development in the future. School land dedication will be ratified at the time of final plat in lieu of fees.

TRAILS AND OPEN SPACE: The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 96.8-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. Parks have been located so that residents have a ten-minute walk or

less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Tract B of Filing 1 as shown on the Preliminary Plan is proposed for a Community Park, consistent with the approved Sterling Ranch Sketch Plan. Programming and design of the community is in progress. The developer intends to enter into a Park Lands Agreement for the Community Park with EPC Community Services Department at the time of the Filing 1 plat. This park will be owned and maintained by Sterling Ranch Metro District.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas (south of Briargate Parkway)
- Black Hills Energy – Gas (north of Briargate Parkway)

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County master plan documents for the Sterling Ranch East Phase 1 Preliminary Plan 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 include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The Sterling Ranch East Phase 1 Preliminary Plan, which will accommodate densities of less than 5 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed schools, parks and open space areas are consistent with the supporting land uses for this placetype.

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 Preliminary Plan 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 Sterling Ranch East Phase 1 Preliminary Plan will implement this transformation through new development that is consistent with the densities and uses 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 Sterling Ranch East Phase 1 Preliminary Plan 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.

Sterling Ranch East Phase 1 Preliminary Plan is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only Sterling Ranch Metropolitan District, but the Retreat and future Ranch as well.

Sterling Ranch East Phase 1 includes 761 lots which fall into high-density development ratios for small lots, and roughly 28.31 acres of irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This project includes two schools; one is a 38.5-acre set aside for K-8 school and the other is a 11.8-acre Elementary School. The 11.8-acre Elementary school, estimated as 13 SFE had water set aside on a final basis in Branding Iron No. 2. Therefore, only water for the K-8 School is set-aside here. The resulting water demand is 335.68 acre-feet.

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“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.”

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of 5,387 SFE. This leaves a net excess of currently available water of 1024.62 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One Preliminary Plan on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- **2040 Scenario:** Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- **2060 Scenario:** Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area 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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed.

Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

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 and will be facilitated by this Preliminary Plan. 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. Multiple community trails are included for circulation and recreational use through the Sterling Ranch Phase 1 Preliminary Plan, including a 15' combined trail and maintenance road along the east side of Sand Creek area. The Preliminary Plan also includes the Sterling Ranch Community Park and other smaller neighborhood parks to serve residents. Parks and open space within the Sterling Ranch Preliminary Plan total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

The Sterling Ranch East Phase 1 Preliminary Plan is consistent with the preliminary plan approval criteria set forth in Chapter 7.2.1D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

The relevant County Plans for Sterling Ranch East Phase 1 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Sterling Ranch East Phase 1 Preliminary Plan is in general conformity with these plans as described above.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of 761 residential lots, two school sites, parks and open space, is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots to the south, and the higher density and commercial uses within the rest of Sterling Ranch. The development will provide much needed new housing opportunities for existing and future County residents that is supported by an

appropriate level of services, utilities, and recreational opportunities. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The proposed subdivision of residential lots is consistent with the Sketch Plan. All subdivision design standards are met and no deviations are requested.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water resources report provided by JDS Hydro. It is noted that that water set aside for the 11.8-acre Elementary School received a finding of sufficiency under Branding Iron Number 2. The commitment was 13 SFE for water.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

The wastewater commitment is for 133,816 gal/day on an average daily- maximum monthly basis. This commitment includes both school sites and all proposed residential lots. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as hydro compaction, collapsible or loose soils, unstable slopes, expansive soils, shallow bedrock, and seasonally shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. Foundations in areas of high groundwater are recommended to penetrate sufficient depth to prevent ice lens formation. A subsurface perimeter drain is recommended in all areas of high subsurface moisture conditions. The underdrains will be maintained by Sterling Ranch Metropolitan District No. 3. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Drainage Report prepared by Classic Engineering.

8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. Right-turn and left-turn deceleration lanes are recommended at proposed site accesses on Sterling Ranch Road and Briargate Parkway corridors, which will be designed in accordance with County ECM criteria. No deviation to proposed street improvement plans is proposed.

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

All lots will be accessible by new public streets that comply with the LDC and ECM. All lots have the required minimum 30 feet of frontage to the public streets.

10. The proposed subdivision has established an adequate level of compatibility by

(1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The primary natural physical feature on the site is the Sand Creek channel. The east side of the Sand Creek channel is incorporated within the Sterling Ranch East Phase 1 Preliminary Plan part of the open space and trail system for Sterling Ranch and is to be retained as a natural feature. A tributary to Sand Creek was mapped in the southern part of the Preliminary Plan area. Field inspection confirmed that this is an upland swale with no discernable streambed or bank and no wetlands present. This drainage feature is not a significant feature and will be removed with site grading.

(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Recreation and open space areas within Sterling Ranch Phase 1 Preliminary Plan will provide a variety of recreational opportunities, internal trails and parks. A proposed 15' combined maintenance road and community trail runs along the length of the east side of Sand Creek Trail which provides opportunities for pedestrian and bicycle transportation and recreation along the riparian corridor. A 5-foot trail is included within the 50-foot buffer tract along the south boundary, consistent with the approved Sketch Plan. This trail will provide

connectivity from the eastern portion of Sterling Ranch to the Regional Trail on the west side of Sand Creek and the community parks, trails and open space within Sterling Ranch.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

This Preliminary Plan continues the suburban density approved in Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area. The Preliminary Plan is compatible with the existing RS-5000 zoning within Sterling Ranch to the west of Sand Creek. It also provides a transition between the lower density Retreat at TimberRidge and Homestead North developments to the north and the higher density areas of Sterling Ranch at the intersection of Sterling Ranch Road and Briargate Parkway.

The 19 half acre lots, 50-foot-wide buffer and a 100-foot building setback between the half-acre lots and the south boundary of the site will provide a transition between the proposed suburban development in the rest of Sterling Ranch East Phase 1 Preliminary Plan and the existing Pawnee Rancheros 5-acre rural residential subdivision to the south.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area. The Sand Creek Channel design is currently being reviewed under a separate application (CDR-20-004). The Sterling Ranch East Phase 1 Preliminary Plan will not impact the main Sand Creek Channel or existing wetlands. The east side of the Sand Creek channel is incorporated within the Sterling Ranch East Phase 1 Preliminary Plan part of the open space and trail system for Sterling Ranch and is to be retained as a natural feature.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

A Traffic Impact Analysis for Sterling Ranch East Phase 1, prepared by LSC in November 2022, is included in this submittal. There are six access points provided to the preliminary plan area from Sterling Ranch Road and Briargate Parkway. The report recommends various road improvements and, subject to these improvements, concludes that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network.

11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities and Black Hills Energy. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.

P:\Classic2\Sterling Ranch East\Admin\Submittals\SRE Preliminary Plan #1\SRE PP1_Letter of Intent_2nd Submittal_11.16.22.docx

STERLING RANCH EAST PHASE 1

SECTION 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
REZONE

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34 BY A 3-1/2" ILLIGIBLE CAP AND AT THE EAST END BY THE SOUTH QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR S89°14'14"W, A DISTANCE OF 2722.56 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34 SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 1230.59 FEET;

THENCE N31°00'00"E, A DISTANCE OF 351.85 FEET;
THENCE N90°00'00"E, A DISTANCE OF 624.68 FEET;
THENCE N65°00'00"E, A DISTANCE OF 112.04 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S80°07'16"E, HAVING A DELTA OF 34°52'44", A RADIUS OF 60.00 FEET AND A DISTANCE OF 36.32 FEET TO A POINT ON CURVE;
THENCE S82°20'03"E, A DISTANCE OF 36.32 FEET;
THENCE N76°19'20"E, A DISTANCE OF 104.34 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°54'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT;
THENCE N89°14'00"E, A DISTANCE OF 1632.66 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°54'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT;
THENCE N89°14'00"E, A DISTANCE OF 1632.66 FEET;
THENCE S00°46'00"E, A DISTANCE OF 328.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19.695 ACRES (857,893 SQUARE FEET).

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING;

THENCE N00°46'00"W, A DISTANCE OF 328.21 FEET;
THENCE N89°14'00"E, A DISTANCE OF 2047.60 FEET;
THENCE S00°45'48"E, A DISTANCE OF 328.35 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2047.58 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.431 ACRES (672,183 SQUARE FEET).

CONTAINING A TOTAL CALCULATED AREA OF 35.126 ACRES (1,530,076 SQUARE FEET).

SITE DATA

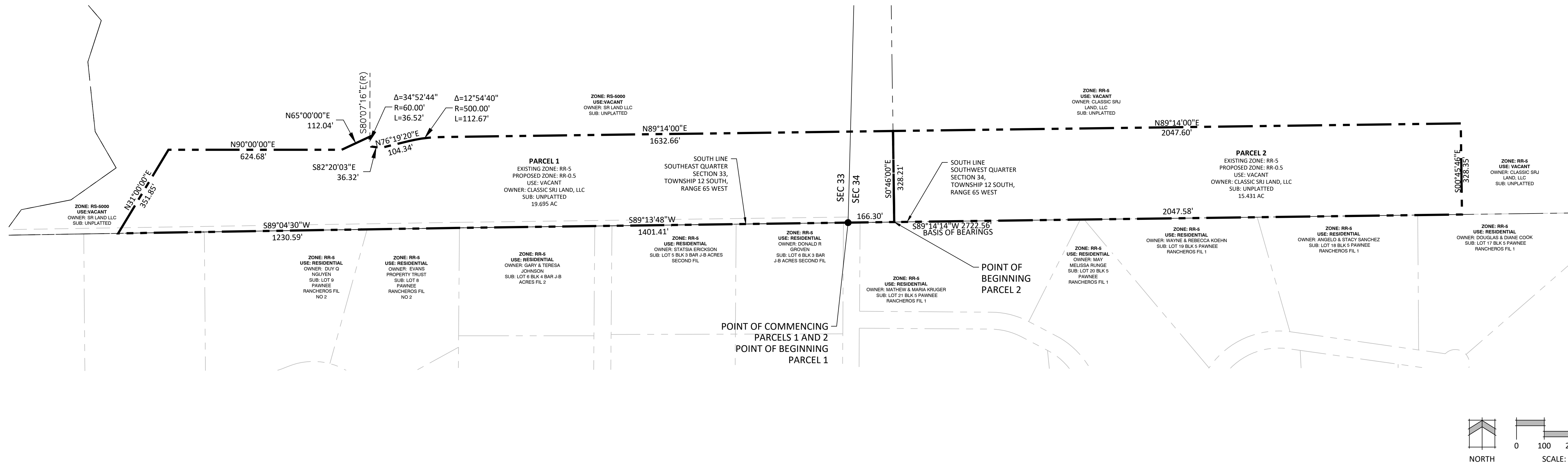
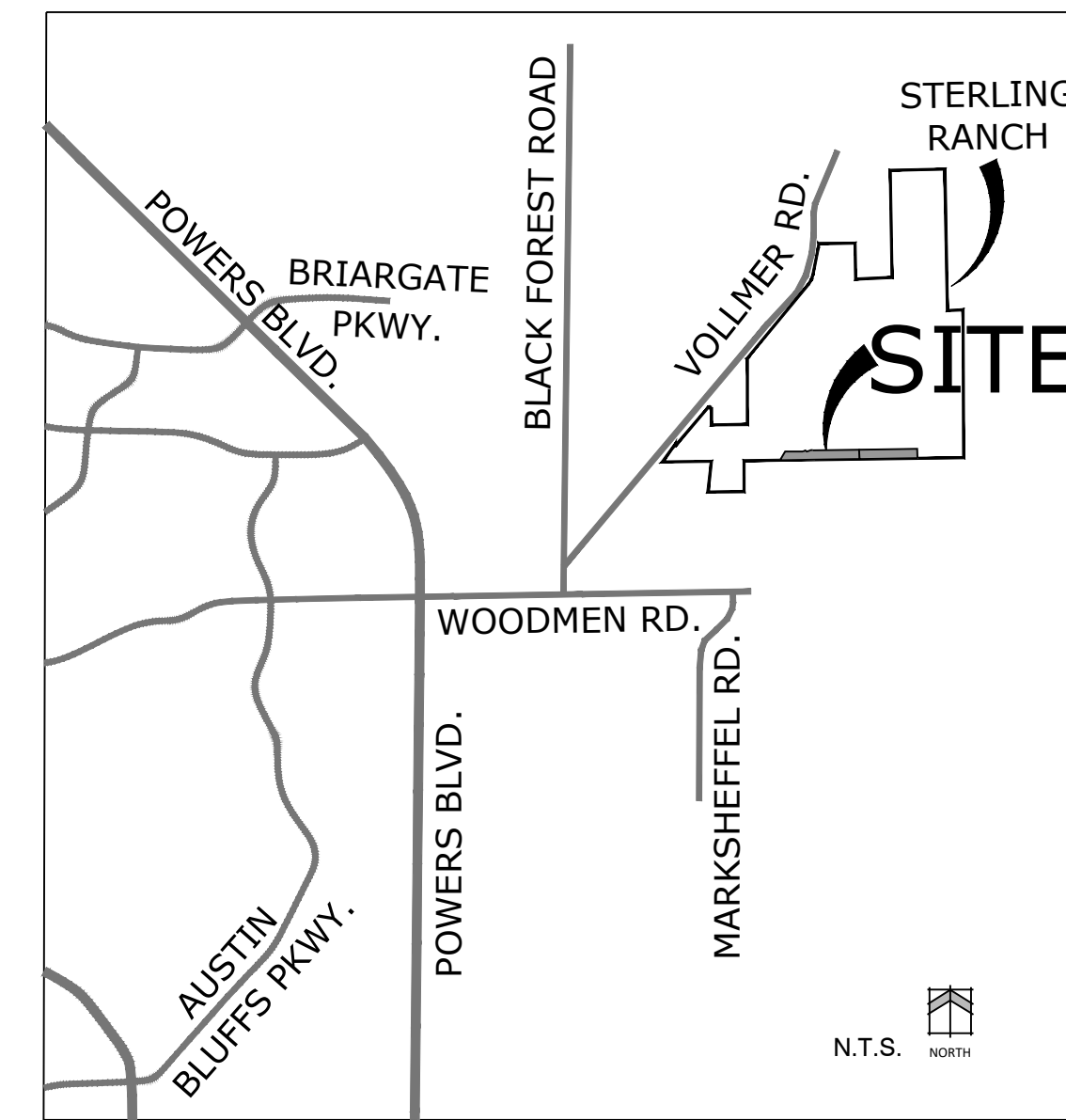
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Total Area: 35.126 Acres
Sketch Plan: SKP 18-003 (Approved 2022)
Current Zoning: RR-5
Proposed Zoning: RR-0.5
Current Use: Agriculture Grazing/Vacant
Proposed Use: Single Family Residential

PROJECT TEAM

OWNER: Classic SRJ Land, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
719.592.9333
N.E.S., Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
719.471.0073

APPLICANT: N.E.S., Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
719.471.0073

VICINITY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 05.18.2022
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
08.18.2022	A.L.	PER COUNTY COMMENTS
01.11.23	J.S.	PER COUNTY COMMENTS
03.13.23	J.S.	PER COUNTY COMMENTS

SHEET TITLE

REZONE EXHIBIT

1 OF 1

SHEET NUMBER

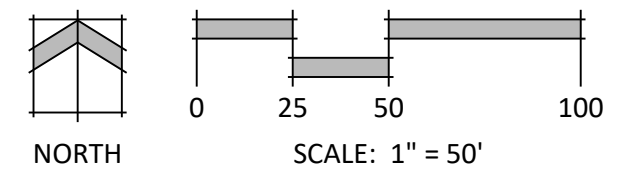
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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

3

3 OF 36

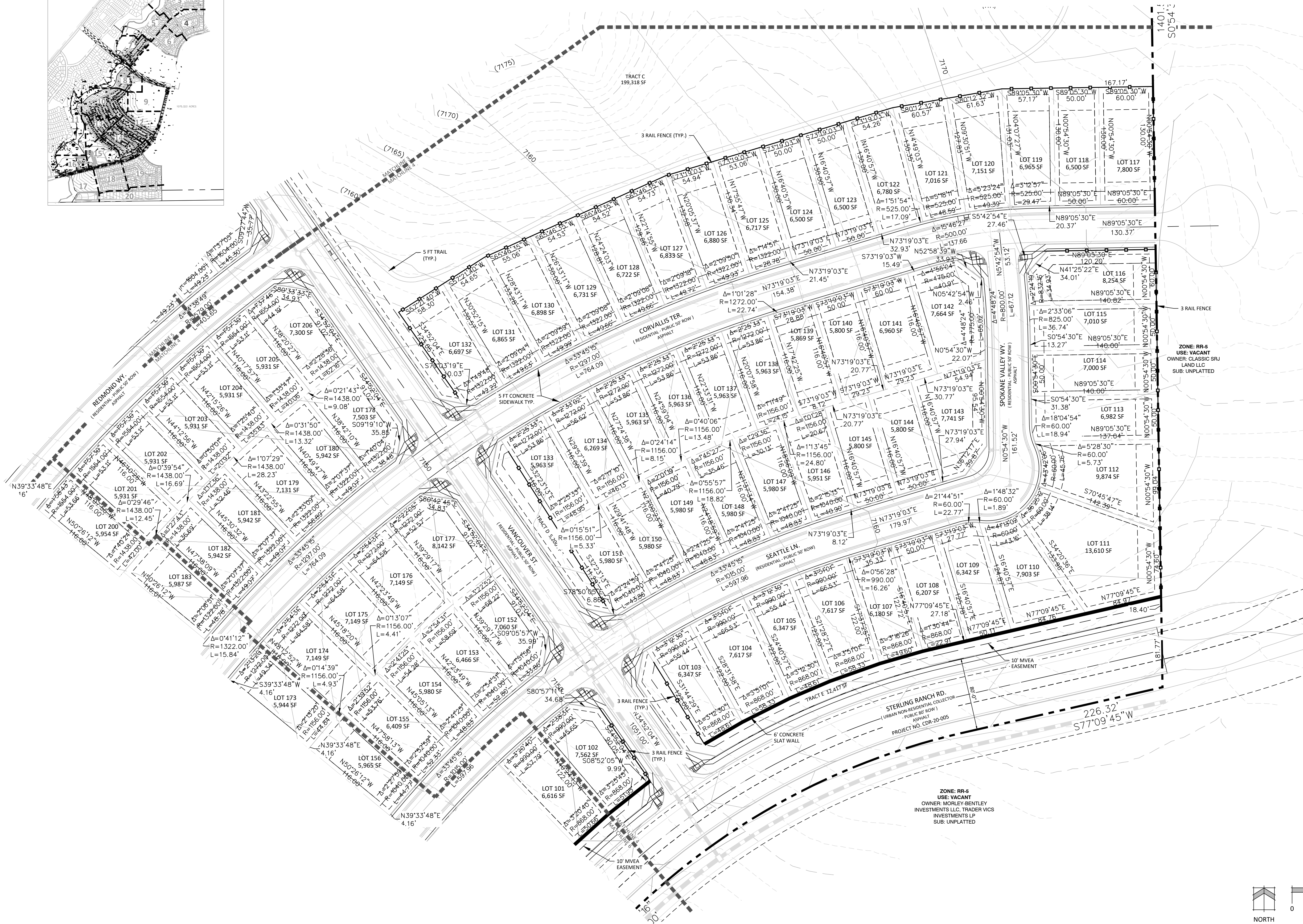
SP-22-004

Classic2Sterling Ranch East Phase 1 Prelim Plan(SR East Phase 1 PP.dwg [Plan 3] 3/31/2023 3:58:52 PM Jennifer Shapiro)

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

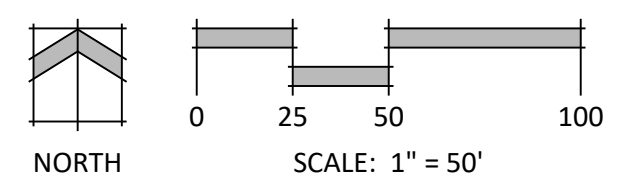
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03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

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4 OF 36

SP-22-004

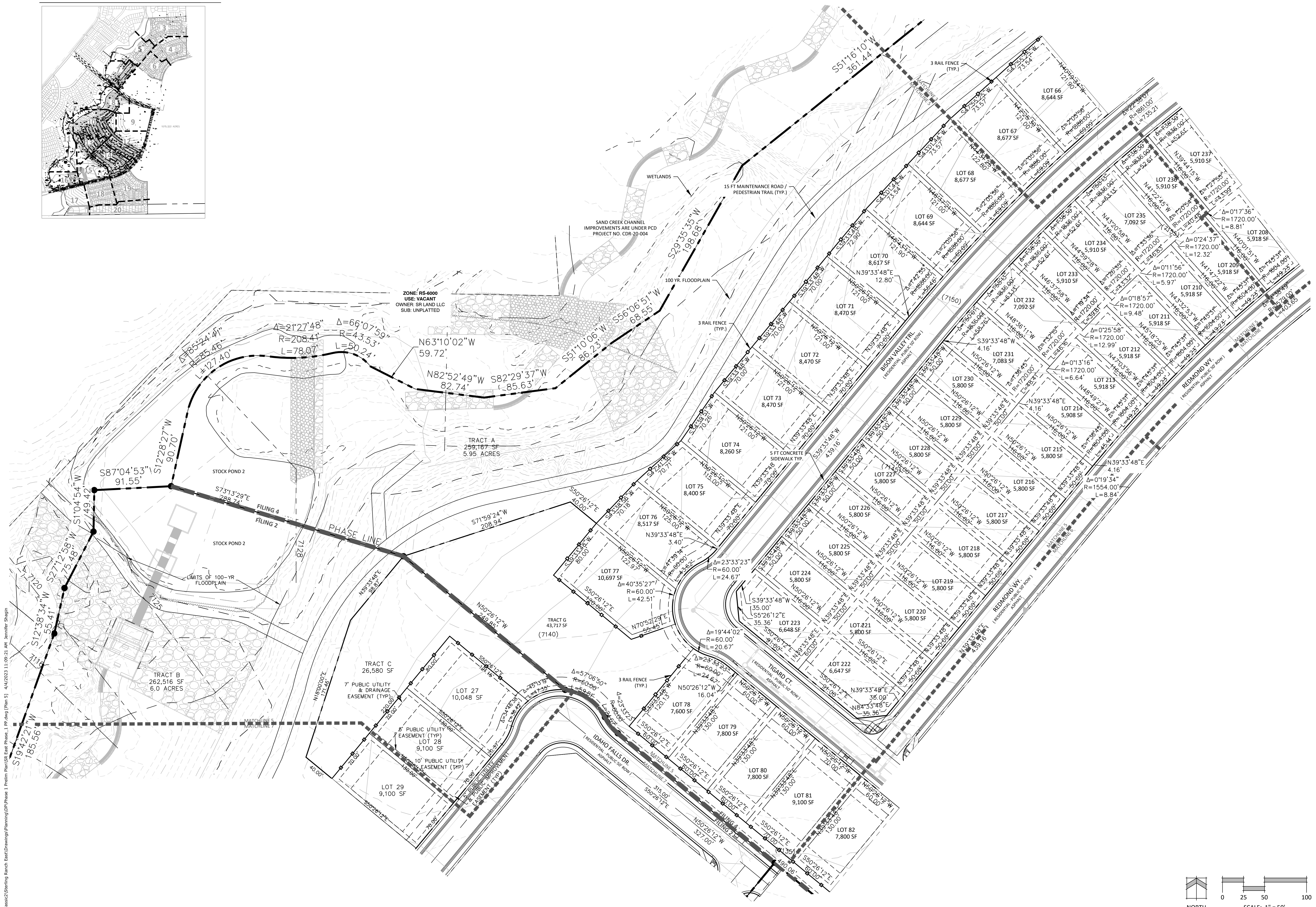


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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

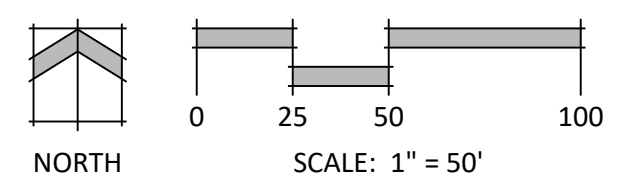
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PRELIMINARY SITE PLAN

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5 OF 36

SP-22-004

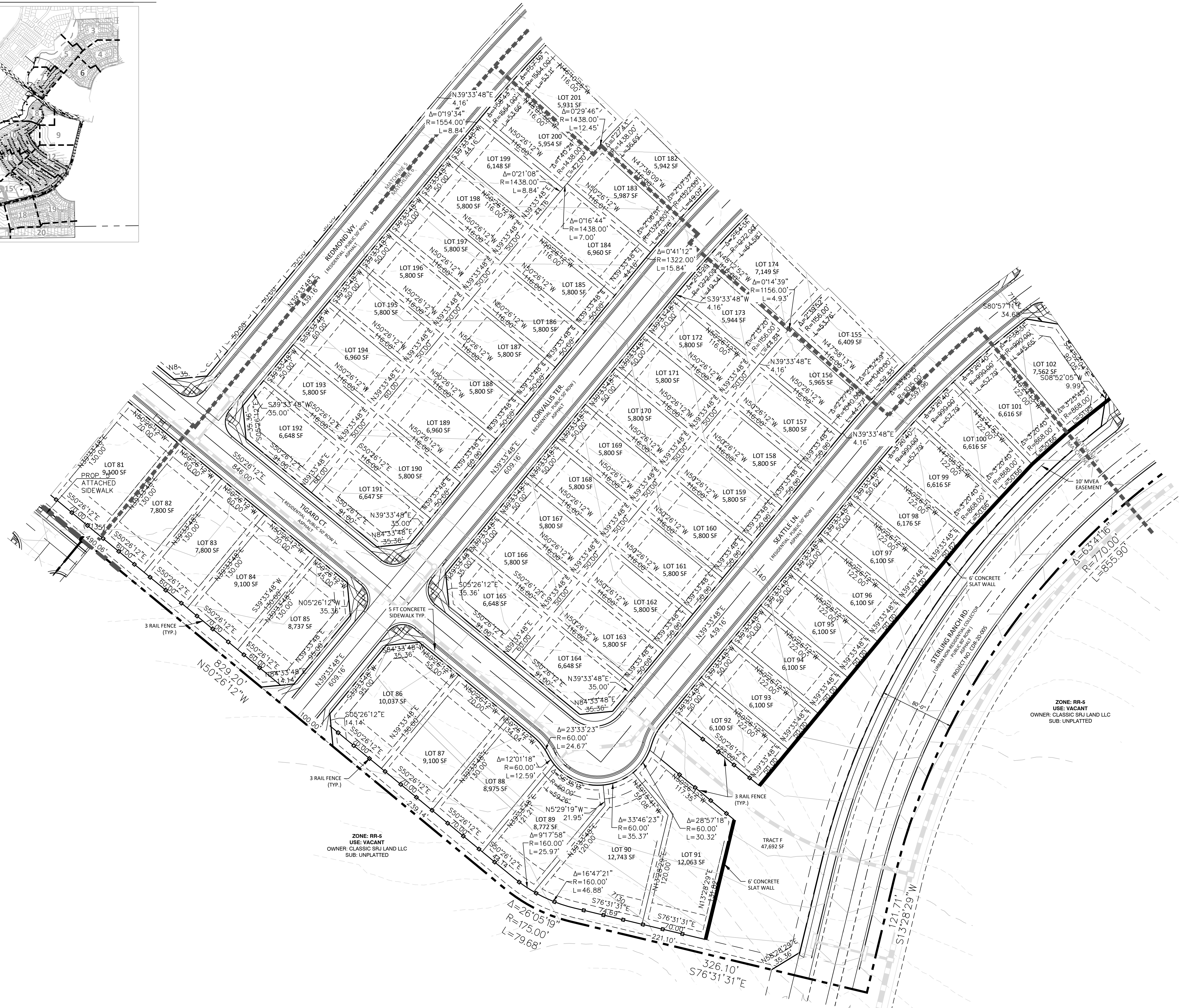


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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

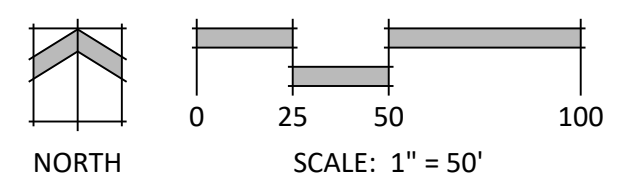
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03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

6

6 OF 36

SP-22-004

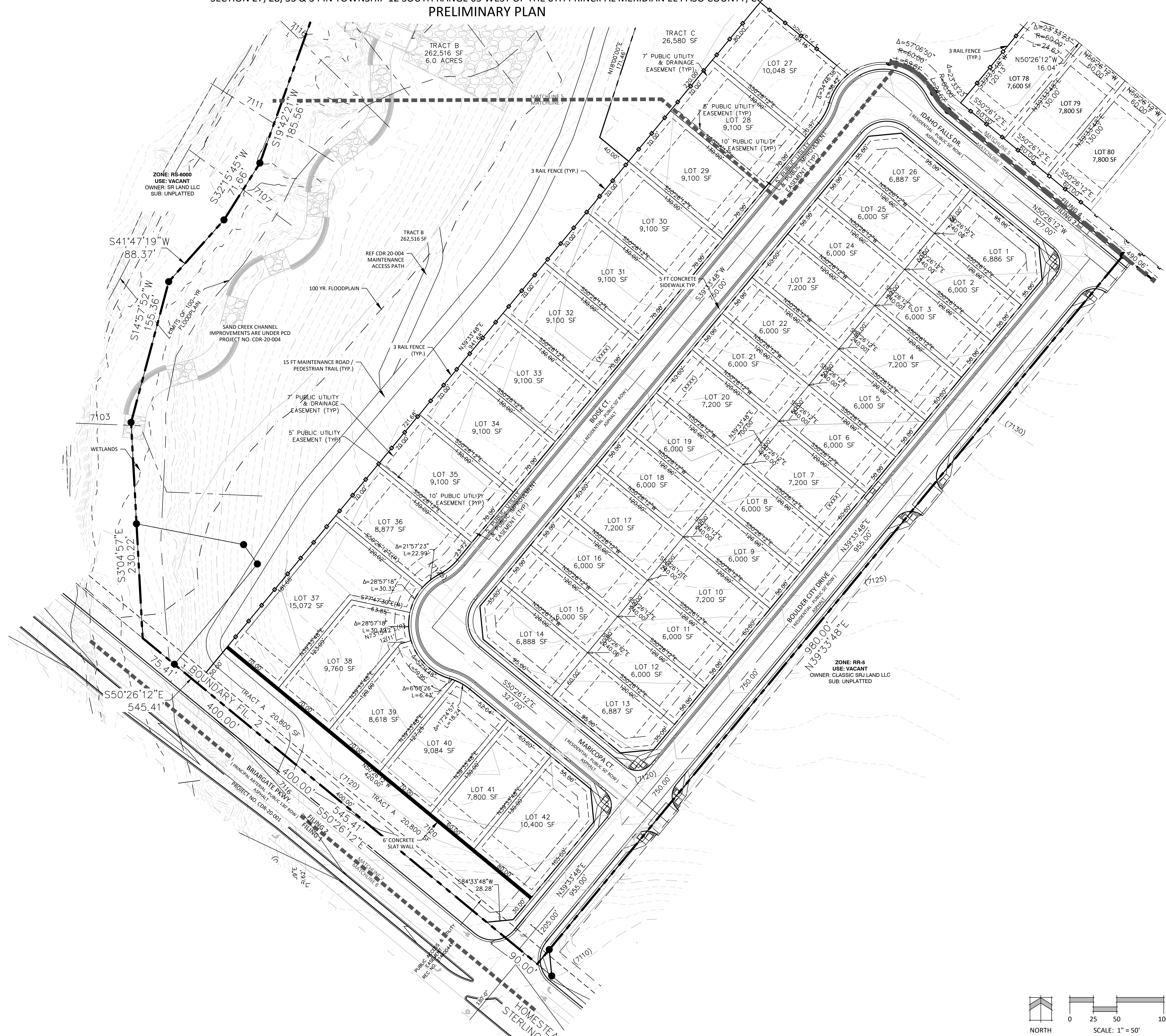


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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

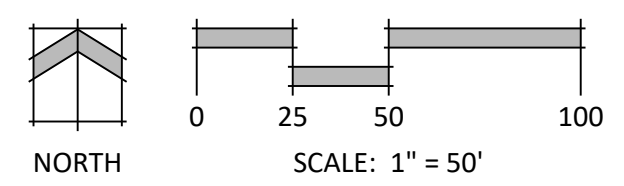
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PRELIMINARY SITE PLAN

7

7 OF 36

SP-22-004



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

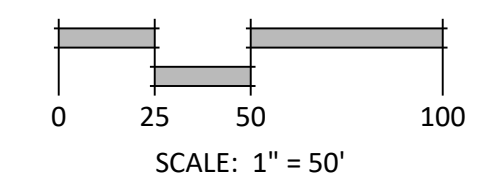
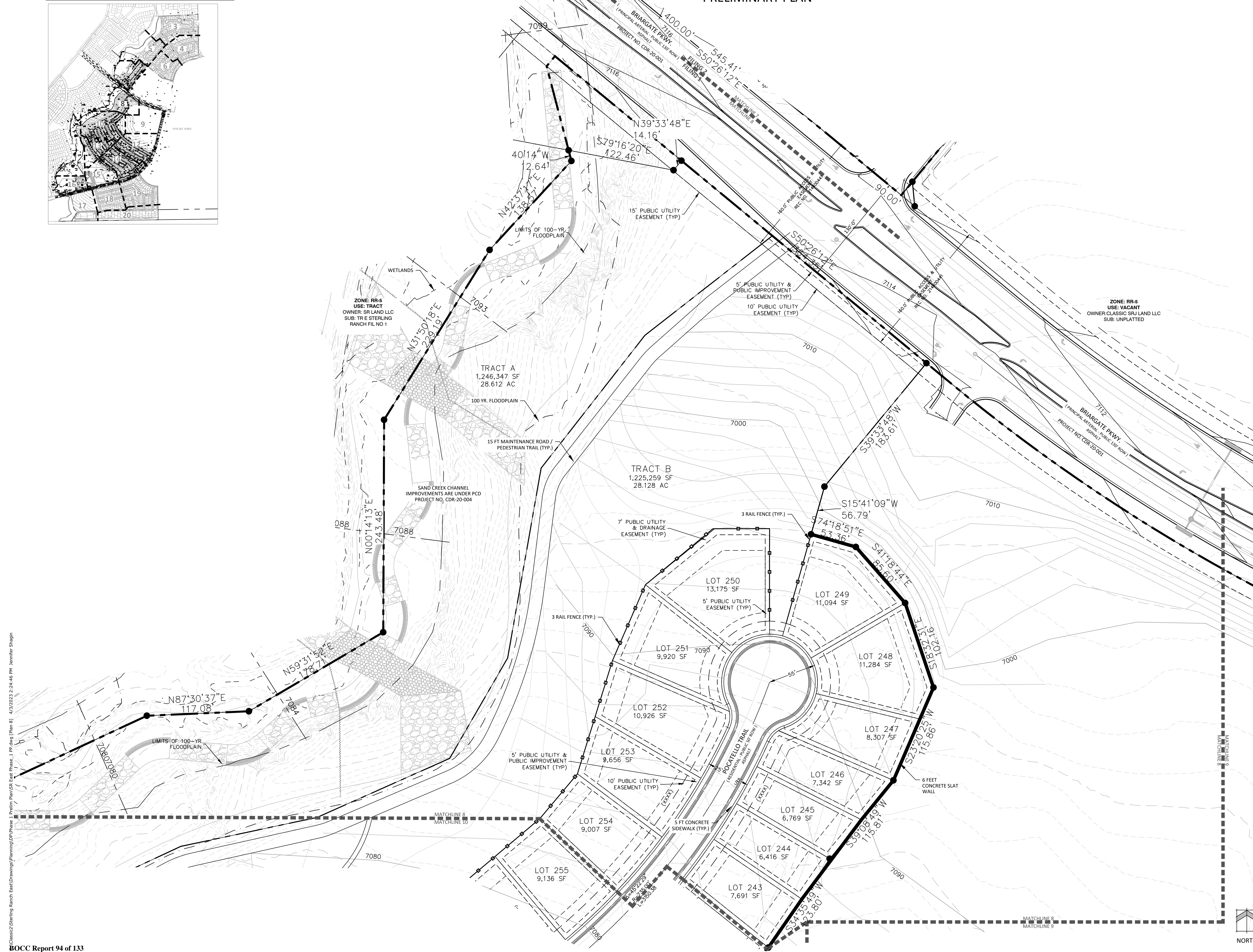
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PRELIMINARY PLAN

KEY MAP



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BOCC Report 94 of 133



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

8

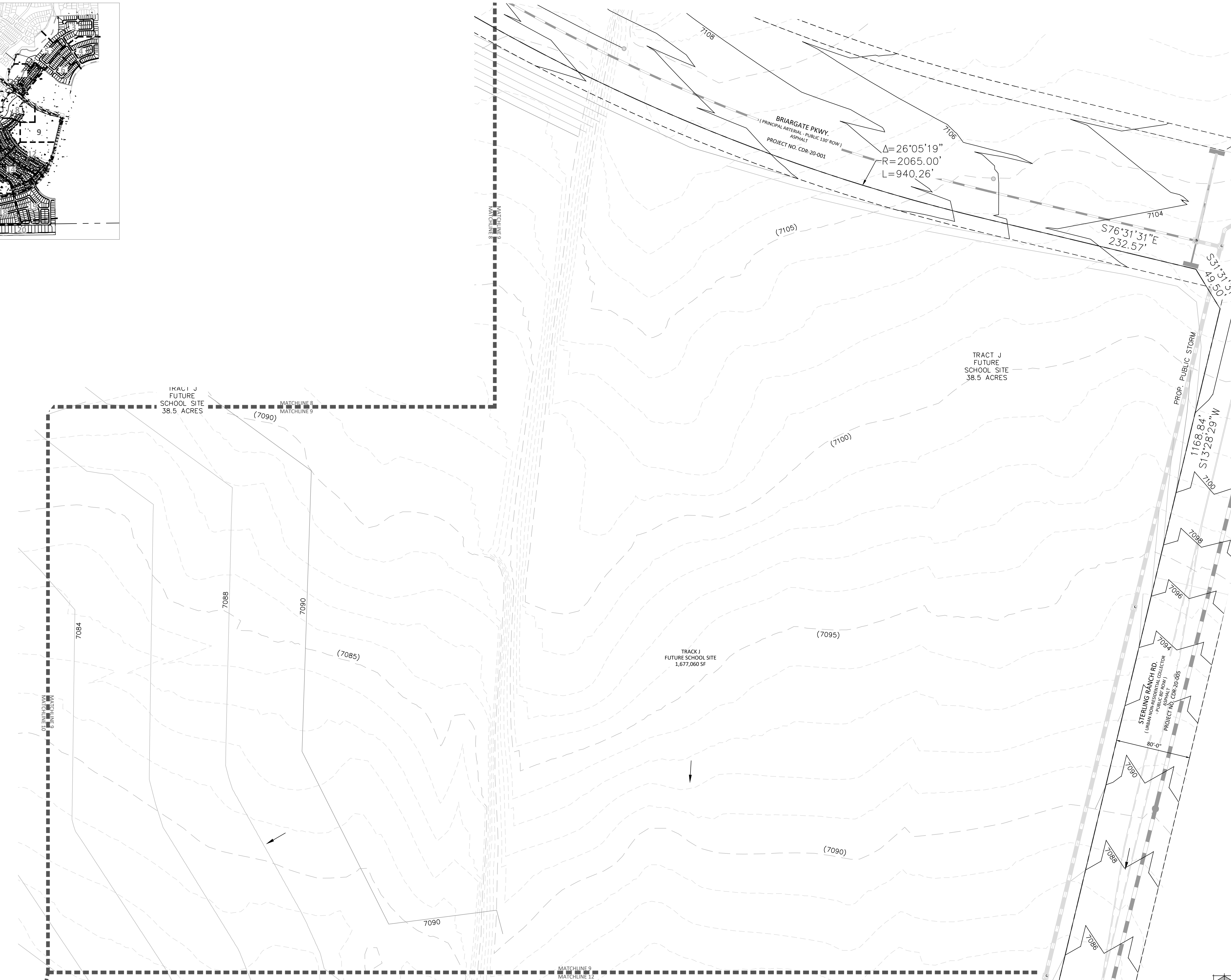
8 OF 36

PLAN FILE # SP-22-004

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

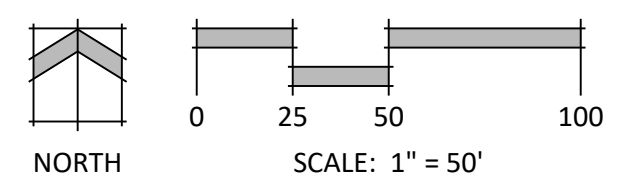
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02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

9

9 OF 36

SP-22-004



C:\Users\shagin\OneDrive\Documents\Drawings\Planning\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 9] 3/31/2023 4:34:17 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



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KEY MAP



4/4/2023 11:19:56 AM Jennifer Shagin

BOCC Report 96 of 133

PLANNED / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

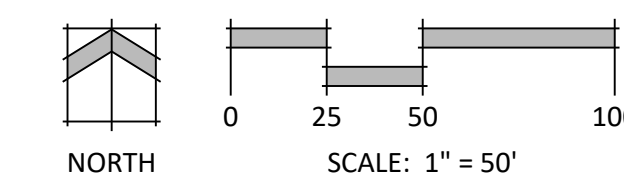
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PRELIMINARY SITE PLAN

SHEET NUMBER
10
10 OF 36

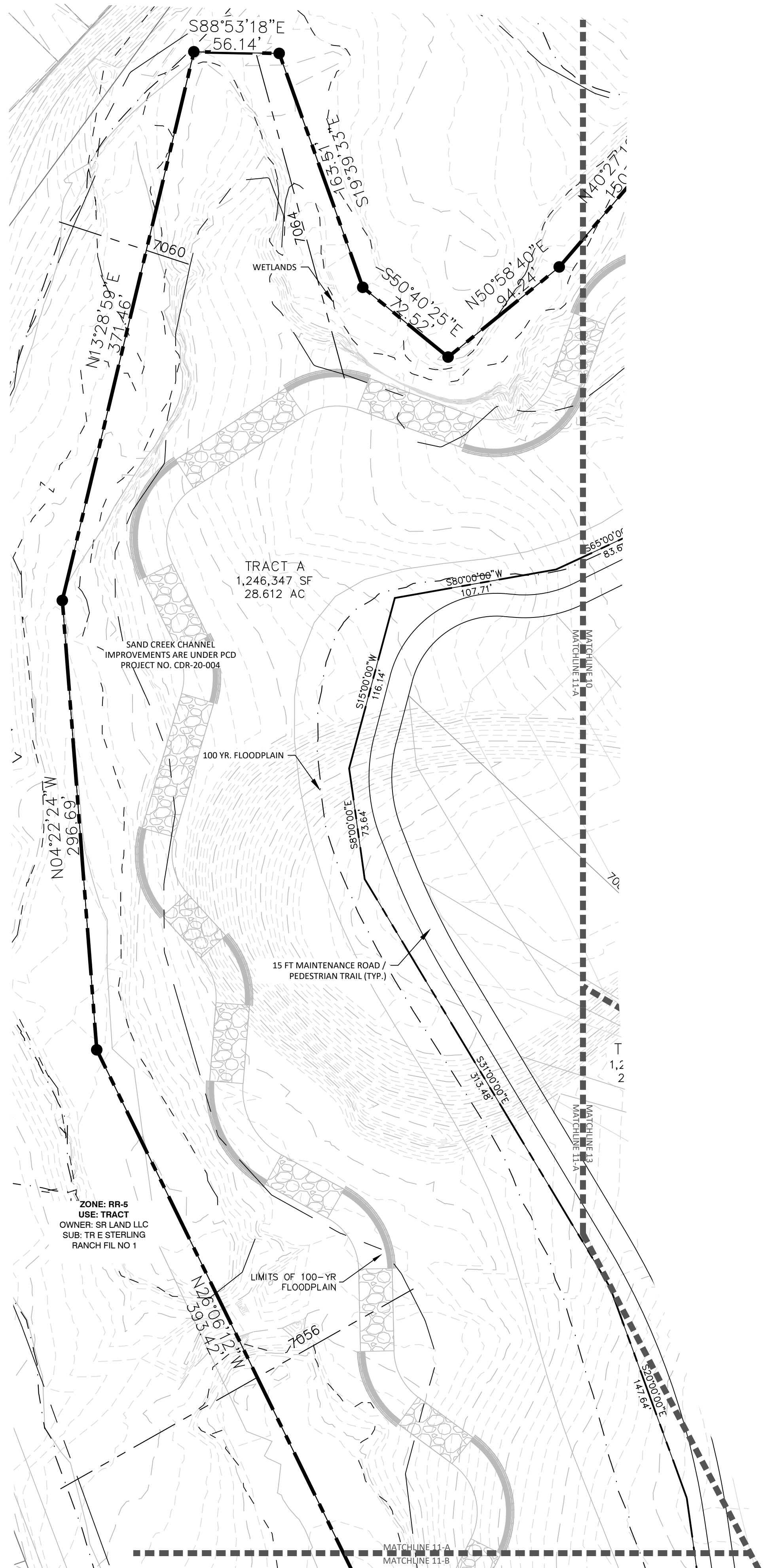
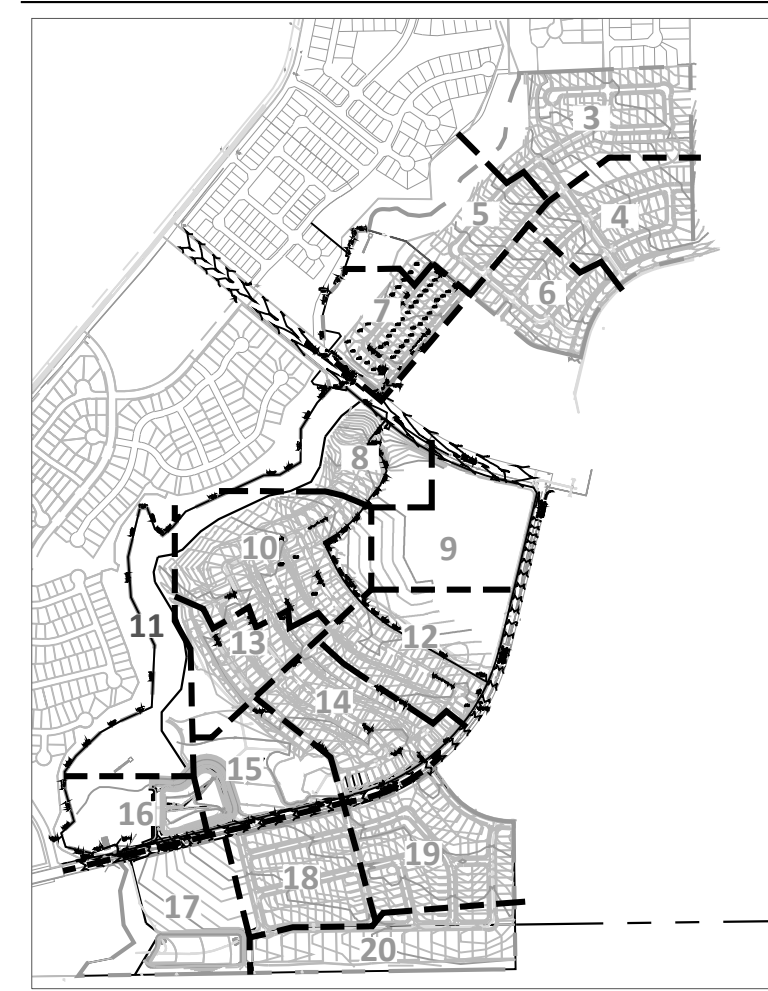
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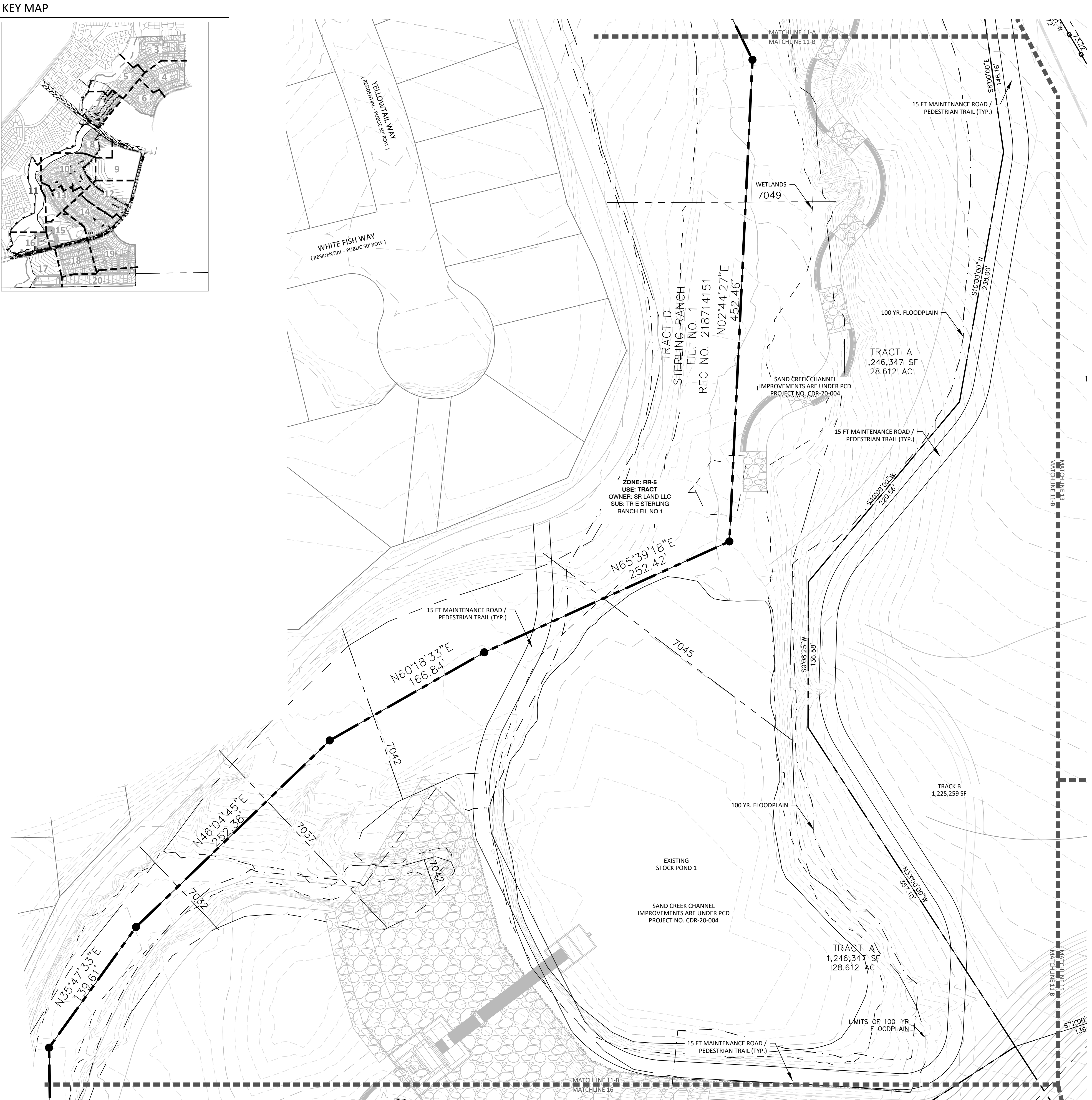
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

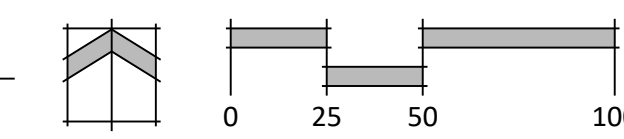
KEY MAP



A VIEWPORT 11-A
11



B VIEWPORT 11-B
11



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

11

11 OF 36

SP-22-004

Classic2\Sterling Ranch East\Drawings\Planning\DR\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 11] 4/4/2023 11:26:56 AM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

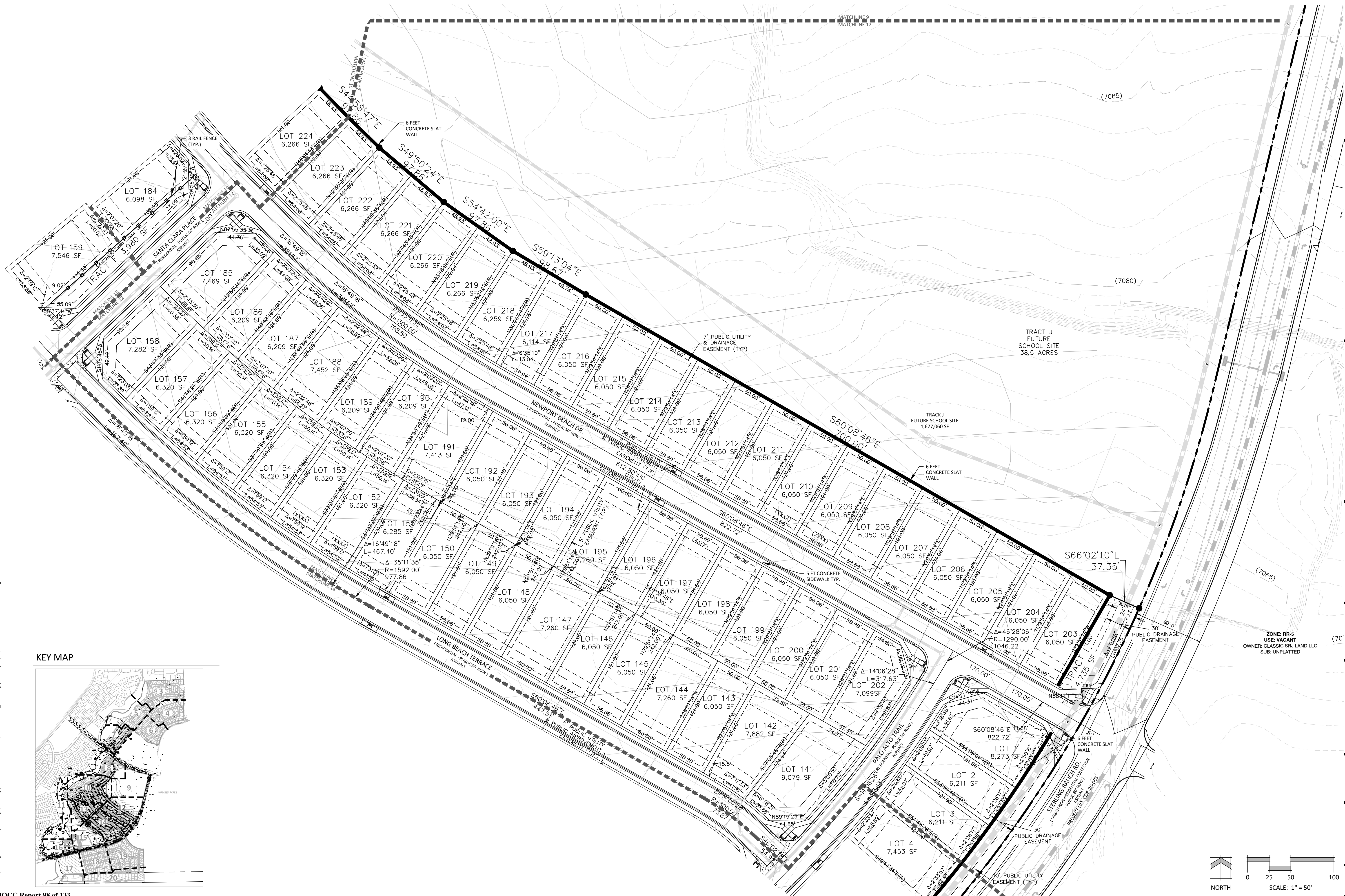


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KEY MAP



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BOCC Report 98 of 133

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

DATE:

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

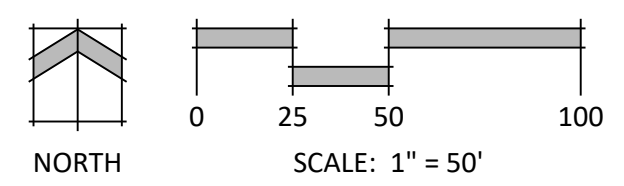
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12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

12

12 OF 36

SP-22-004



STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

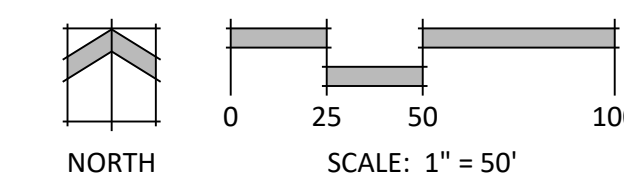
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12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

13

13 OF 36

SP-22-004



STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

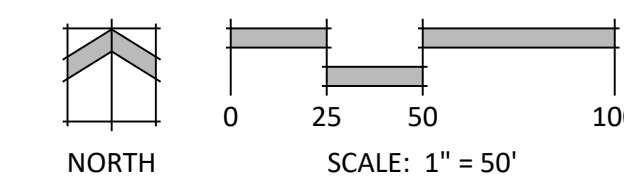
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02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

14

14 OF 36

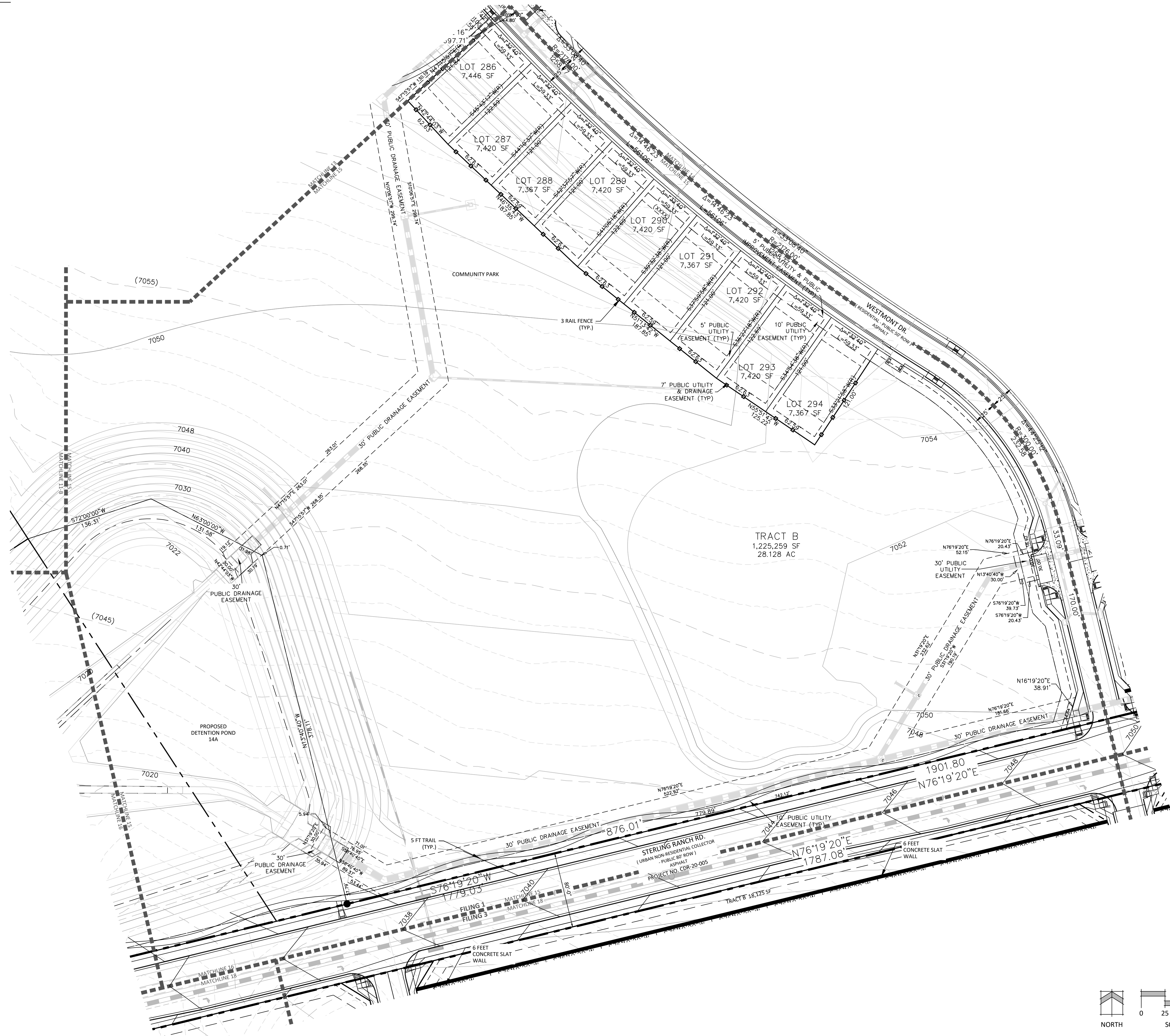
SP-22-004



STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
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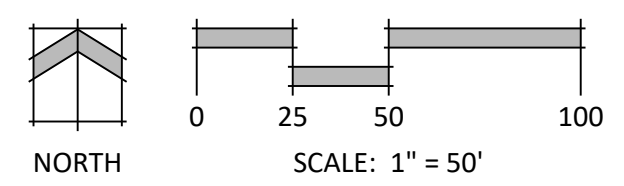
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12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

15

15 OF 36

SP-22-004

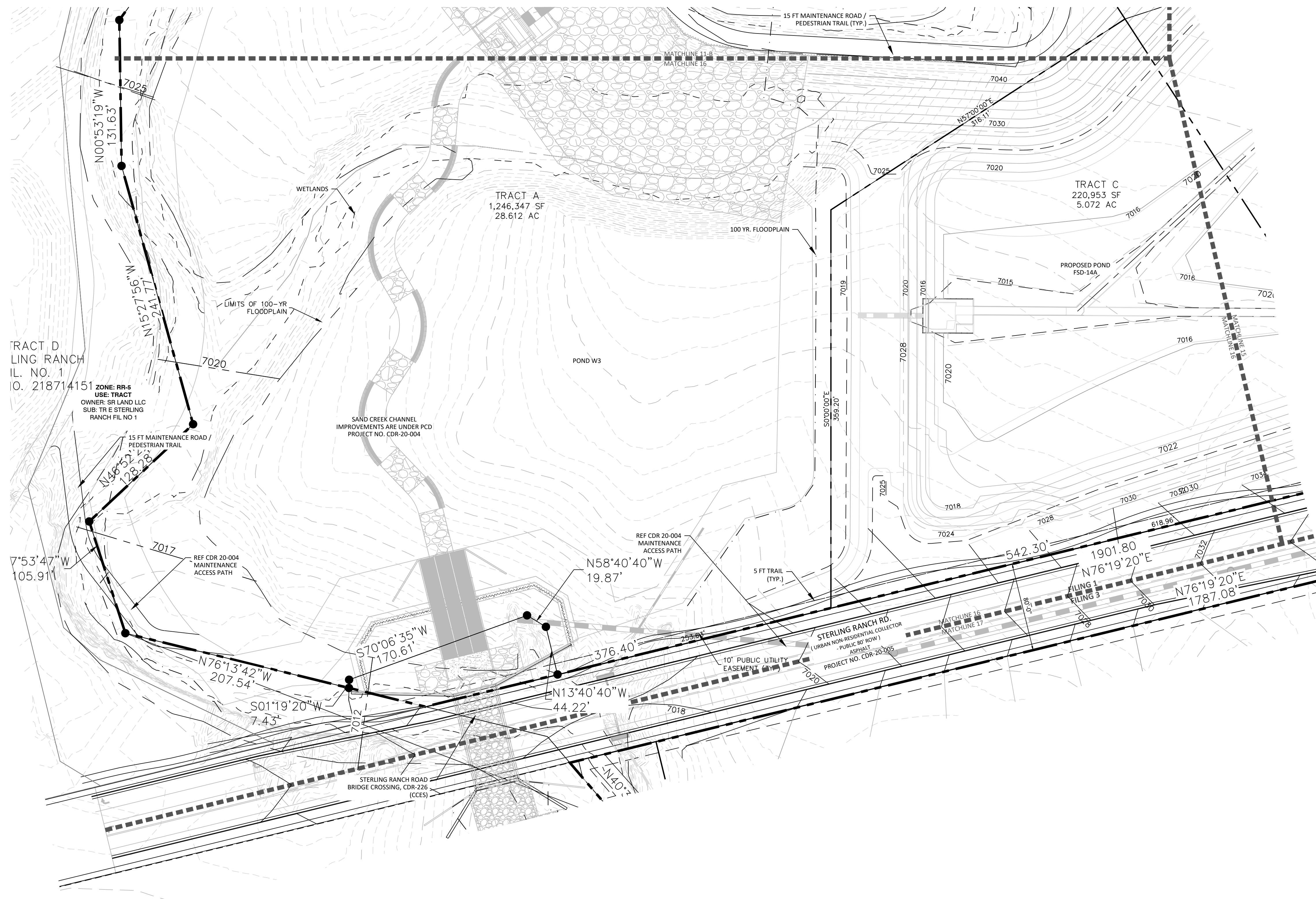


Classic2\Sterling Ranch East\Drawings\Planning\Phase 1 Prelim Plan\Sterling East Phase 1 PP.dwg [Plan 15] 4/4/2023 11:38:05 AM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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IN ASSOCIATION WITH

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

SHEET TITLE

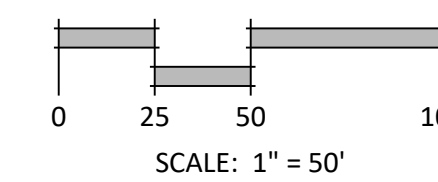
16

16 OF 36

SHEET NUMBER

PLAN FILE #

SP-22-004



SCALE: 1" = 50'

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



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EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

17

17 OF 36

SP-22-004

STAMP

ISSUE INFO

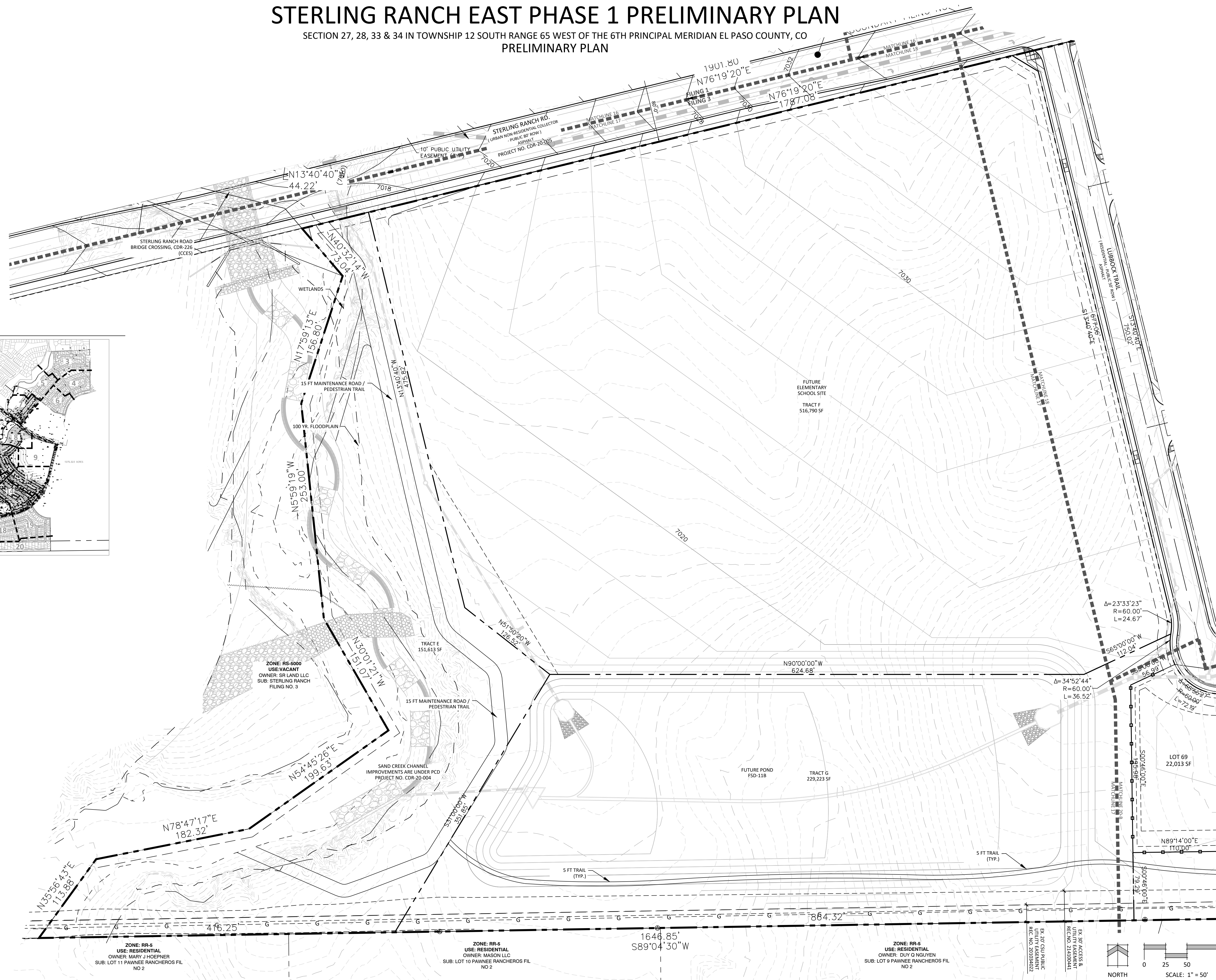
ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

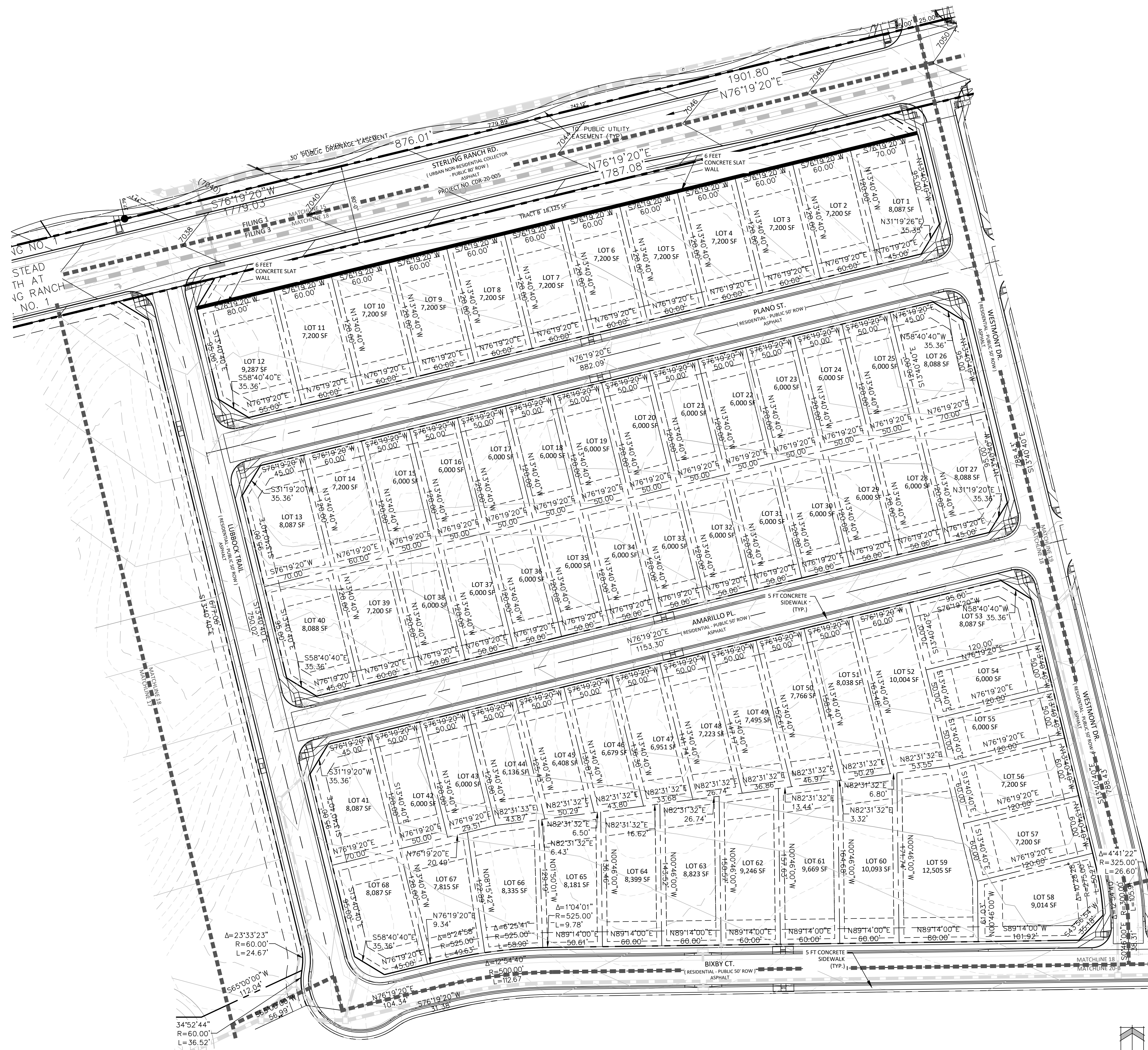
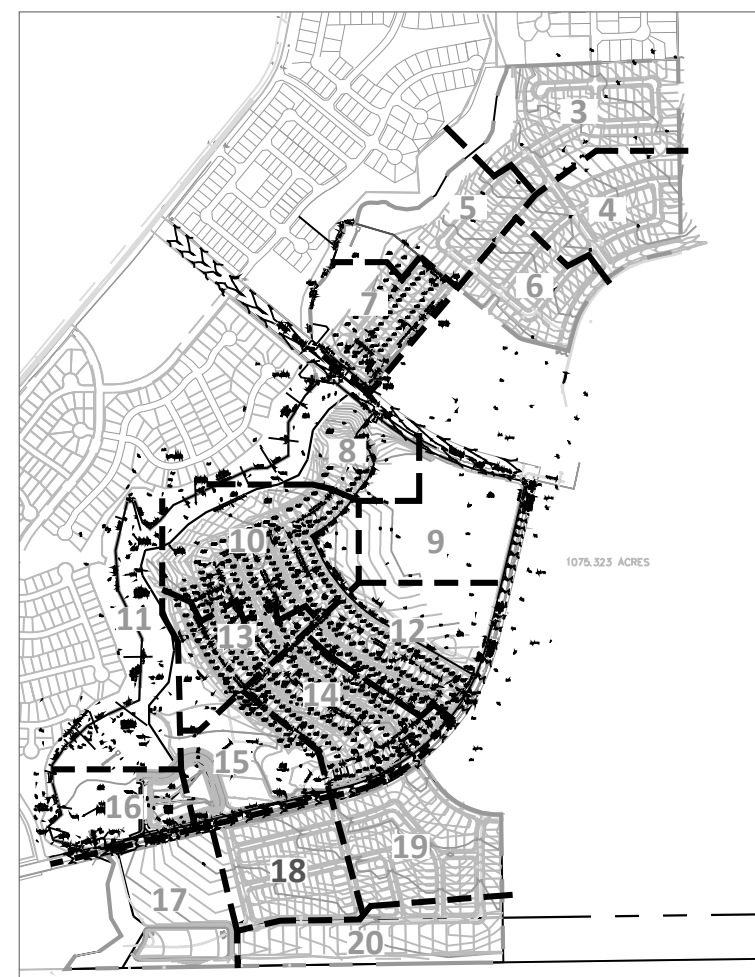
KEY MAP



STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

18

18 OF 36

SP-22-004

Classic2/Sterling Ranch East Phase 1 Prelim Plan(SR East Phase_1_PP.dwg [Plan 18]) 3/31/2023 5:37:10 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

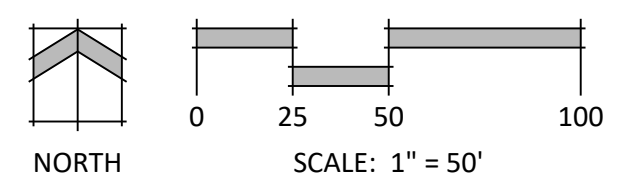
DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

19

19 OF 36

SP-22-004



Classic2Sterling Ranch EastDrawings\Planning\Phase 1 Prelim Plan\SR East Phase_1_PP.dwg (Plan 19) 3/31/2023 5:39:49 PM Jennifer Shagin

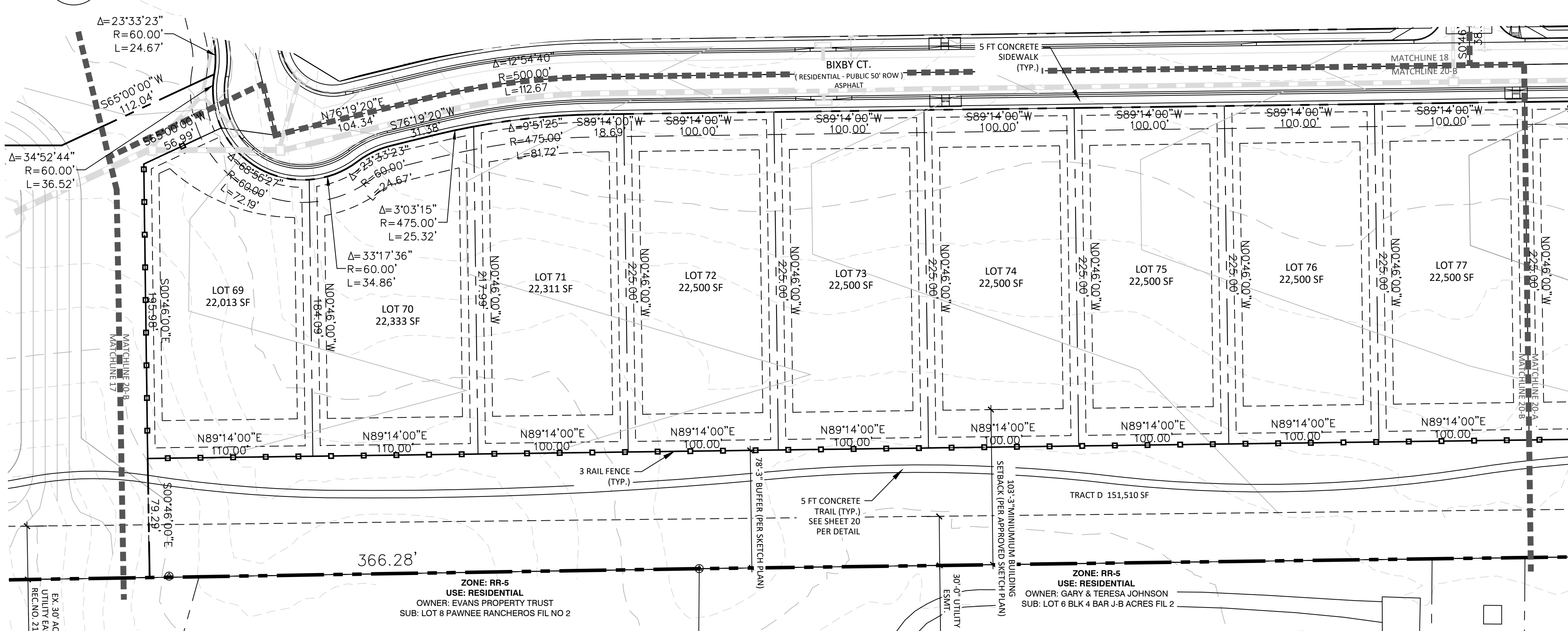
STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP

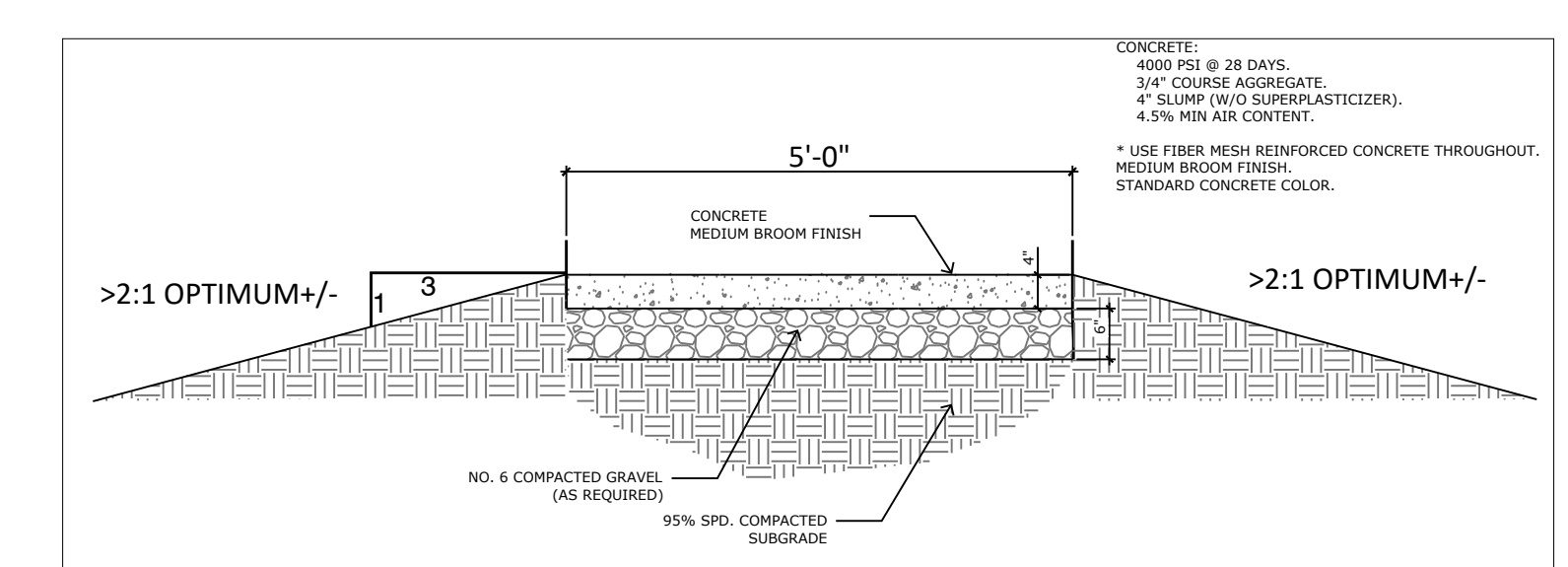


A VIEWPORT 20-A



B VIEWPORT 20-B

5' CONCRETE TRAIL



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STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

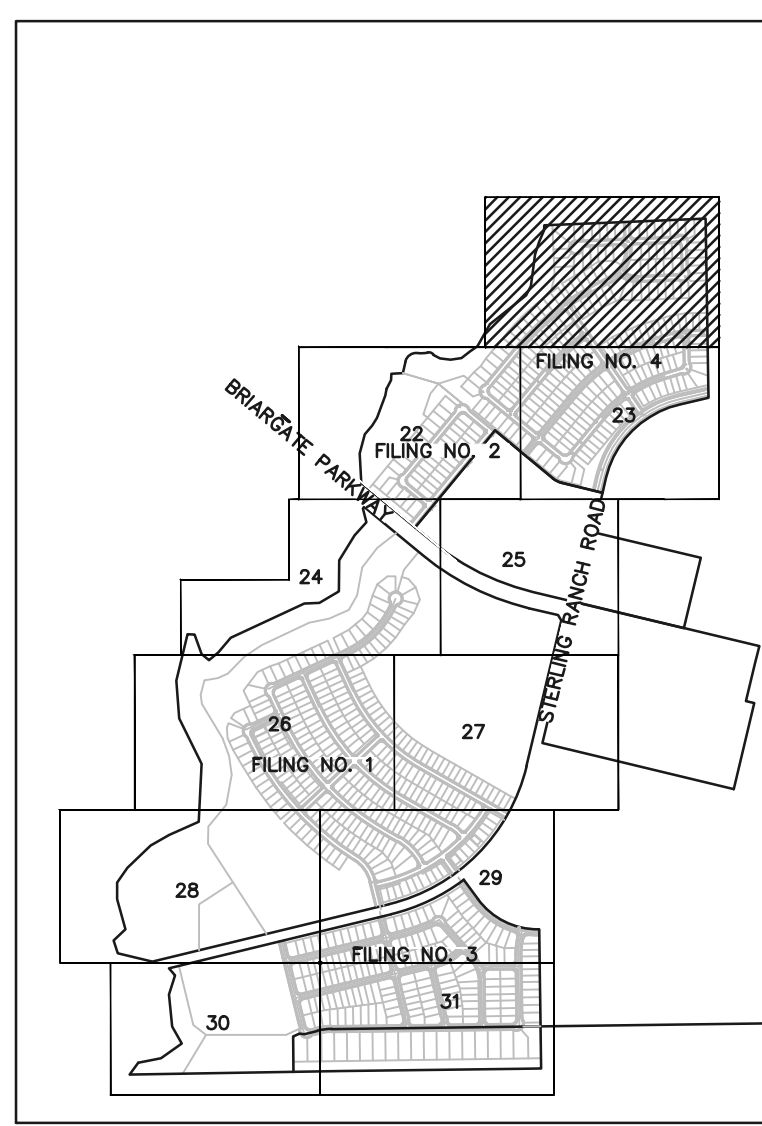
DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

DATE:	BY:	DESCRIPTION:
12/08/22	JS	County Comments
02/13/23	AL	County Comments
03/31/23	JS	County Comments

PRELIMINARY SITE PLAN

20
20 OF 36
SP-22-004

Classic2Sterling Ranch East Drawings/Planning/Phase 1 Prelim Plan/SR East Phase 1 PP.dwg [Plan 20] 3/31/2023 5:40:37 PM Jennifer Shagin



FUTURE HOMESTEAD NORTH DEVELOPMENT

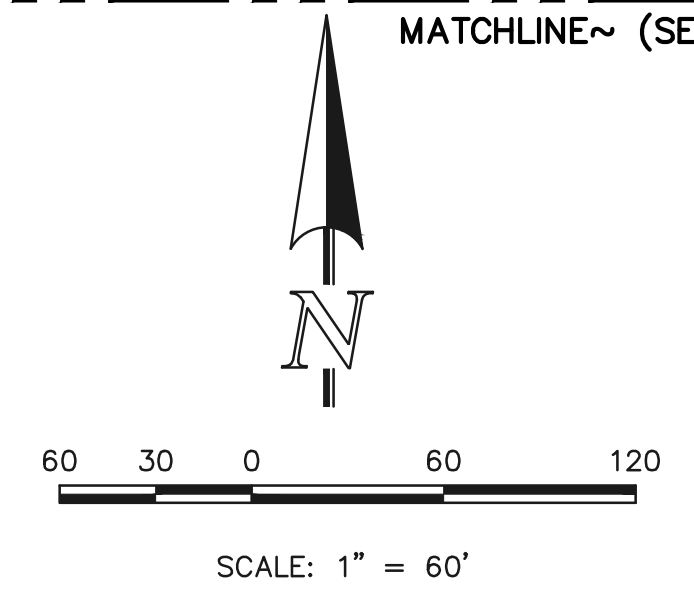
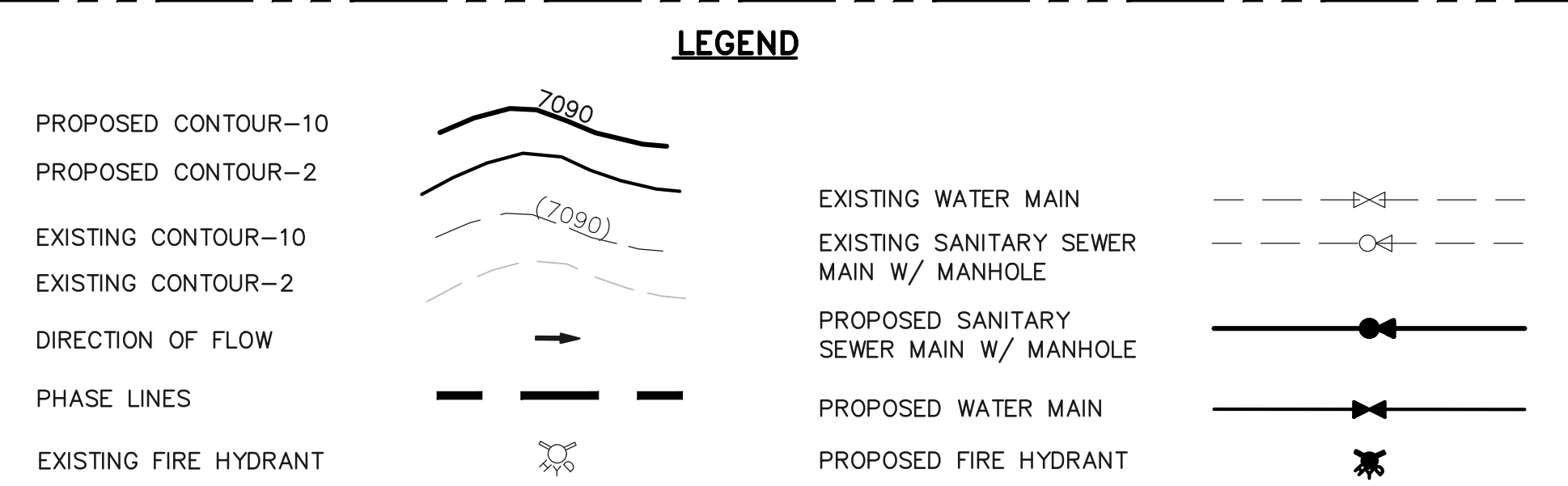
SAND CREEK CHANNEL IMPROVEMENTS TO BE CONSTRUCTED WITH WESTERLY DEVELOPMENT

TRACT A 259,167 SF 5.95 ACRES

MATCHLINE~ (SEE SHEET 22)

MATCHLINE~ (SEE SHEET 23)

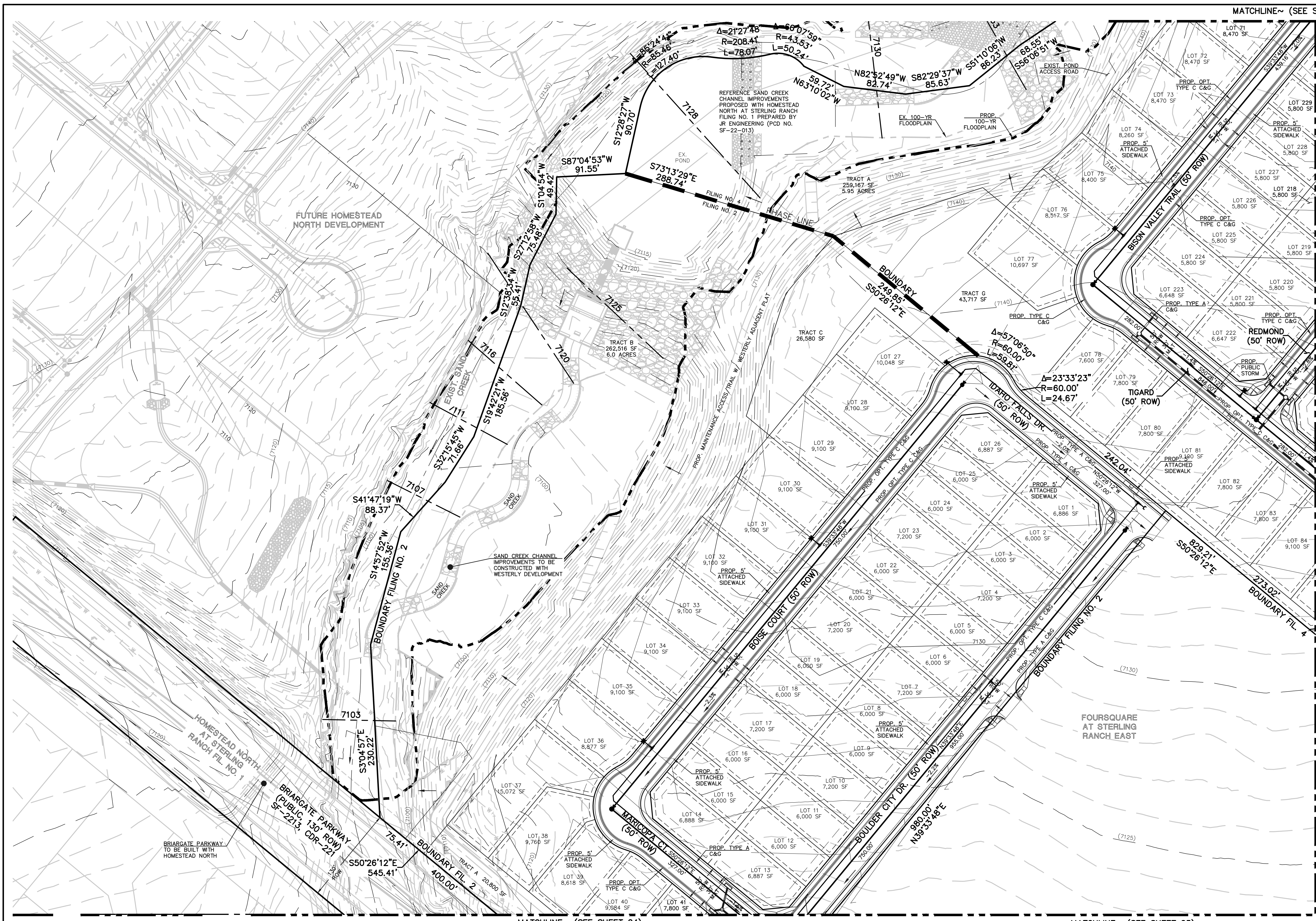
- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT
 - 2.



STERLING RANCH EAST PRELIMINARY PLAN NO. 1 PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	EAS	SCALE	DATE 04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET 21 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22

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 (719) 785-0790
 (719) 785-0799 (Fax)

N:\17822\DRAWINGS\DEVELOPMENT\09-NE5 SHEET 21-PP-01.dwg, 3/31/2023, 12:50:55 PM, 1:1



MATCHLINE~ (SEE SHEET 21)

MATCHLINE~ (SEE SHEET 23)

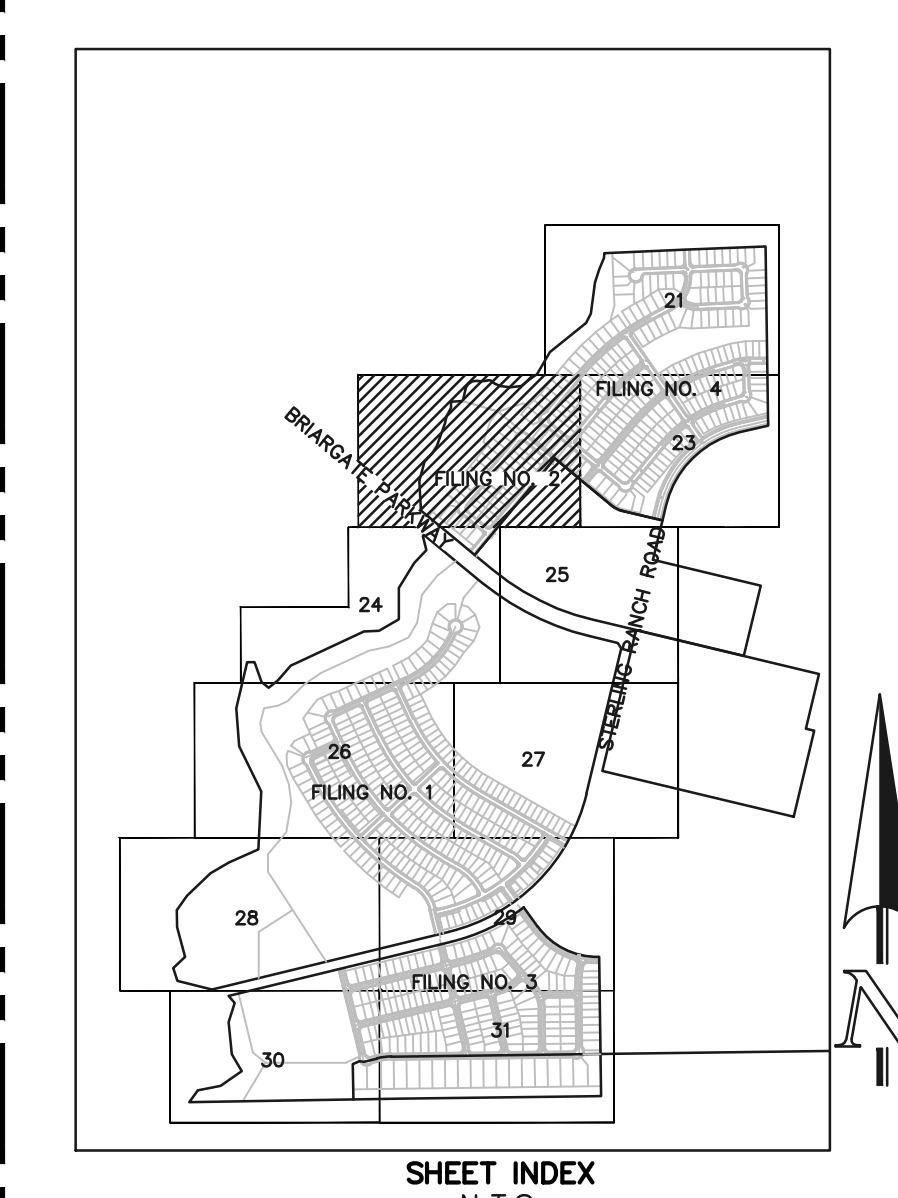
LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

60 30 0 60 120

SCALE: 1" = 60'

MATCHLINE~ (SEE SHEET 25)



- NOTES:
- ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 - ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

CLASSIC CONSULTING

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Colorado Springs, Colorado 80903

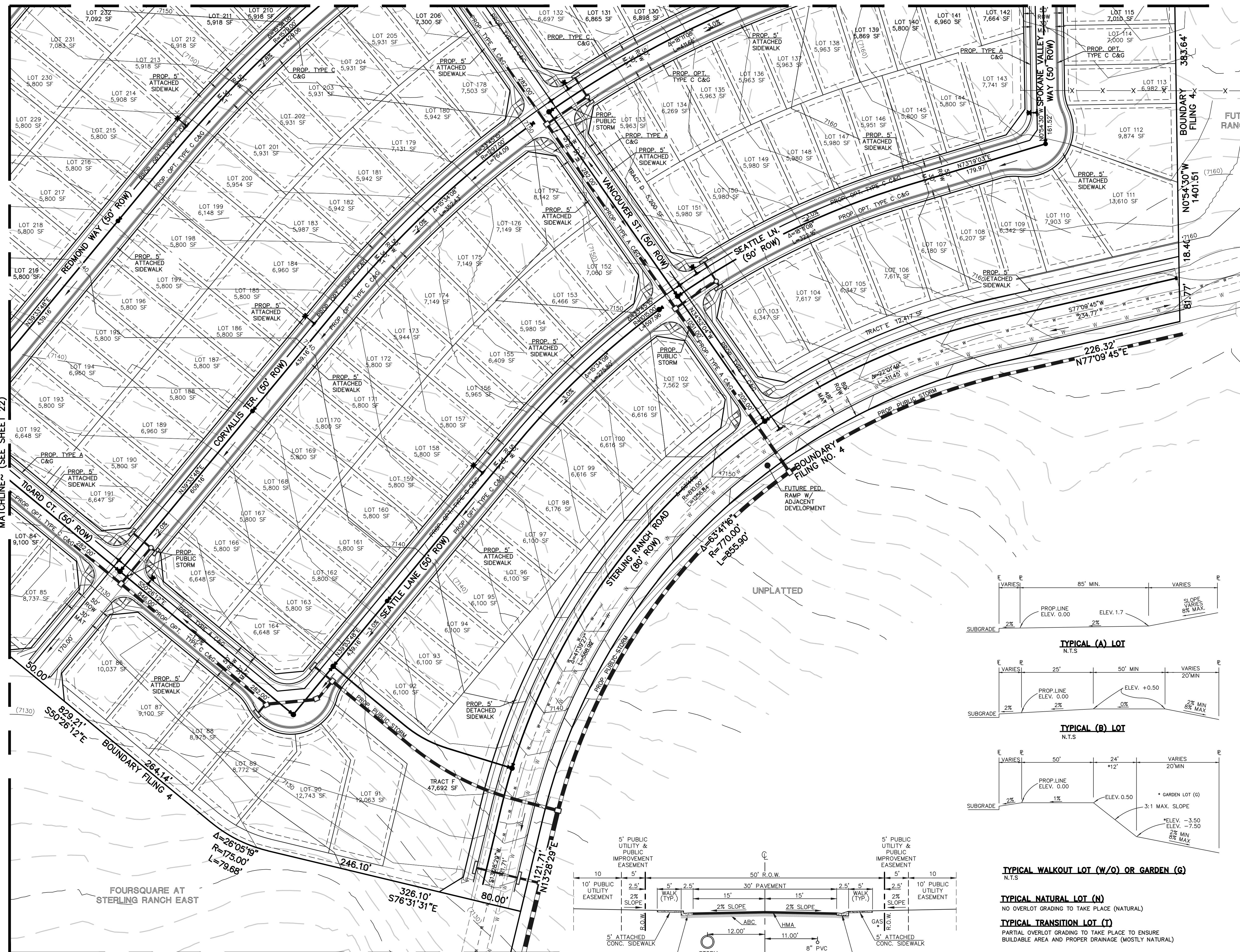
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	22 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

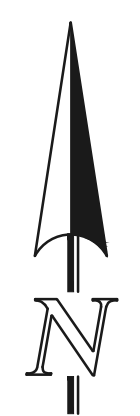
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MATCHLINE~ (SEE SHEET 21)

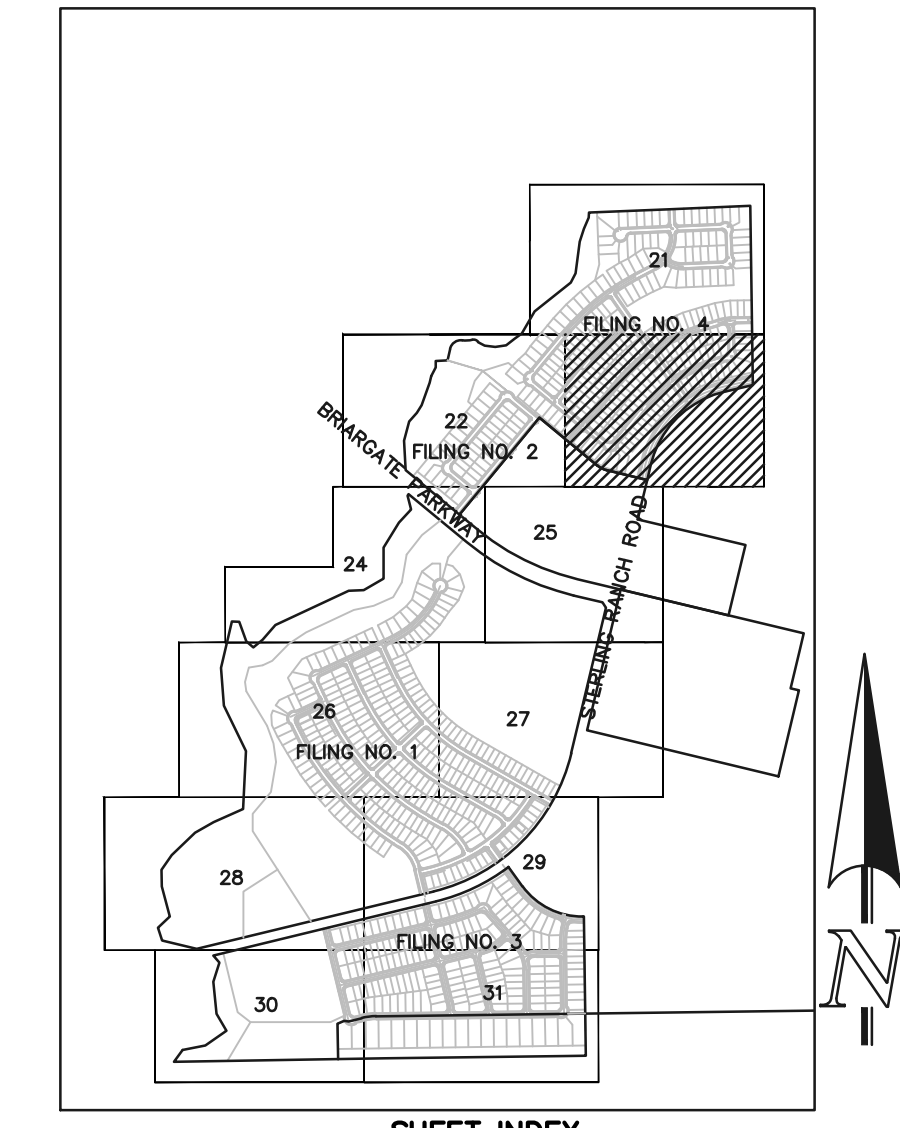


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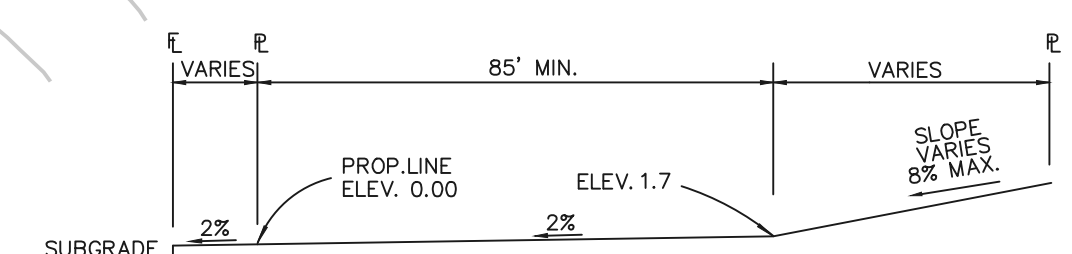
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT



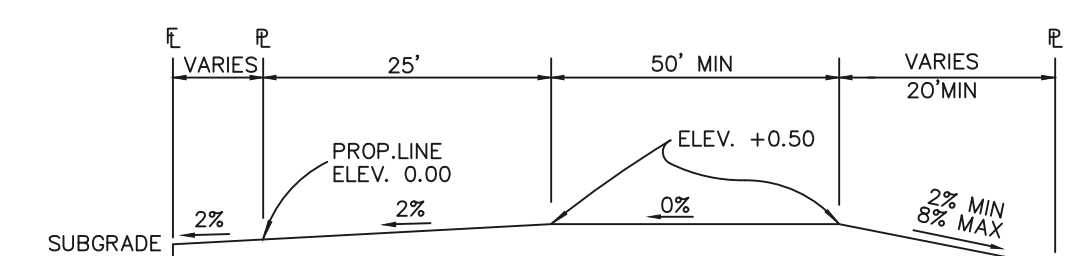
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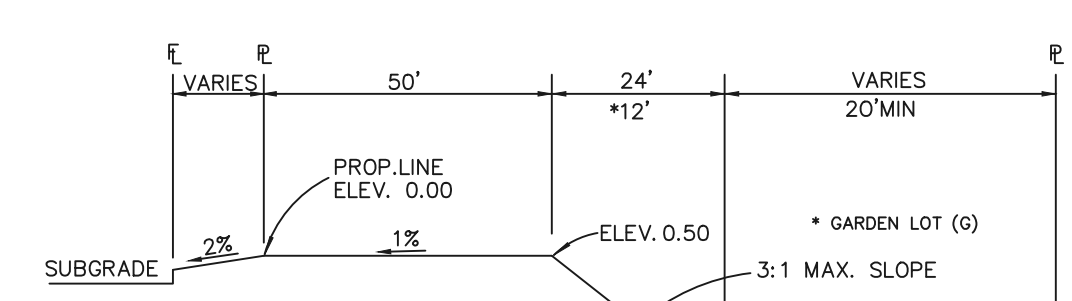
SHEET INDEX N.T.S.



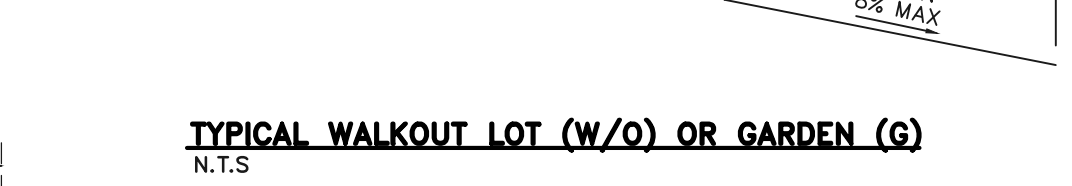
TYPICAL (A) LOT N.T.S.



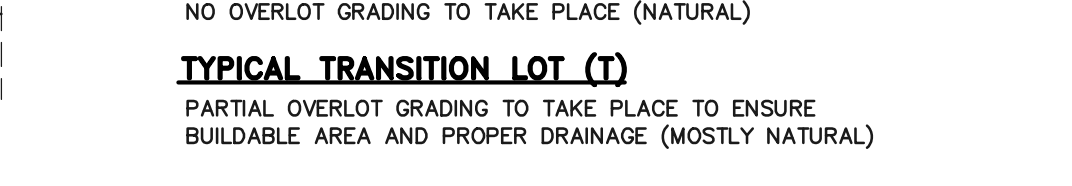
TYPICAL (B) LOT N.T.S.



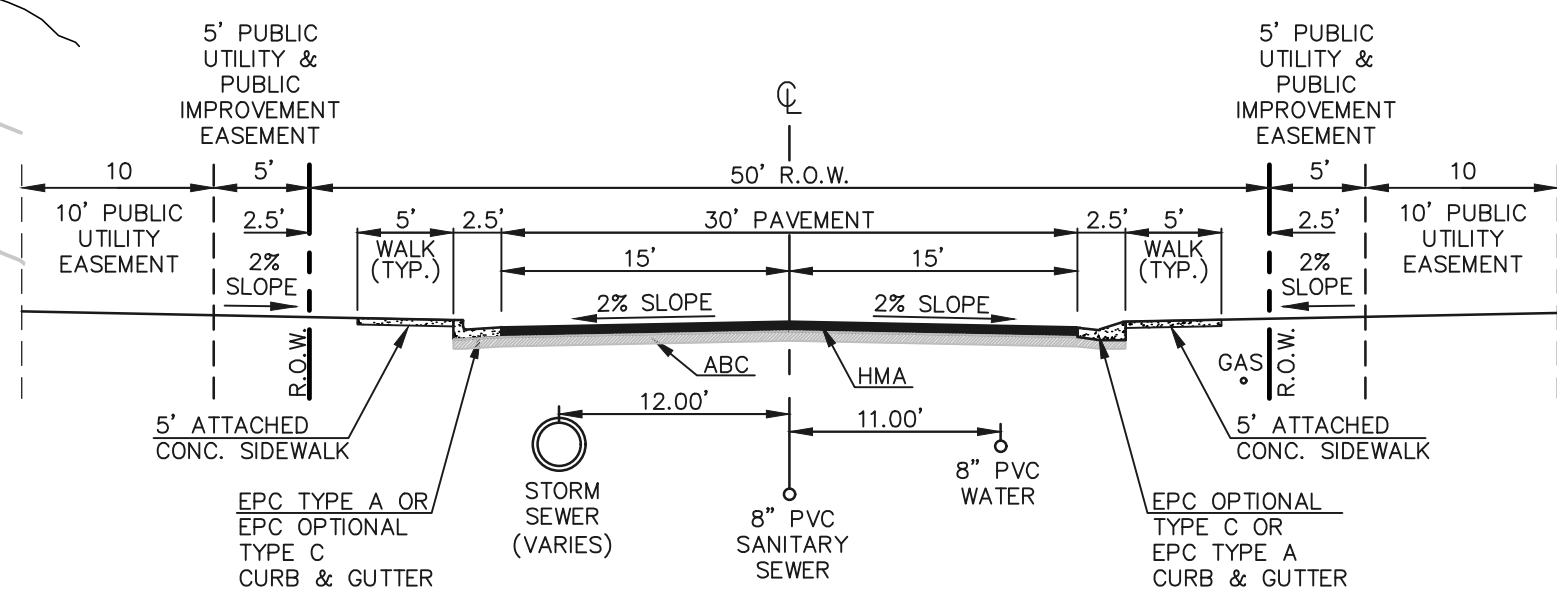
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G) N.T.S.



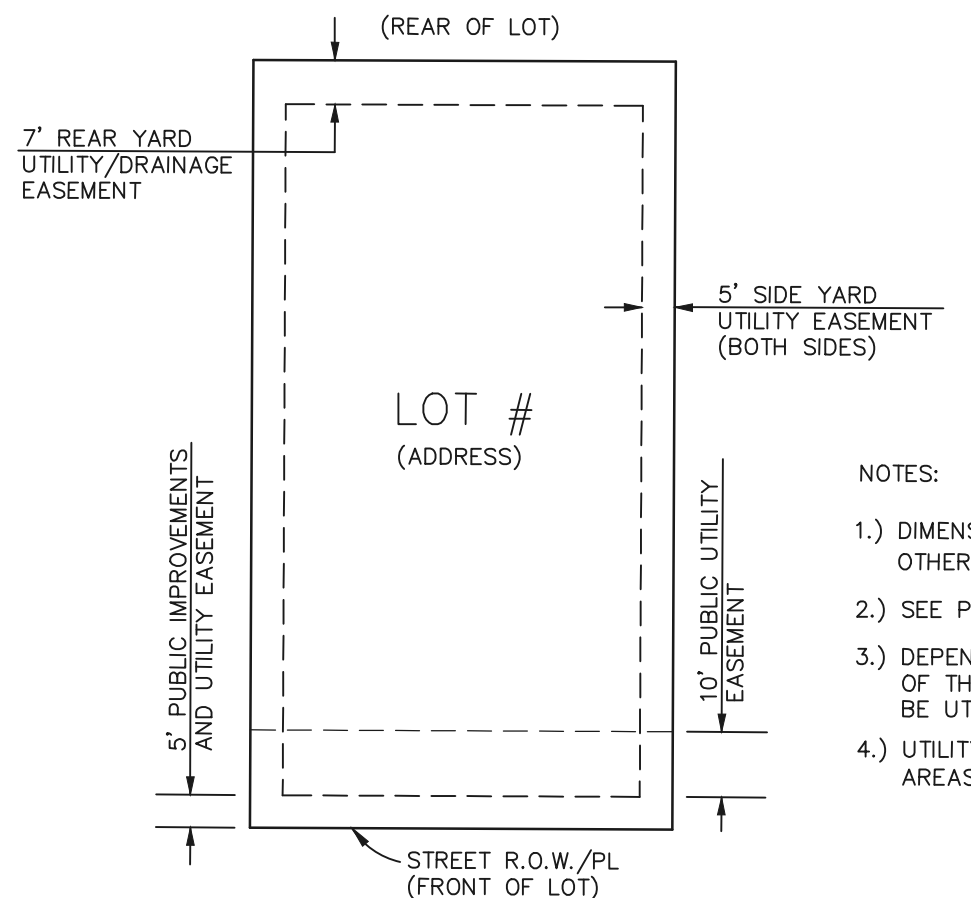
TYPICAL NATURAL LOT (N) N.T.S.



TYPICAL TRANSITION LOT (T) N.T.S.



50' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN LOCAL ROADWAY N.T.S.



DETAIL: TYPICAL LOT EASEMENTS N.T.S.

- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	23 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22	

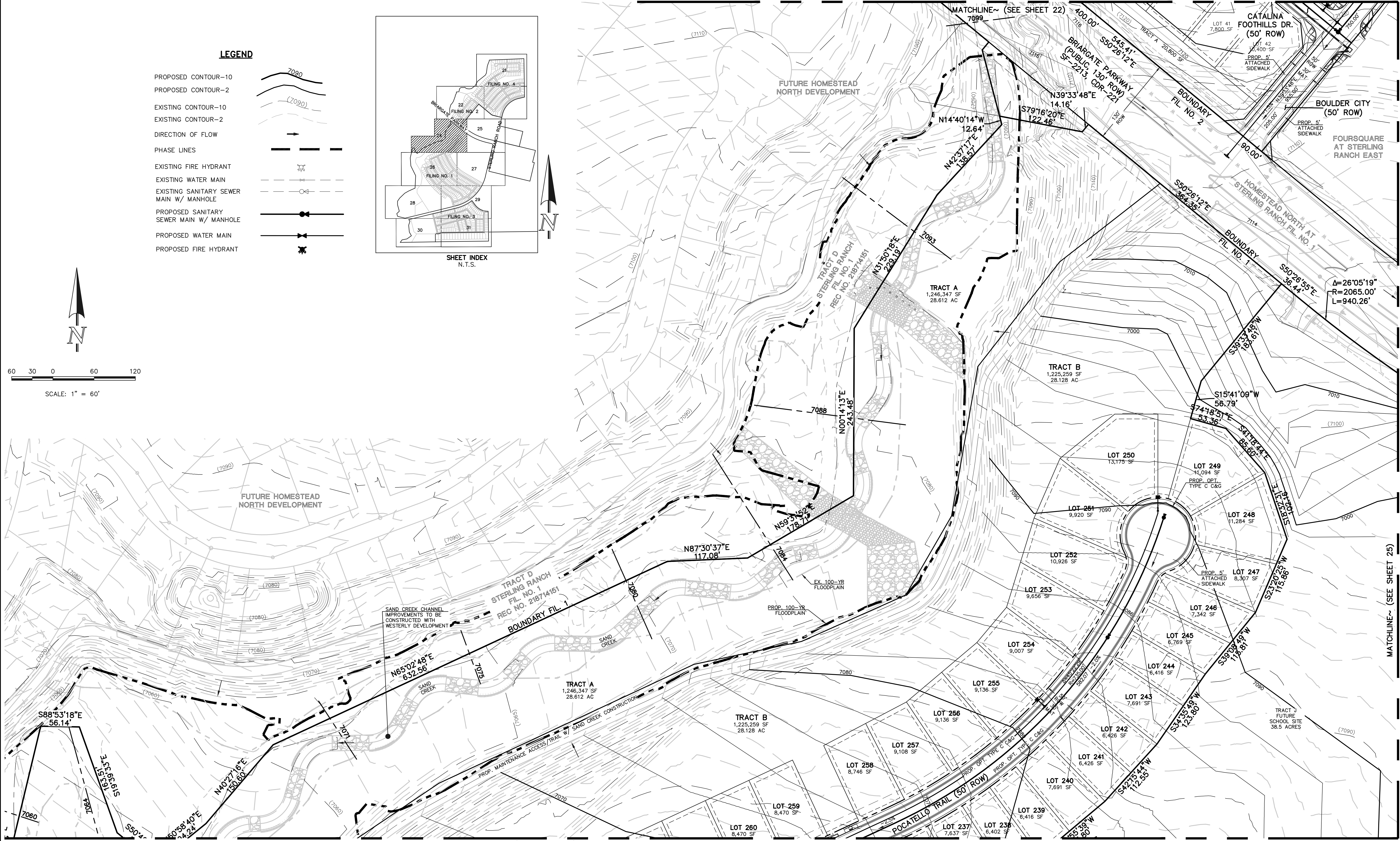
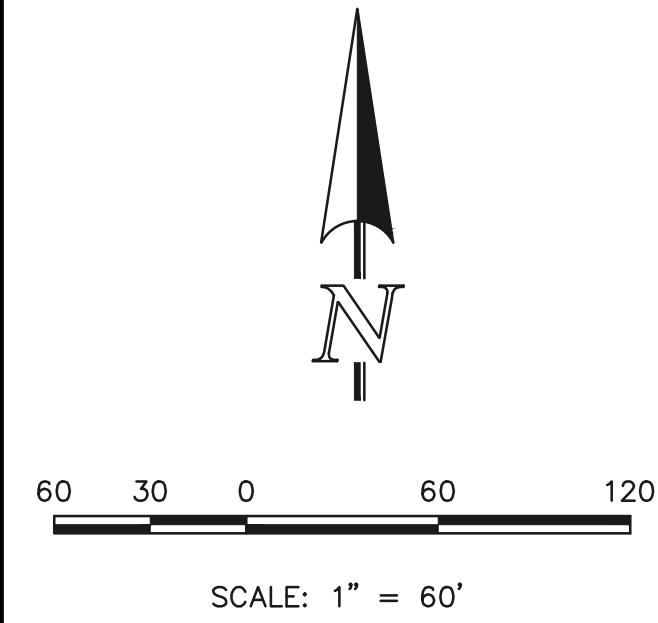
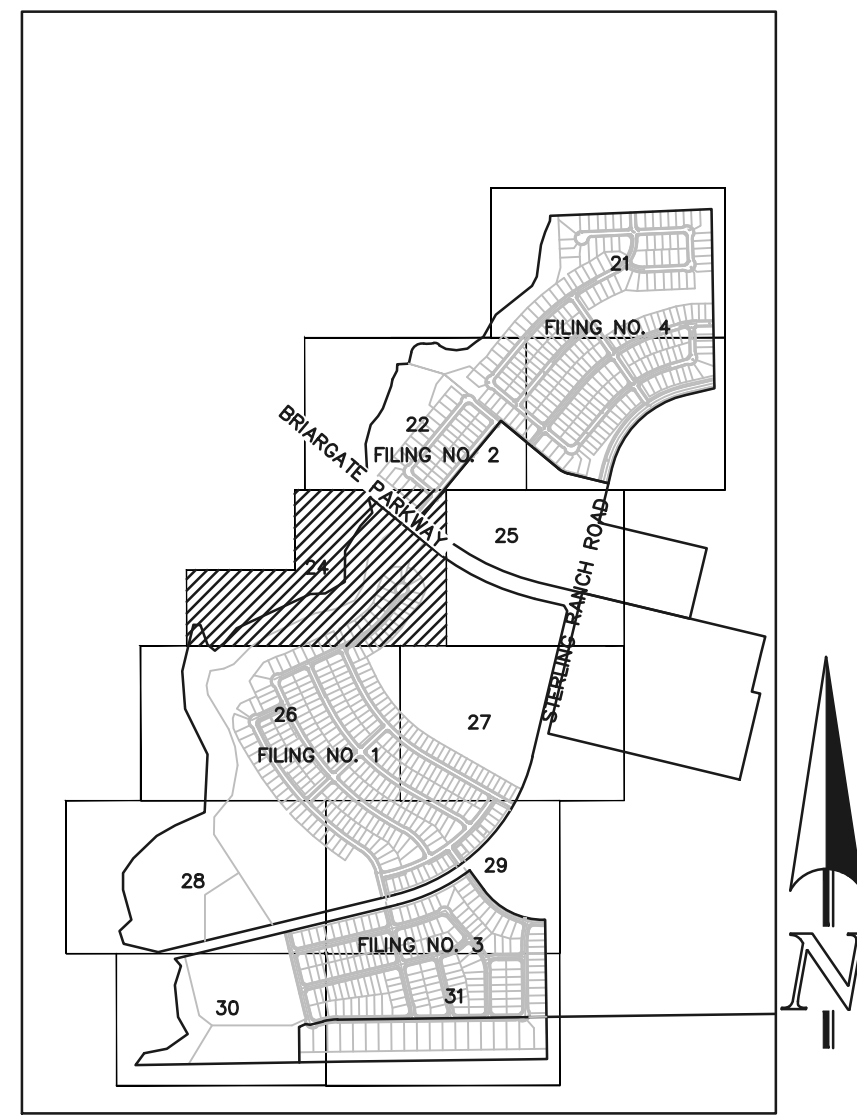
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(719) 785-0799 (Fax)



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT



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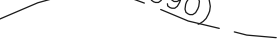



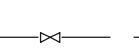


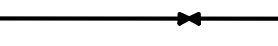


STERLING RANCH EAST PRELIMINARY PLAN NO. 1			
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	EAS	SCALE	DATE 04/01/2022
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CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22

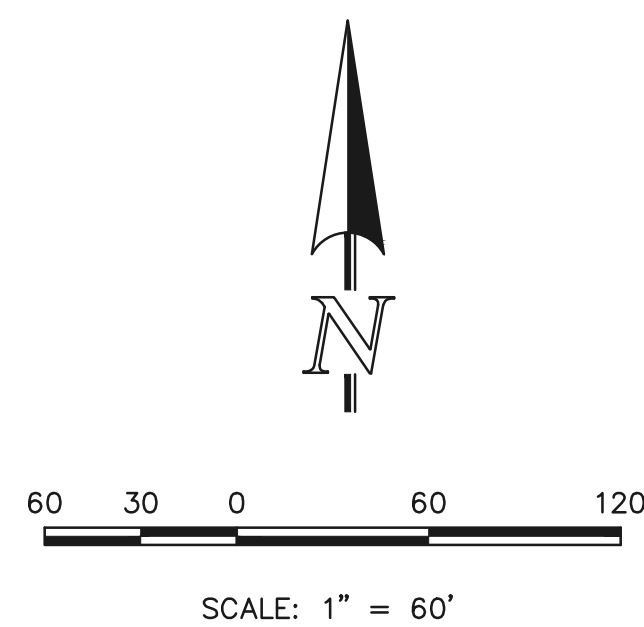
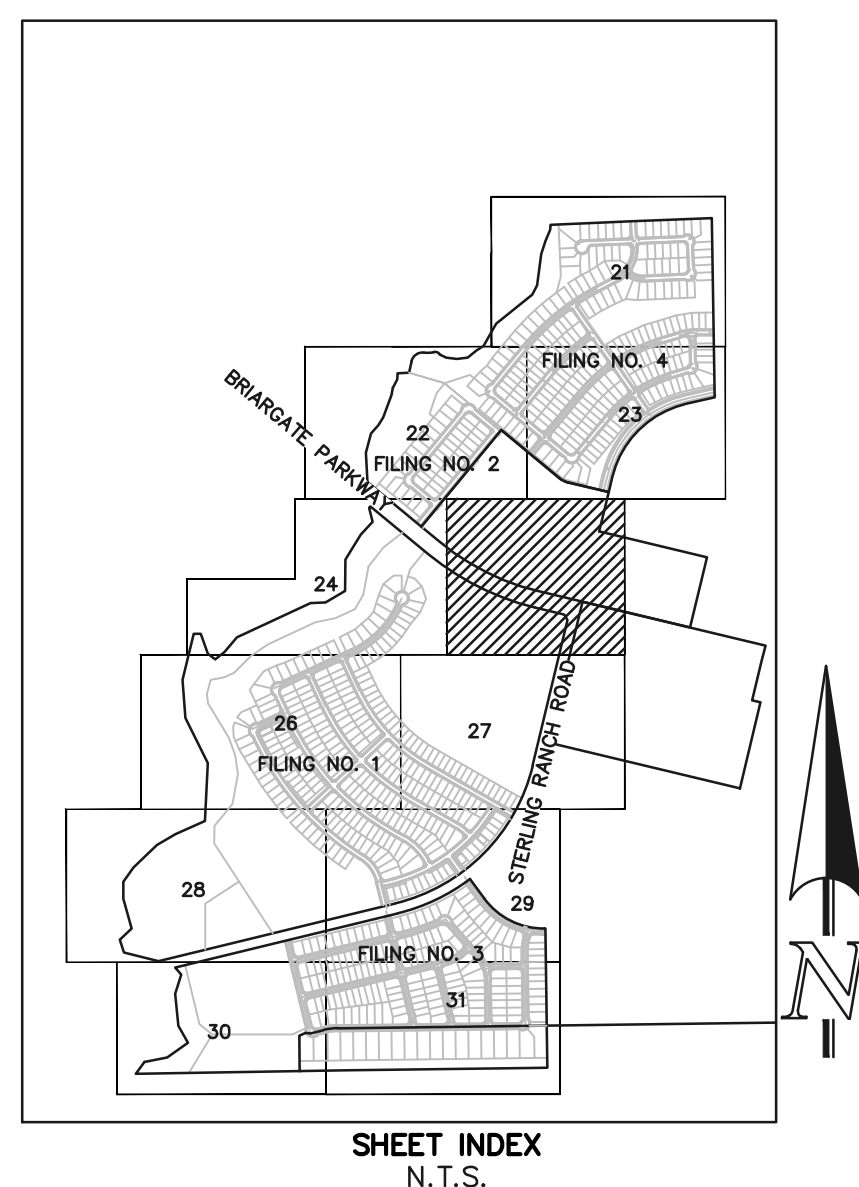
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MATCHLINE~ (SEE SHEET 22)

MATCHLINE~ (SEE SHEET 23)

LEGEND

- PROPOSED CONTOUR-10 
- PROPOSED CONTOUR-2 
- EXISTING CONTOUR-10 
- EXISTING CONTOUR-2 
- DIRECTION OF FLOW 
- PHASE LINES 
- EXISTING FIRE HYDRANT 
- EXISTING WATER MAIN 
- EXISTING SANITARY SEWER MAIN W/ MANHOLE 
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE 
- PROPOSED WATER MAIN 
- PROPOSED FIRE HYDRANT 



MATCHLINE~ (SEE SHEET 24)



MATCHLINE~ (SEE SHEET 27)

- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	25 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

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Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

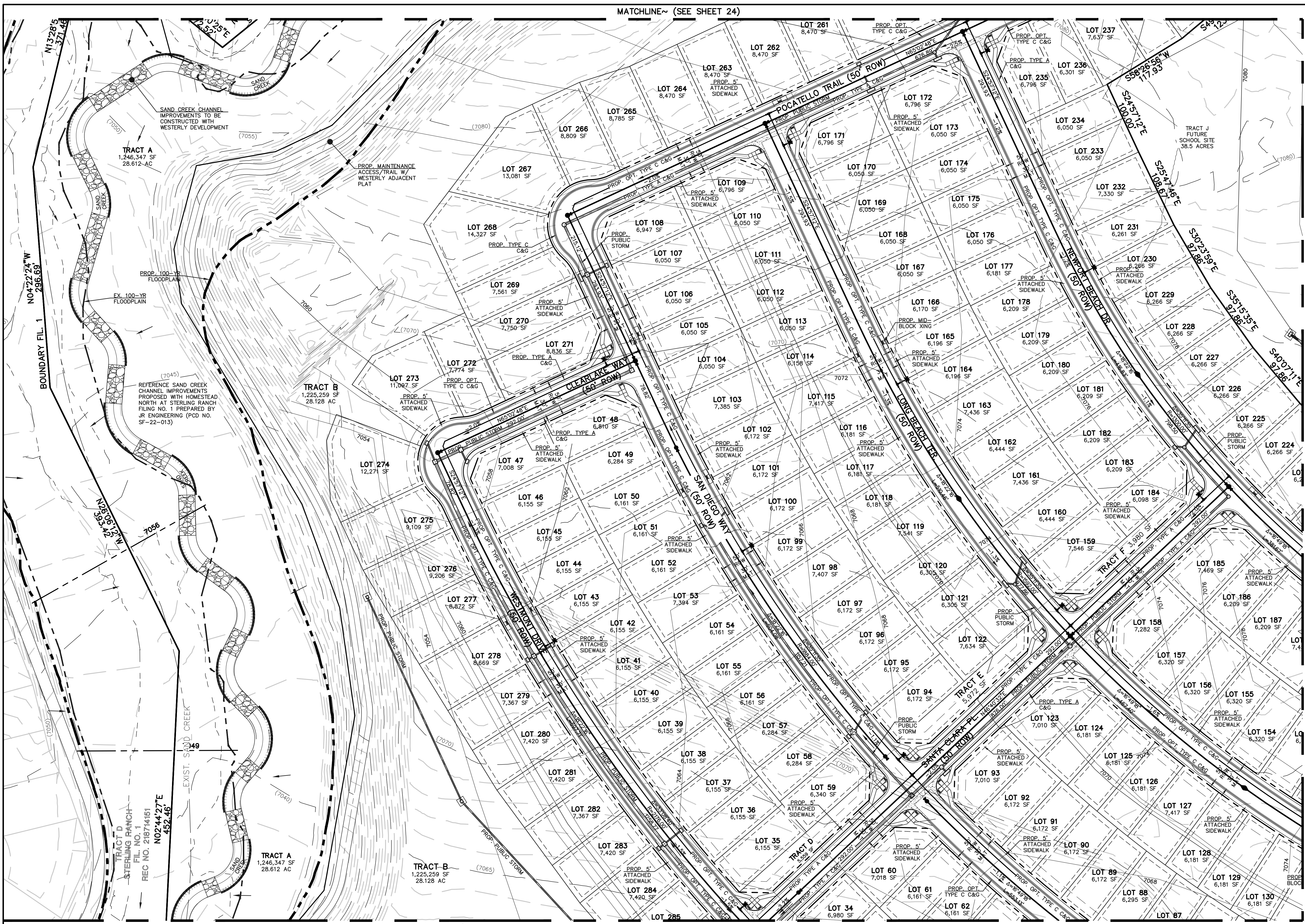
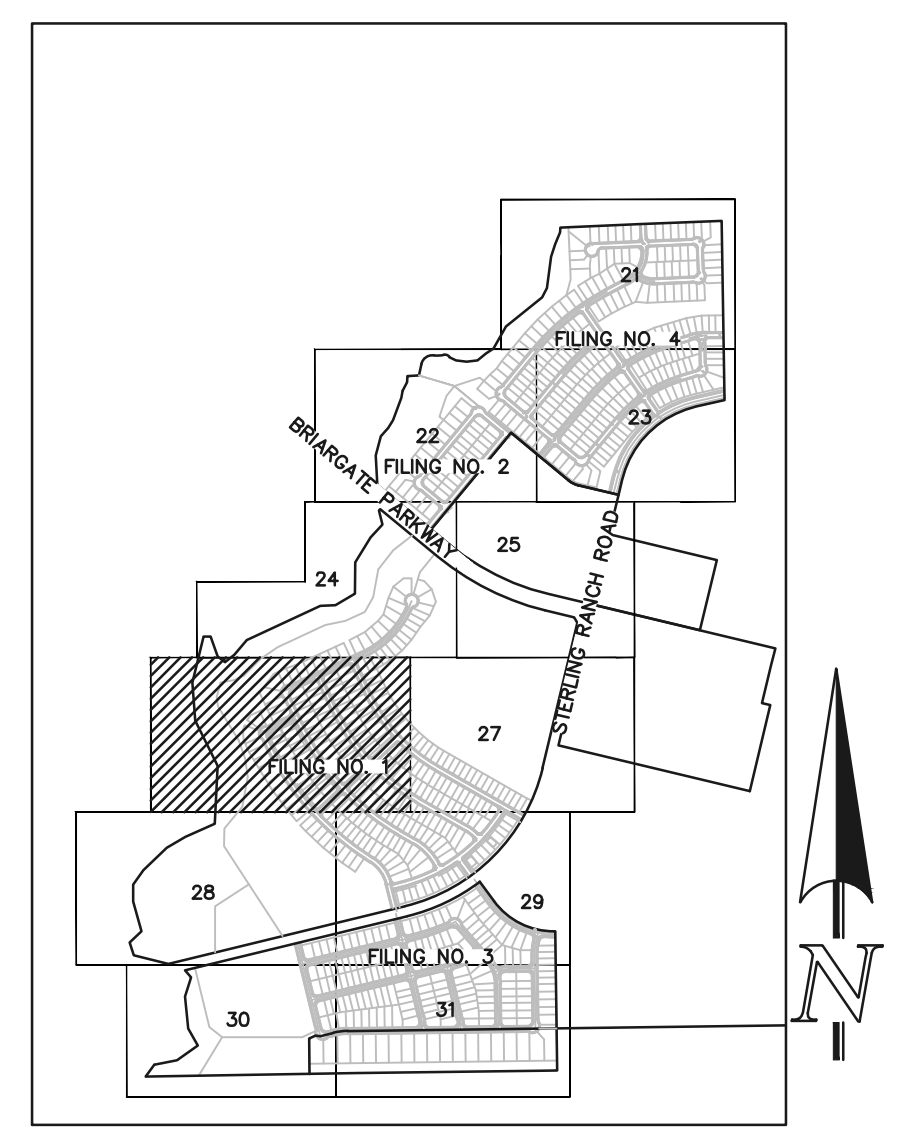
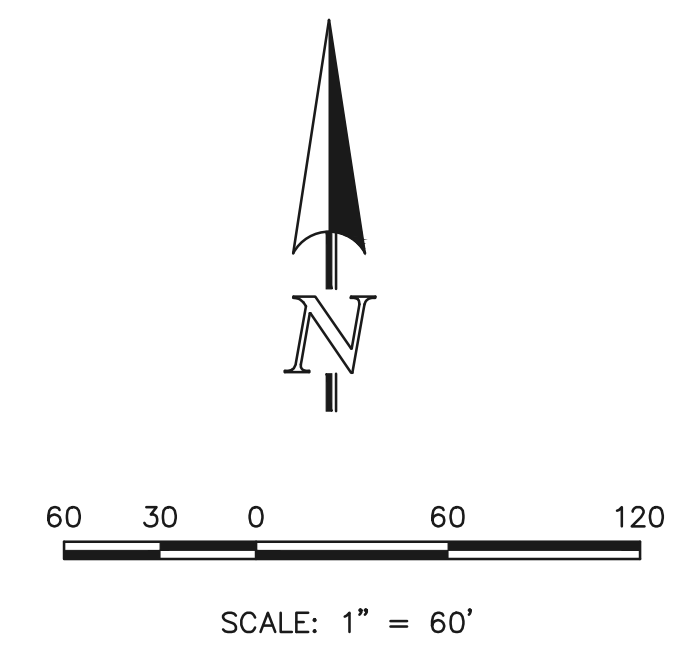


CLASSIC CONSULTING

LEGEND


- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
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MATCHLINE~ (SEE SHEET 28)

MATCHLINE~ (SEE SHEET 27)



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	26 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

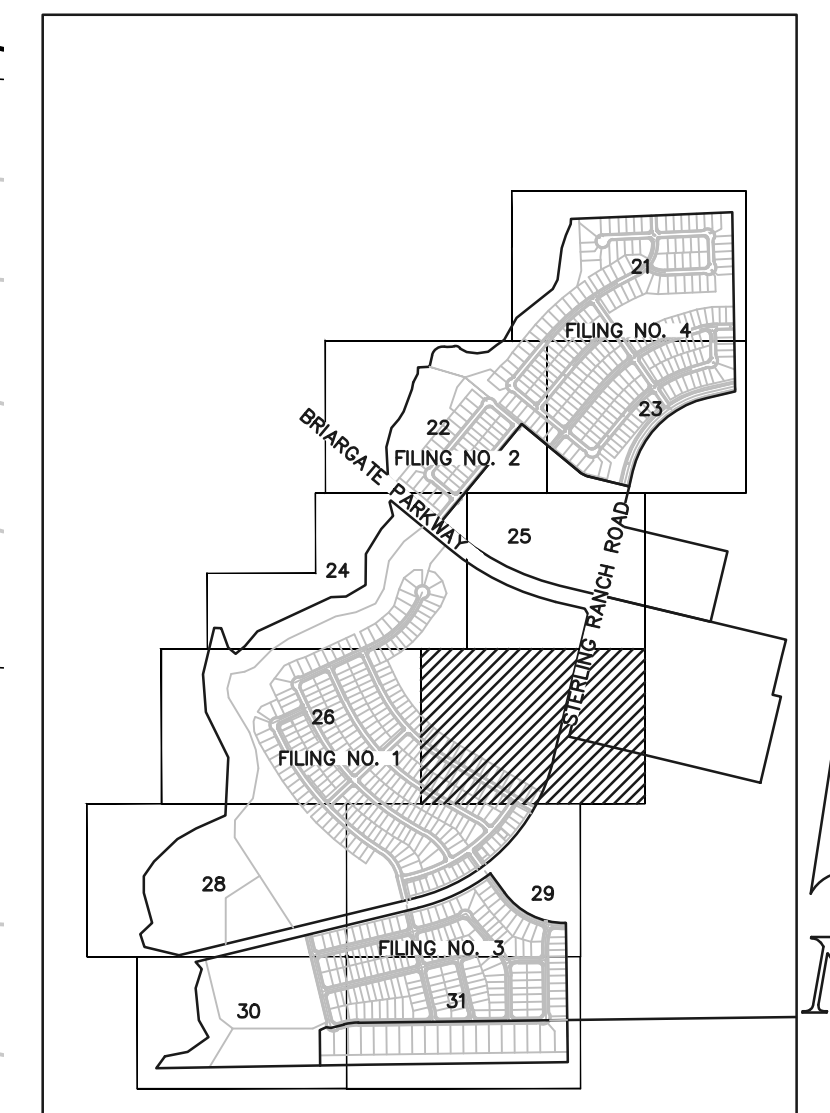
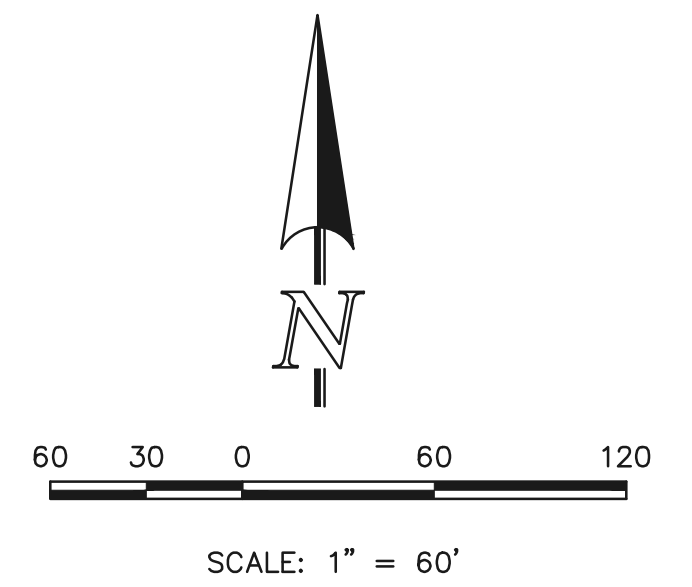
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MATCHLINE ~ (SEE SHEET 25)

LEGEND

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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
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SHEET INDEX
N.T.S.

MATCHLINE ~ (SEE SHEET 26)



MATCHLINE ~ (SEE SHEET 29)



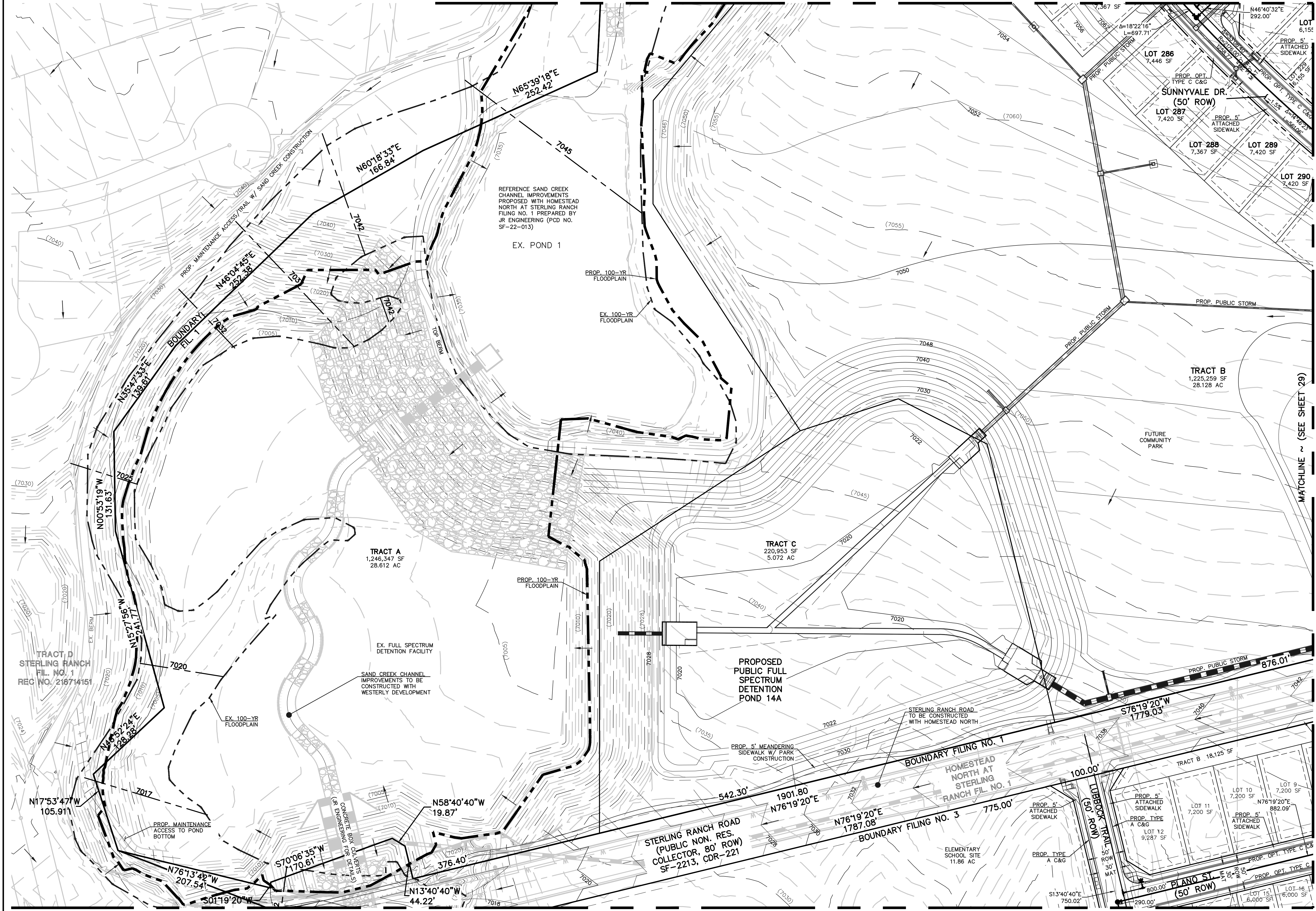
STERLING RANCH EAST PRELIMINARY
PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	27 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
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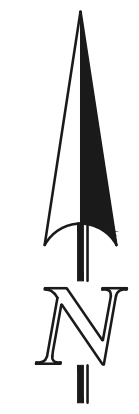


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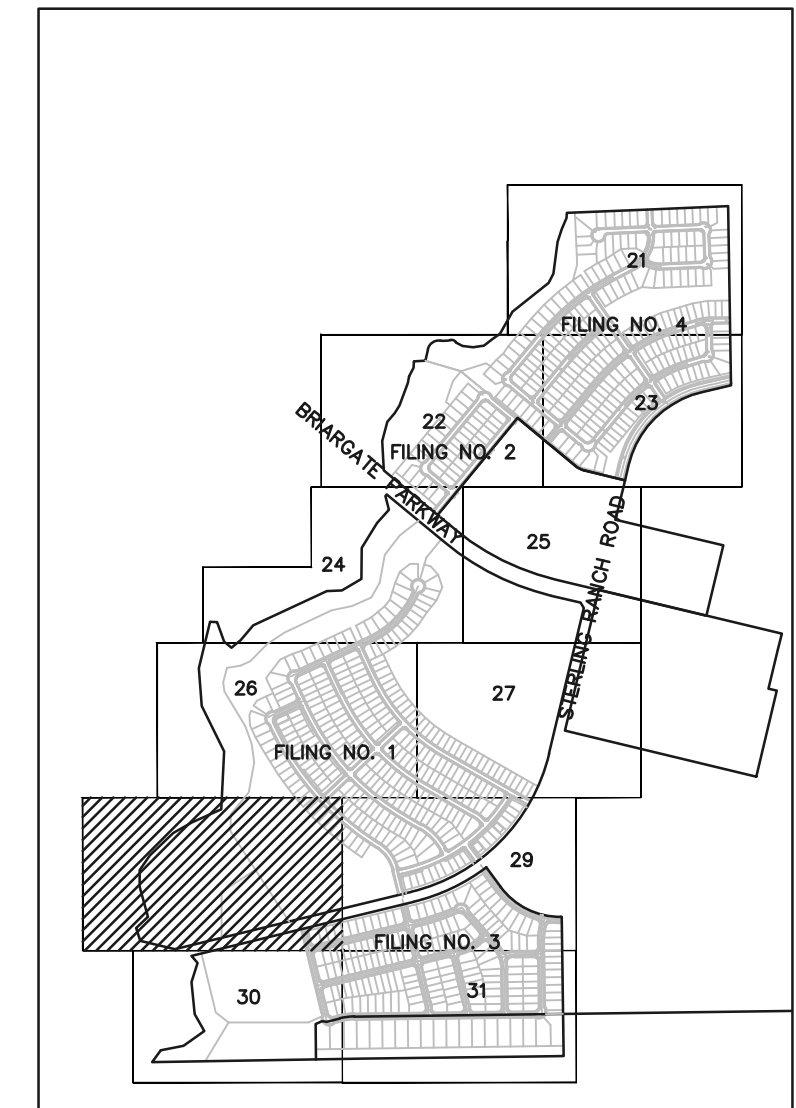
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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

NOTE: CHANNEL AND ADJACENT PARK AREA GRADING TO TAKE PLACE AT SAME TIME

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SCALE: 1" = 60'



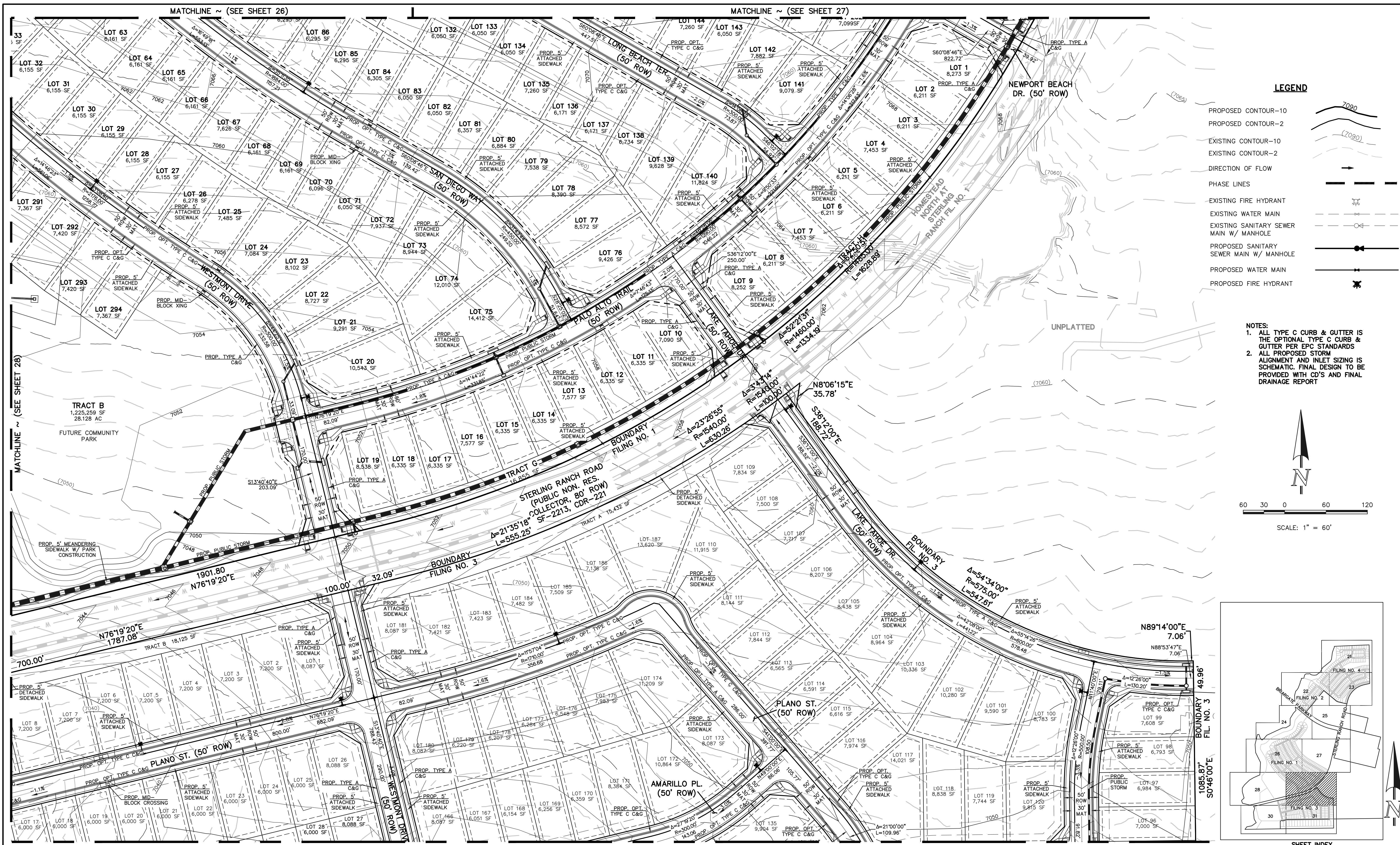
SHEET INDEX N.T.S.



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	28 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

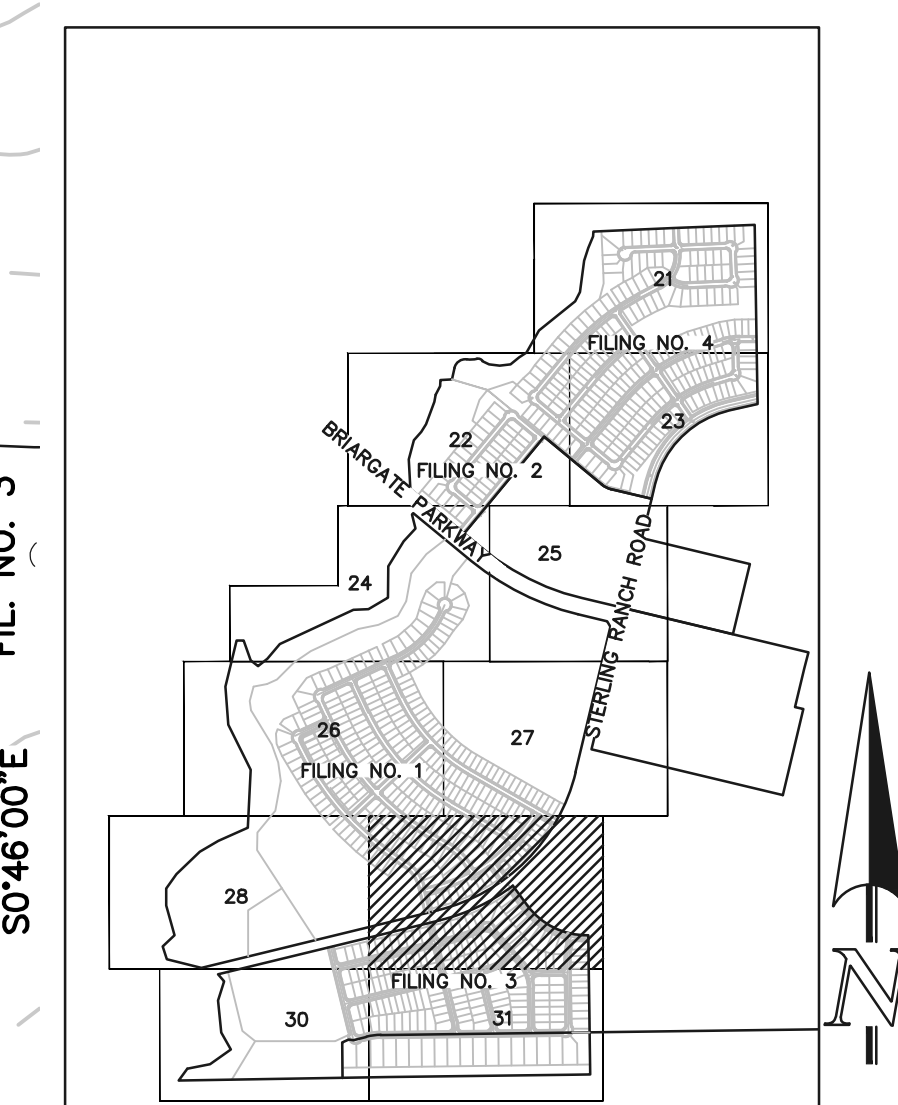
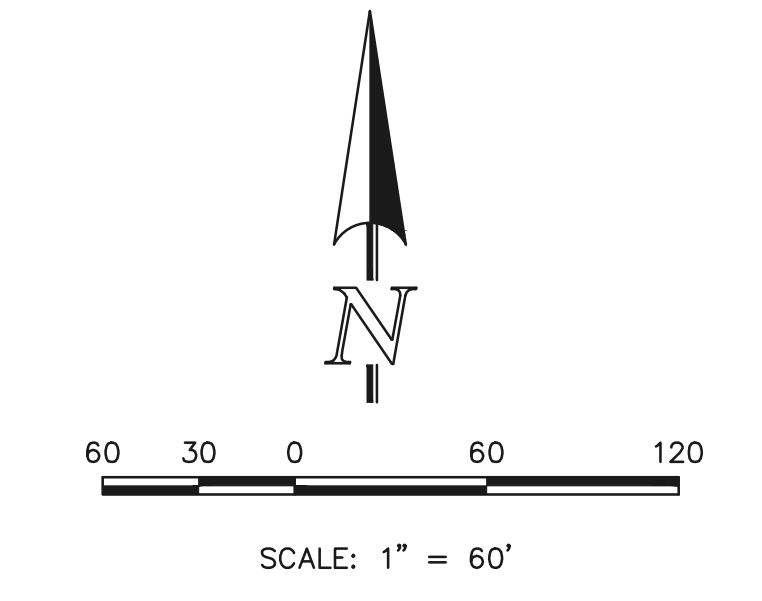
619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
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MATCHLINE ~ (SEE SHEET 26)

MATCHLINE ~ (SEE SHEET 27)

MATCHLINE ~ (SEE SHEET 28)

MATCHLINE ~ (SEE SHEET 31)



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	29 OF 36
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22	

619 N. Cascade Avenue, Suite 200
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 (719) 785-0790
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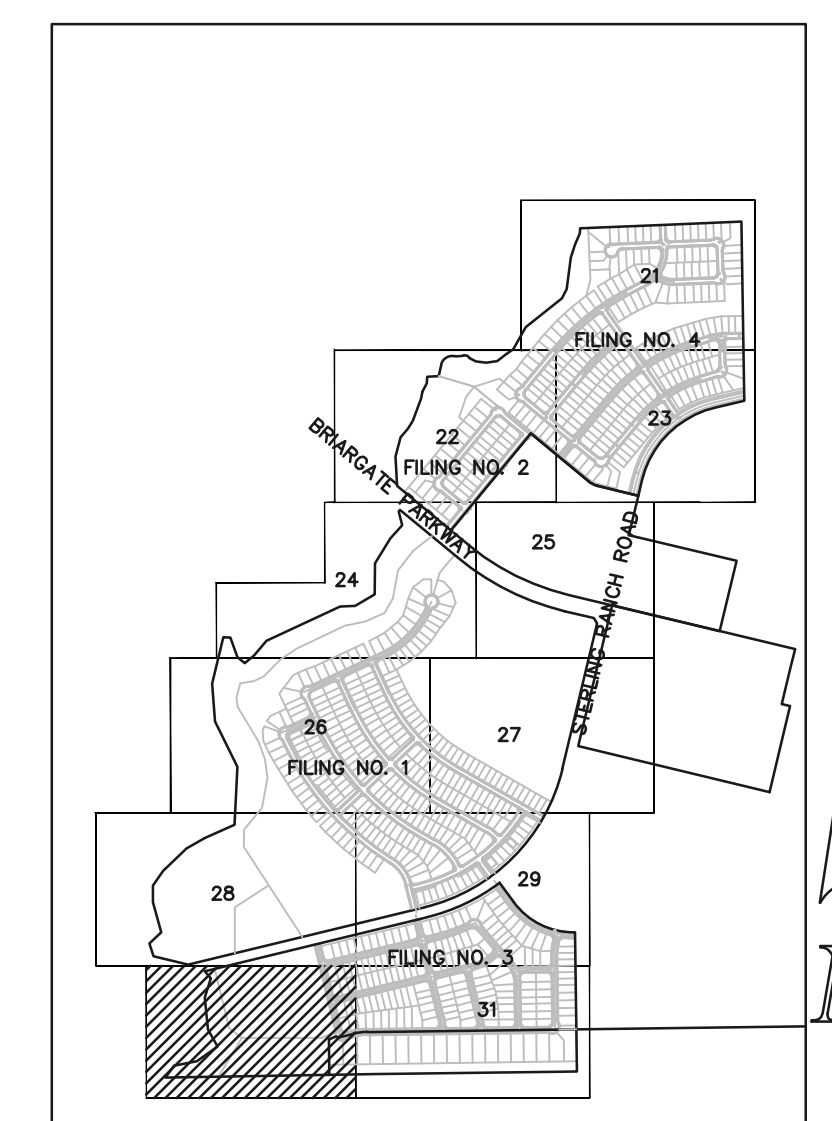
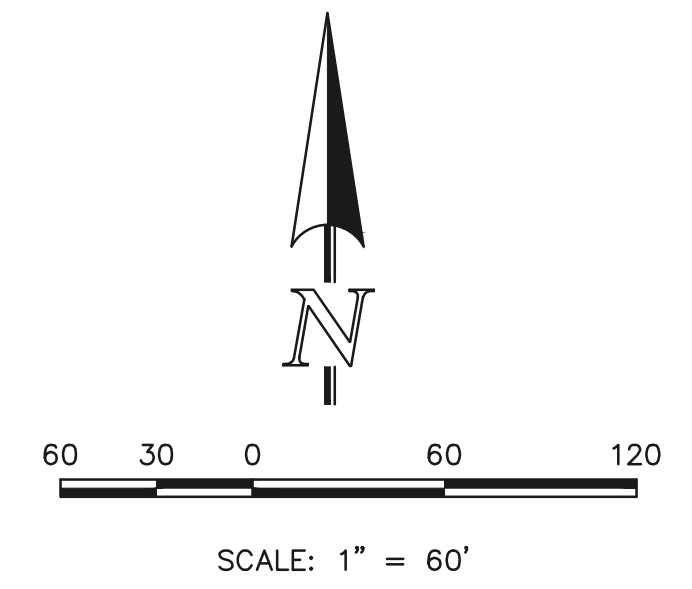
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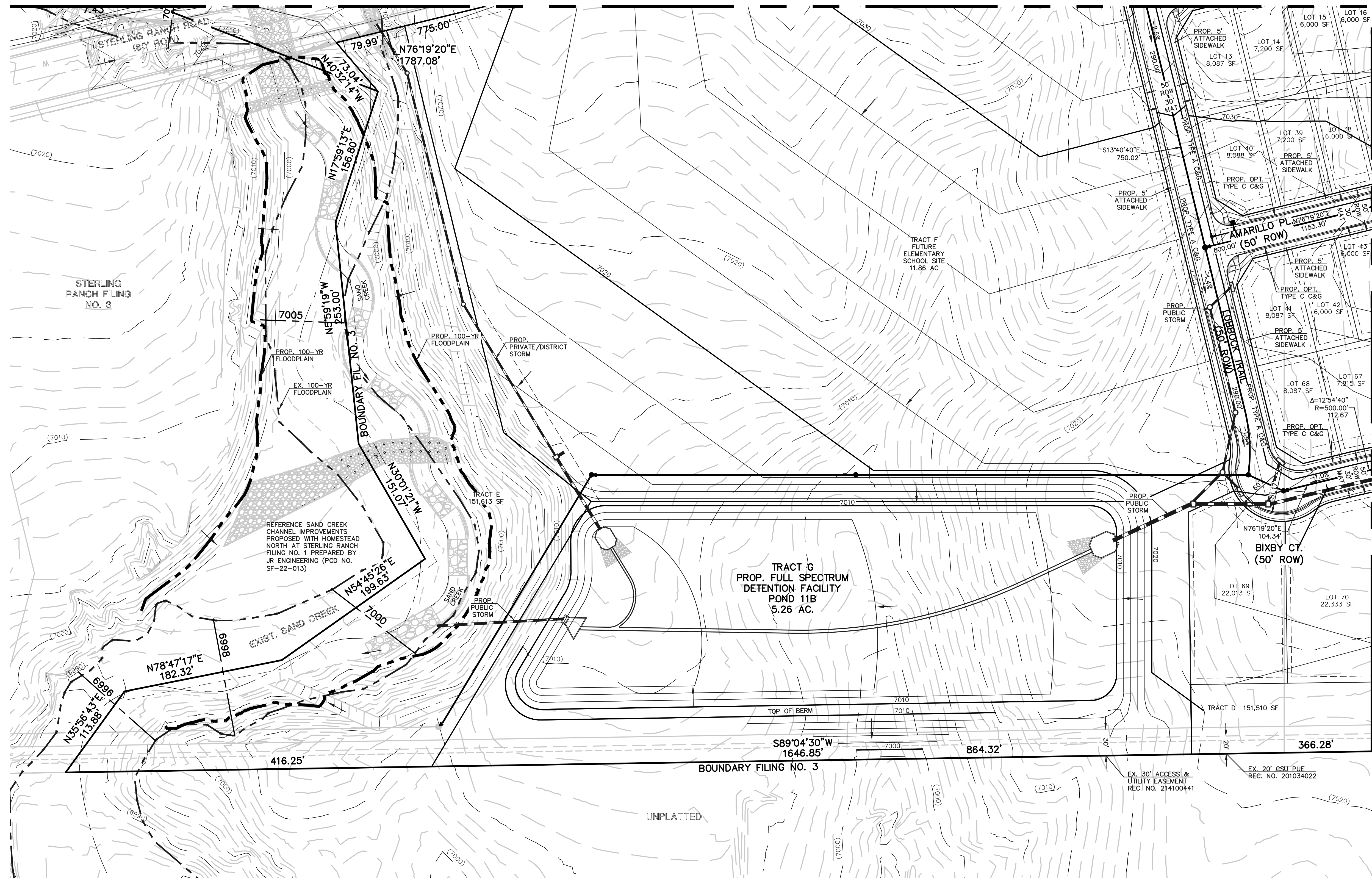
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- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
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SHEET INDEX
N.T.S.

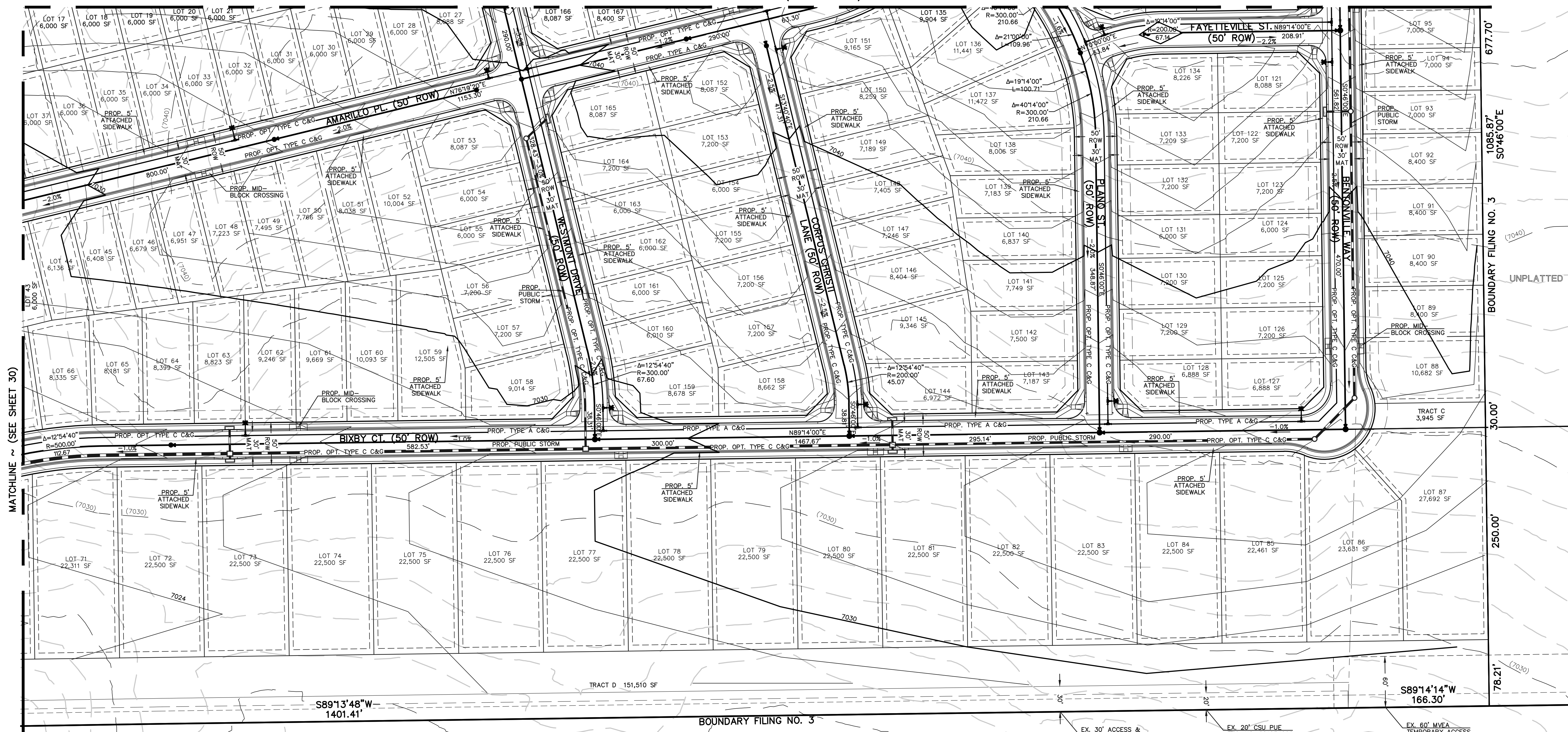


	STERLING RANCH EAST PRELIMINARY PLAN NO. 1 PRELIMINARY GRADING & UTILITY PLAN			
	DESIGNED BY	EAS	SCALE	DATE 04/01/2022
	DRAWN BY	ESO	(H) 1" = 60'	SHEET 30 OF 36
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.22

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MATCHLINE ~ (SEE SHEET 29)



MATCHLINE ~ (SEE SHEET 30)

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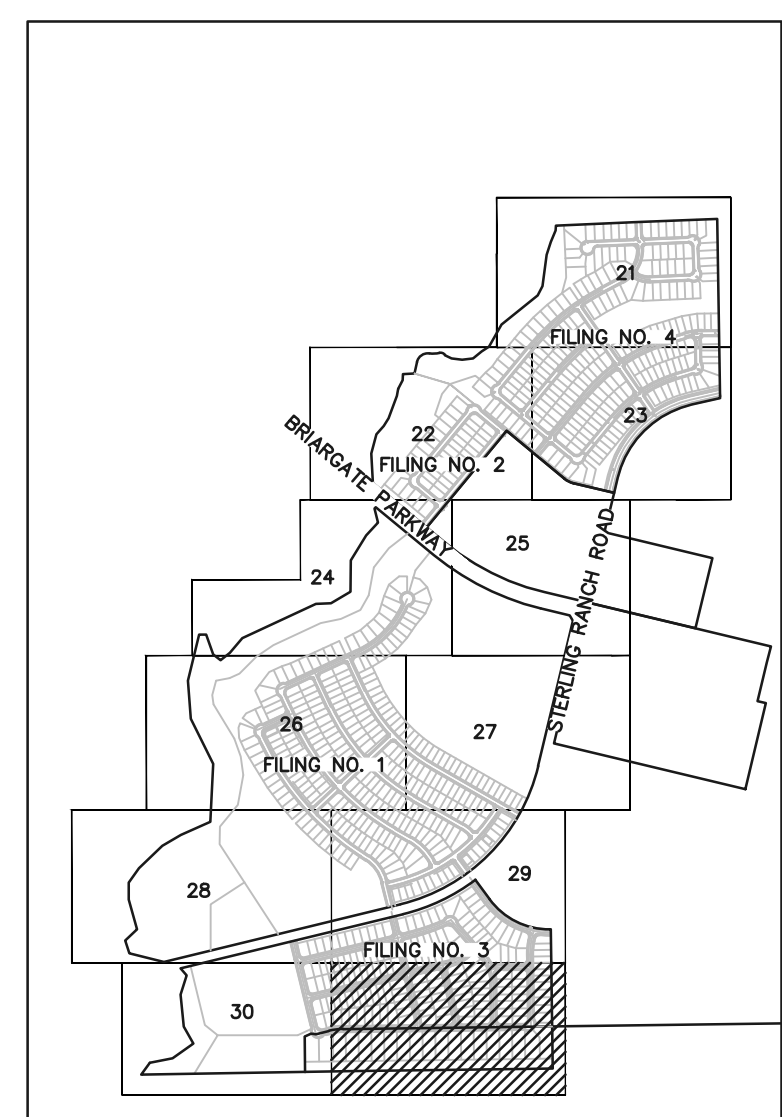
BOUNDARY FILING NO. 3

UNPLATTED

UNPLATTED

LEGEND

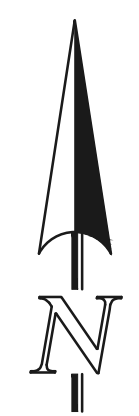
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- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
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SHEET INDEX N.T.S.

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60 30 0 60 120

SCALE: 1" = 60'



STERLING RANCH EAST PRELIMINARY
 PLAN NO. 1
 PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	04/01/2022
DRAWN BY	ESO	(H) 1" = 60'	SHEET	31 OF 36
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.22

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 Colorado Springs, Colorado 80903
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 (719) 785-0799(Fax)



DESIGNED BY
 DRAWN BY
 CHECKED BY

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

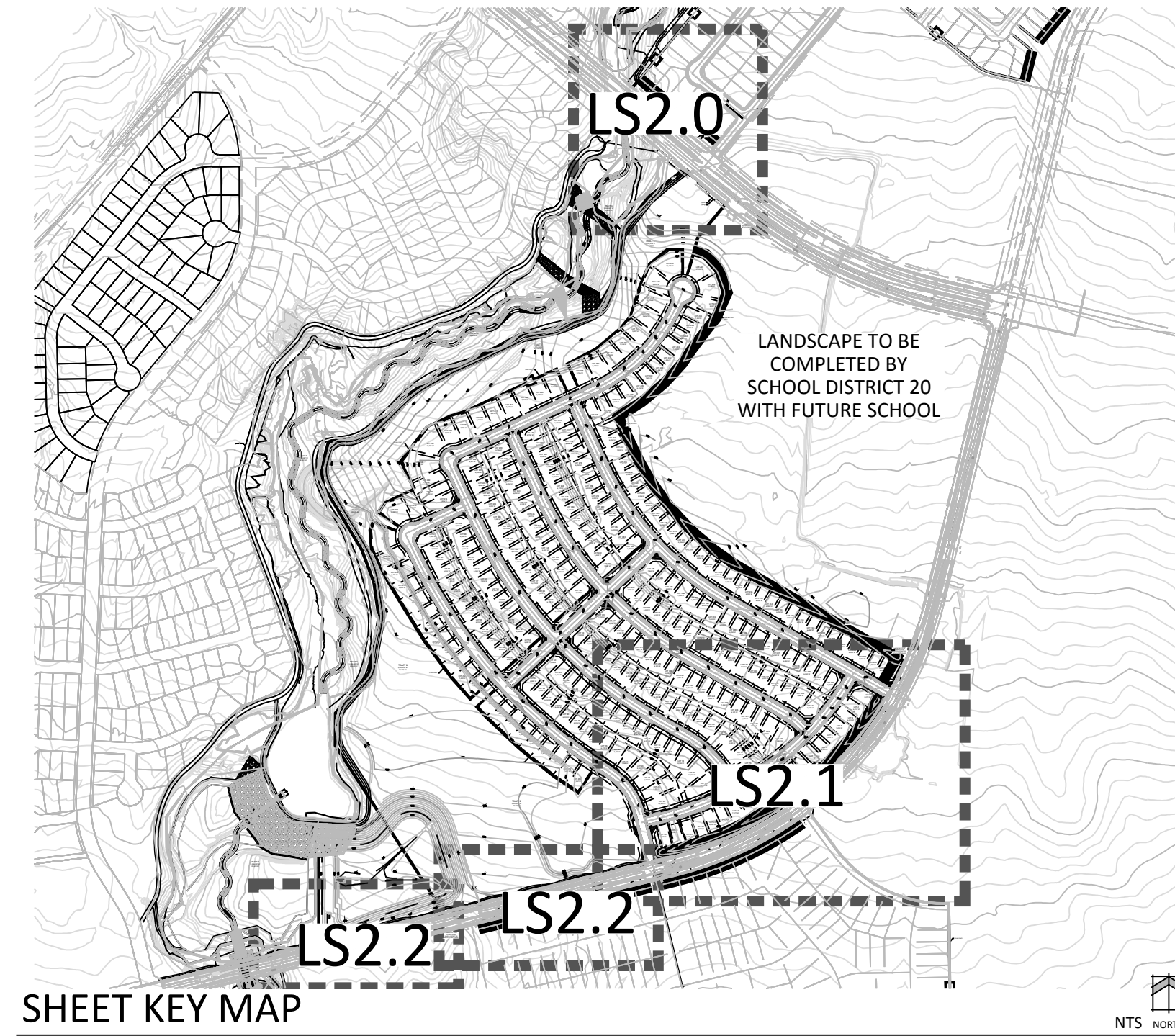
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

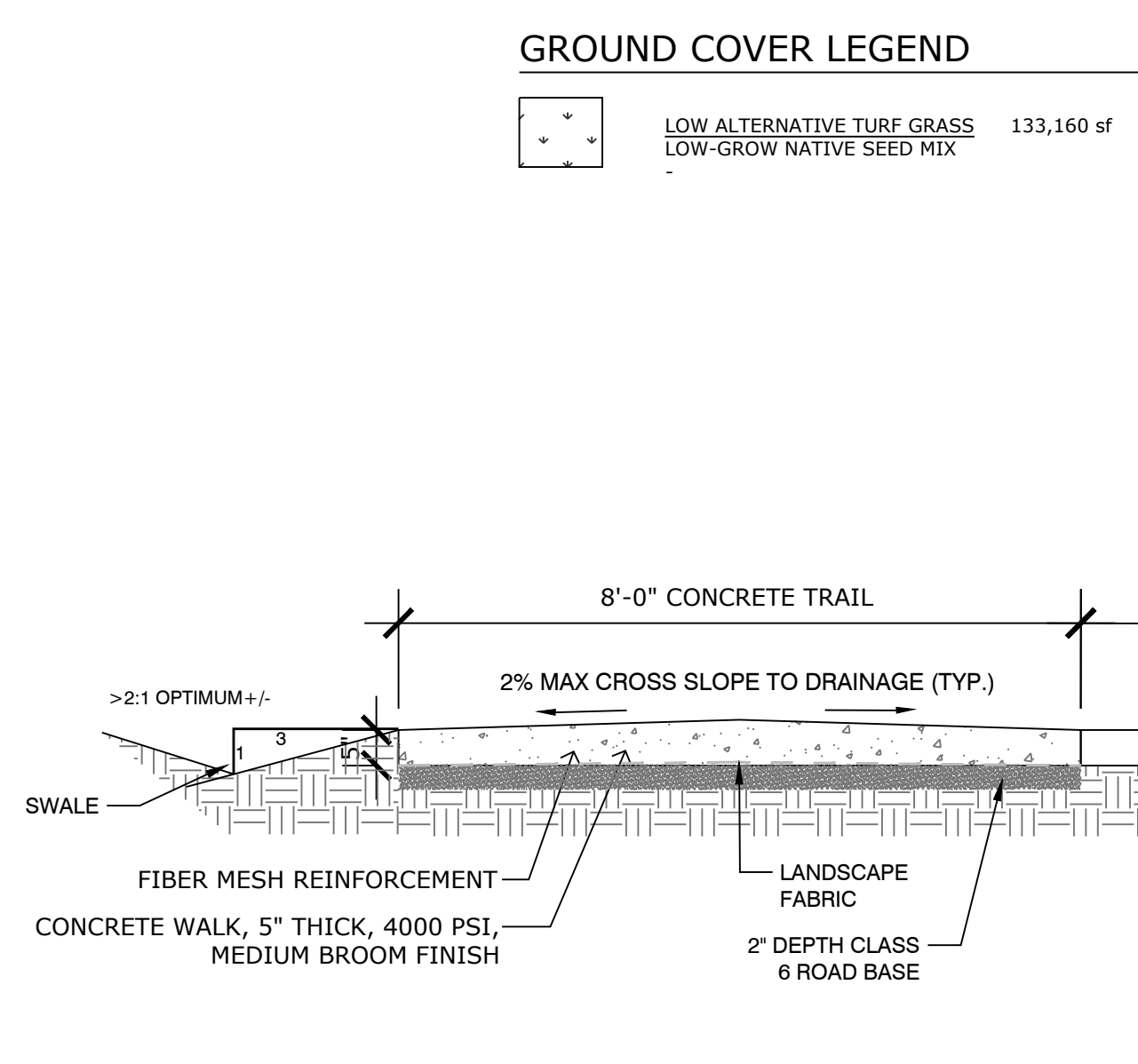
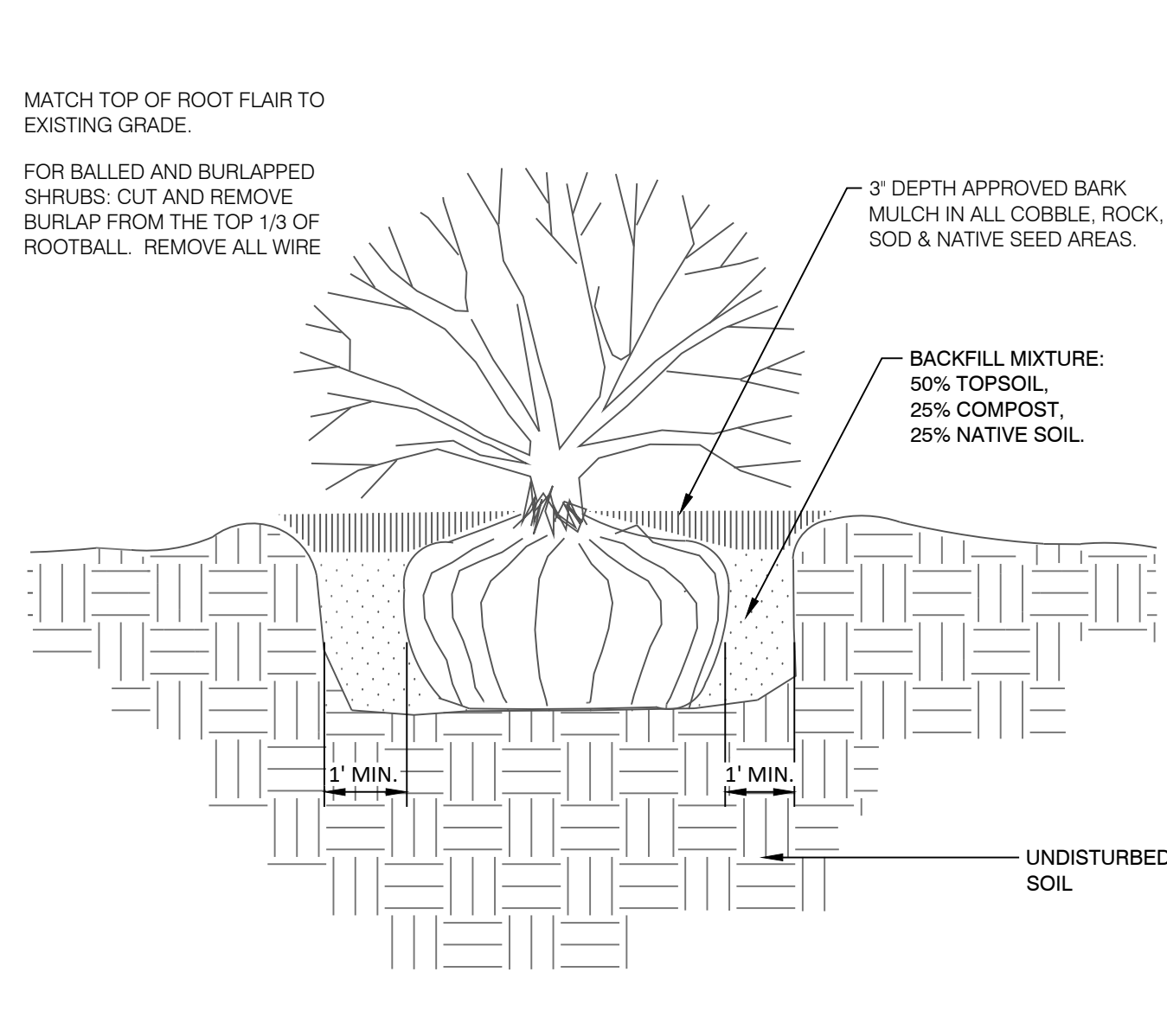
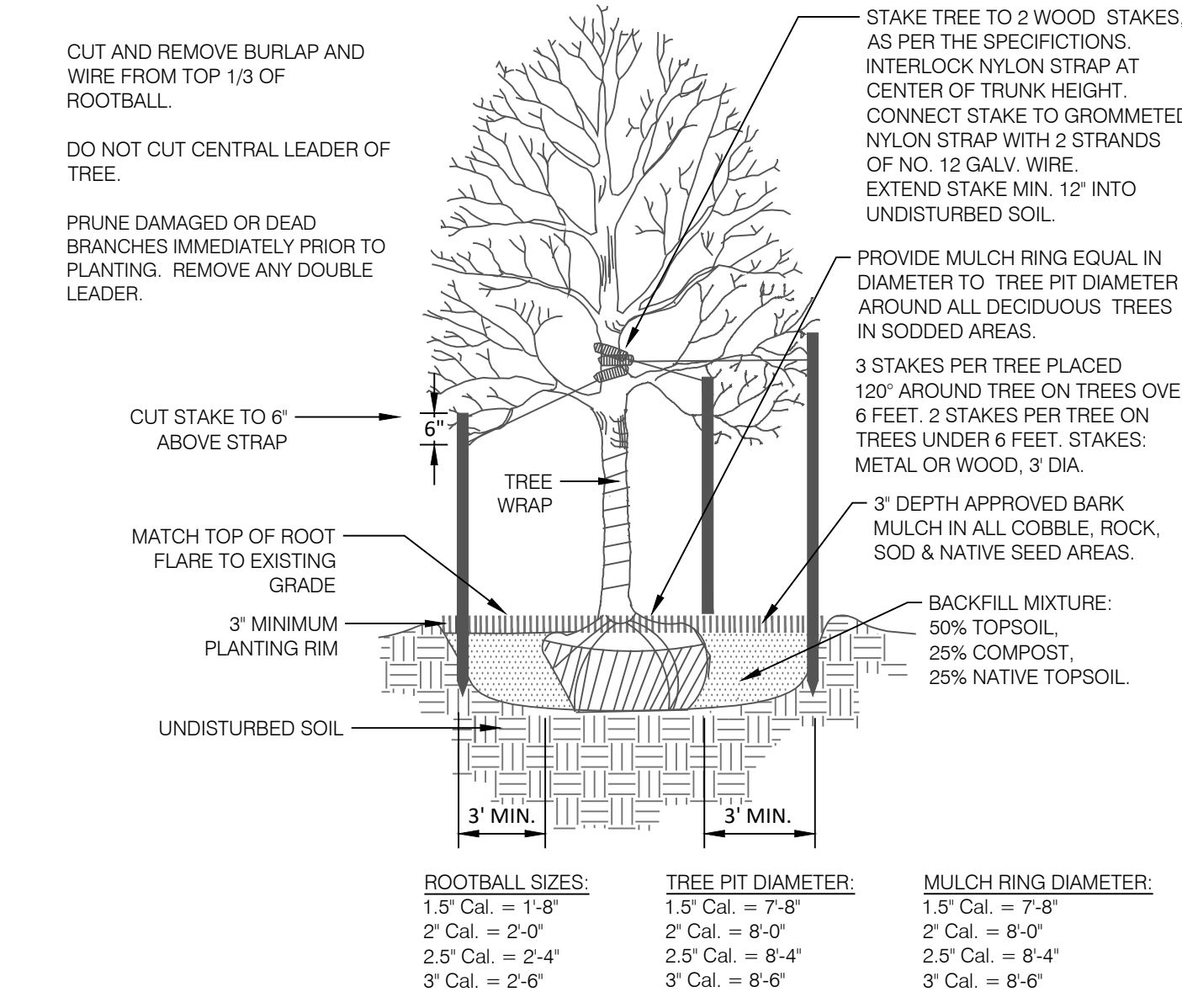
NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CHAMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVAL ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Ag	18	Aesculus glabra / Ohio Buckeye	40'	30'	1.5" Cal.	B&B	
Csp	3	Catalpa speciosa / Northern Catalpa	60'	50'	1.5" Cal.	B&B	
Coc	12	Celtis occidentalis / Common Hackberry	60'	50'	1.5" Cal.	B&B	
Gtr	2	Gleditsia triacanthos / Honey Locust	60'	40'	1.5" Cal.	B&B	
Gdi	3	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	1.5" Cal.	B&B	
Qru	11	Quercus rubra / Red Oak	60'	60'	1.5" Cal.	B&B	
Tco	3	Tilia cordata / Littleleaf Linden	45'	35'	1.5" Cal.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Jcb	46	Juniperus chinensis 'Blue Point' / Blue Point Juniper	15'	10'	6" HT	B&B	
Ppg	24	Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B	
Ped	17	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
Ag1	22	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B	
Aca	12	Amelanchier canadensis / Canadian Serviceberry	25'	20'	1.5" Cal.	B&B	
Ppa	1	Prunus padus / May Day Tree	30'	30'	1.5" Cal.	B&B	
Spe	5	Syringa pekinensis / Peking Lilac	20'	15'	1.5" Cal.	B&B	
Sre	21	Syringa reticulata / Japanese Tree Lilac	25'	20'	1.5" Cal.	B&B	



LANDSCAPE REQUIREMENTS

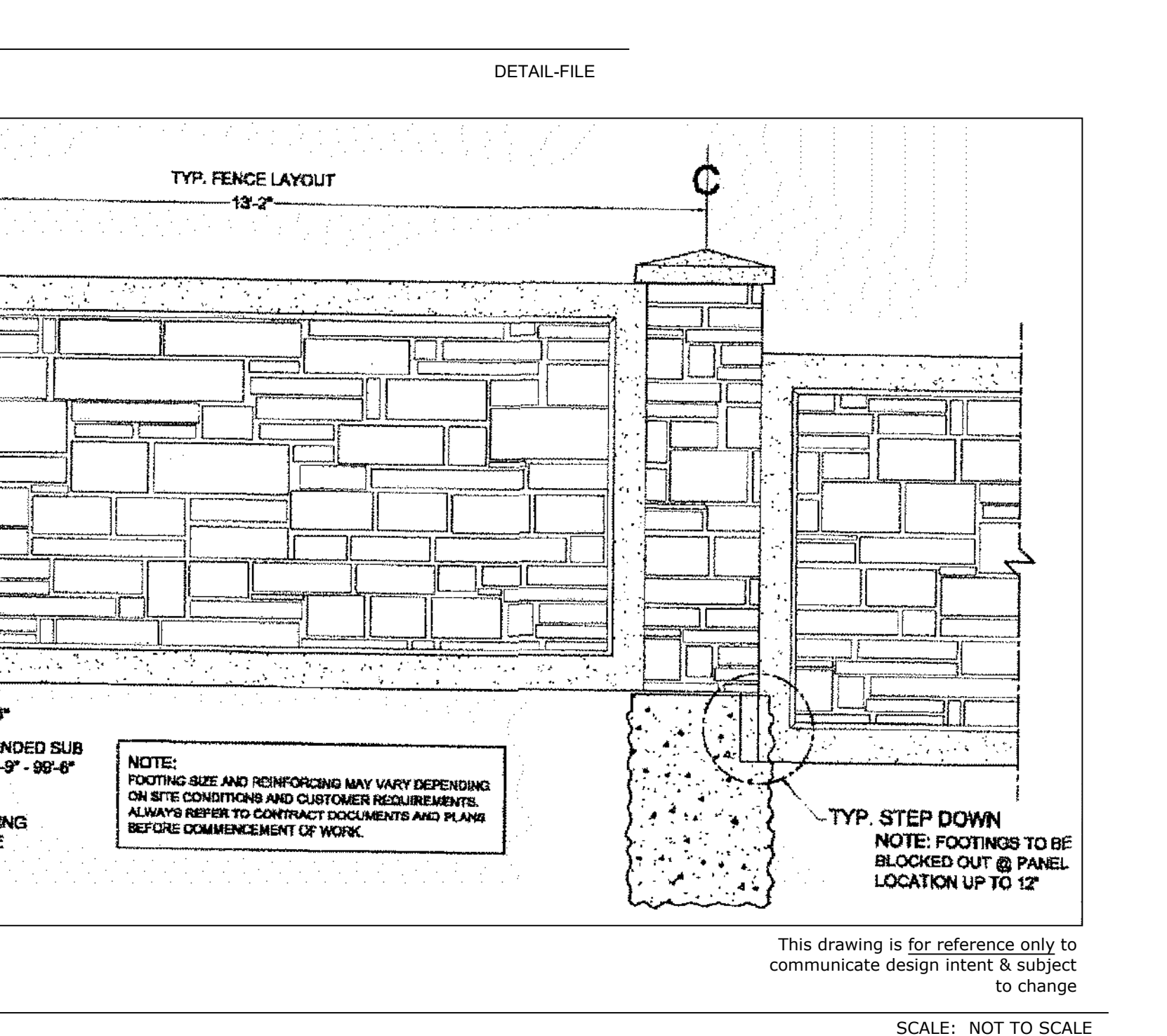
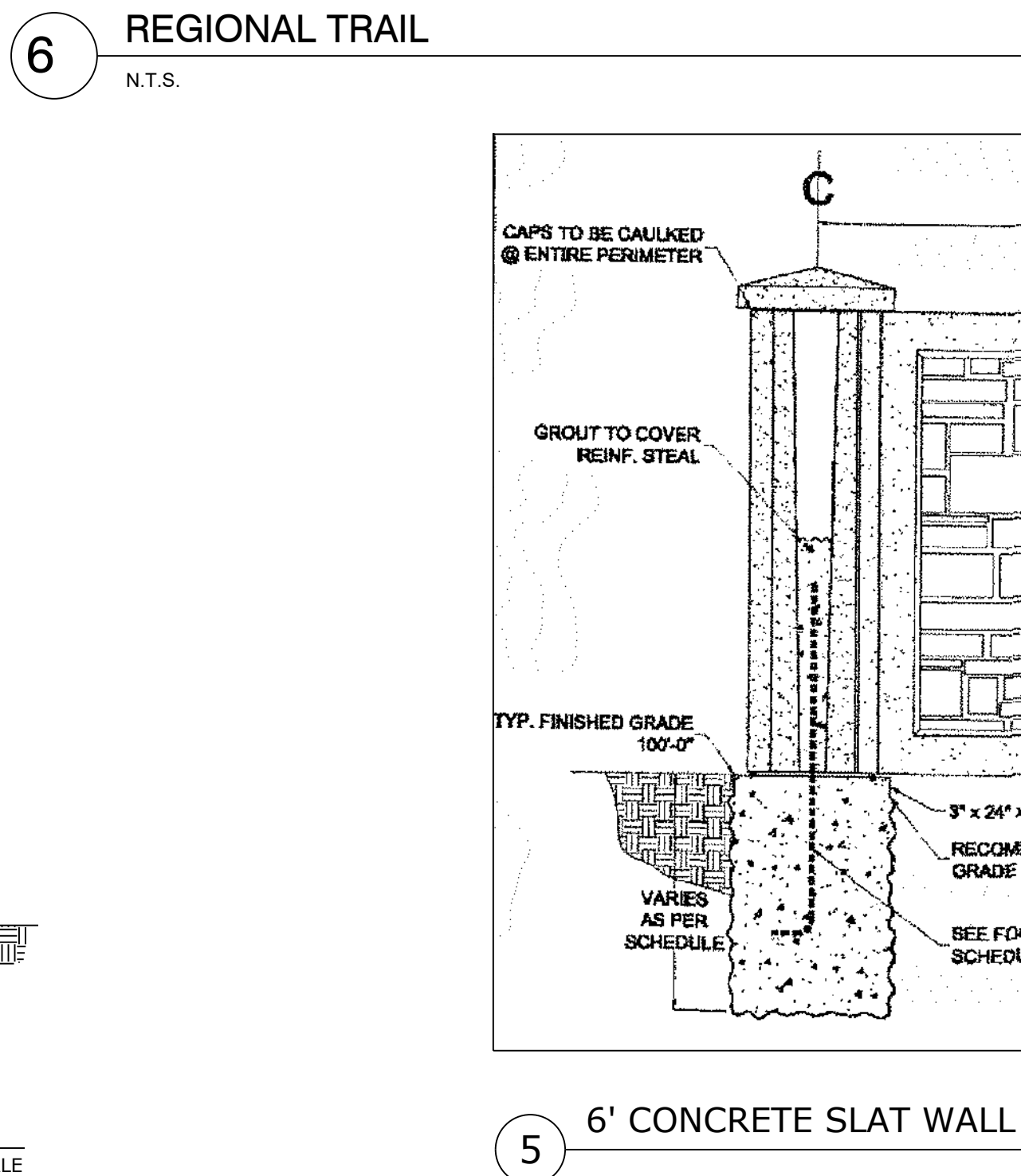
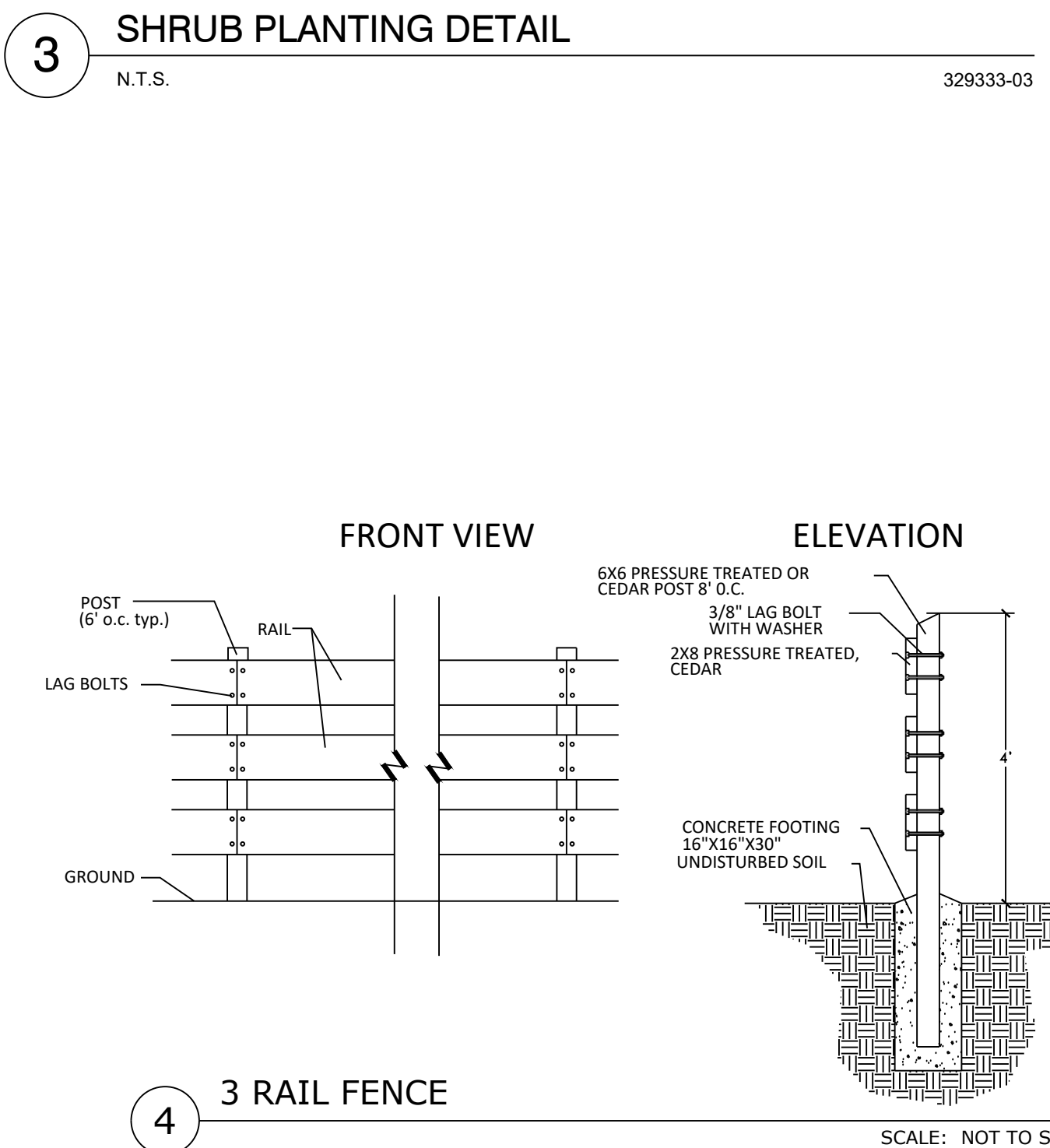
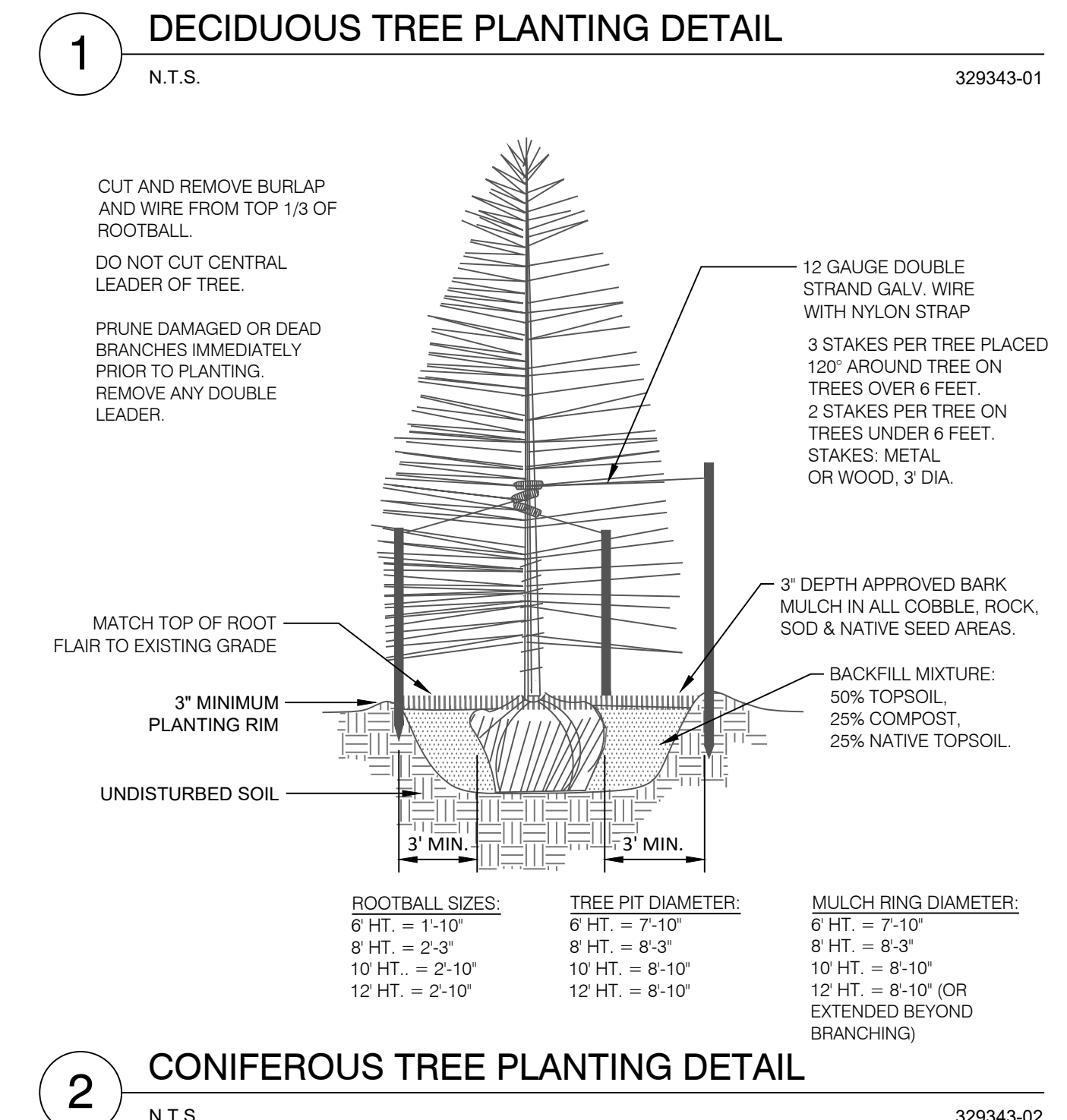
Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required
STERLING RANCH ROAD	URBAN NON-RESIDENTIAL COLLECTOR	10' / 10'	4,105	1 / 30'
BRIARGATE PARKWAY	PRINCIPAL ARTERIAL	25' / 25'	1,134	1 / 20'

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	No. of Trees Req. / Prov.
x / x	x/x	SR	75% / 75%	137 / 137
x / x	x/x	BG	75% / 75%	57 / 57

NOTES:
1. SAWTOOTH CONSTRUCTION JOINTS EVERY 10' (1/4 DEPTH OF TRAIL)
2. INSTALL EXPANSION JOINTS EVERY 10'
3. STAKING AND WOOD FORMS ARE TO BE APPROVED PRIOR TO POURING CONCRETE. THIS NOTE SHALL BE INCLUDED ON ALL SETS OF CONSTRUCTION DOCUMENTS COVERING THE SCOPE OF THE TRAIL.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE: 06.10.22
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE NOTES & DETAILS

LS1.0
32 OF 36
SP-22-004

C:\clients\sterling ranch east\dmw\l-act\p1\phase 1 Prelim Plan\SR East Phase 1 LS.dwg (LS.dwg) 3/7/2023 2:16:25 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE: 06.10.22
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

ENTITLEMENT

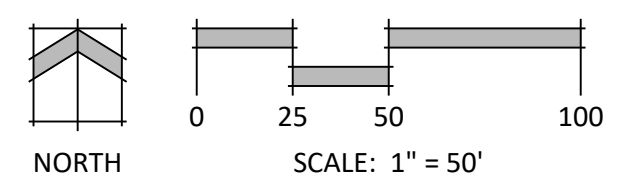
DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

LS2.0

33 OF 36

PLAN FILE # SP-22-004



Classic2Sterling Ranch East Drawings L Arch/VP/Phase 1 Prelim Plan/SE East Phase 1 LS.dwg (LS 2.0-32) 3/3/2023 4:36:15 PM Jennifer Shagin

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN



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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE: 06.10.22
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PREPARED BY: J. SHAGIN

ENTITLEMENT

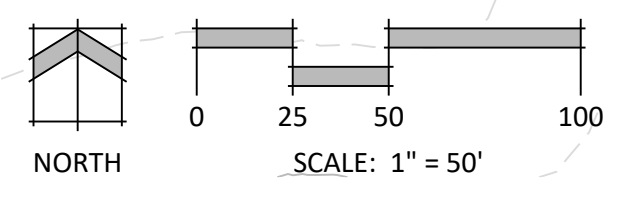
DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LS2.1

34 OF 36

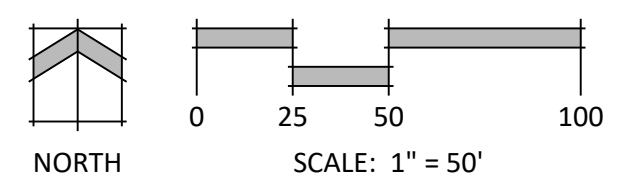
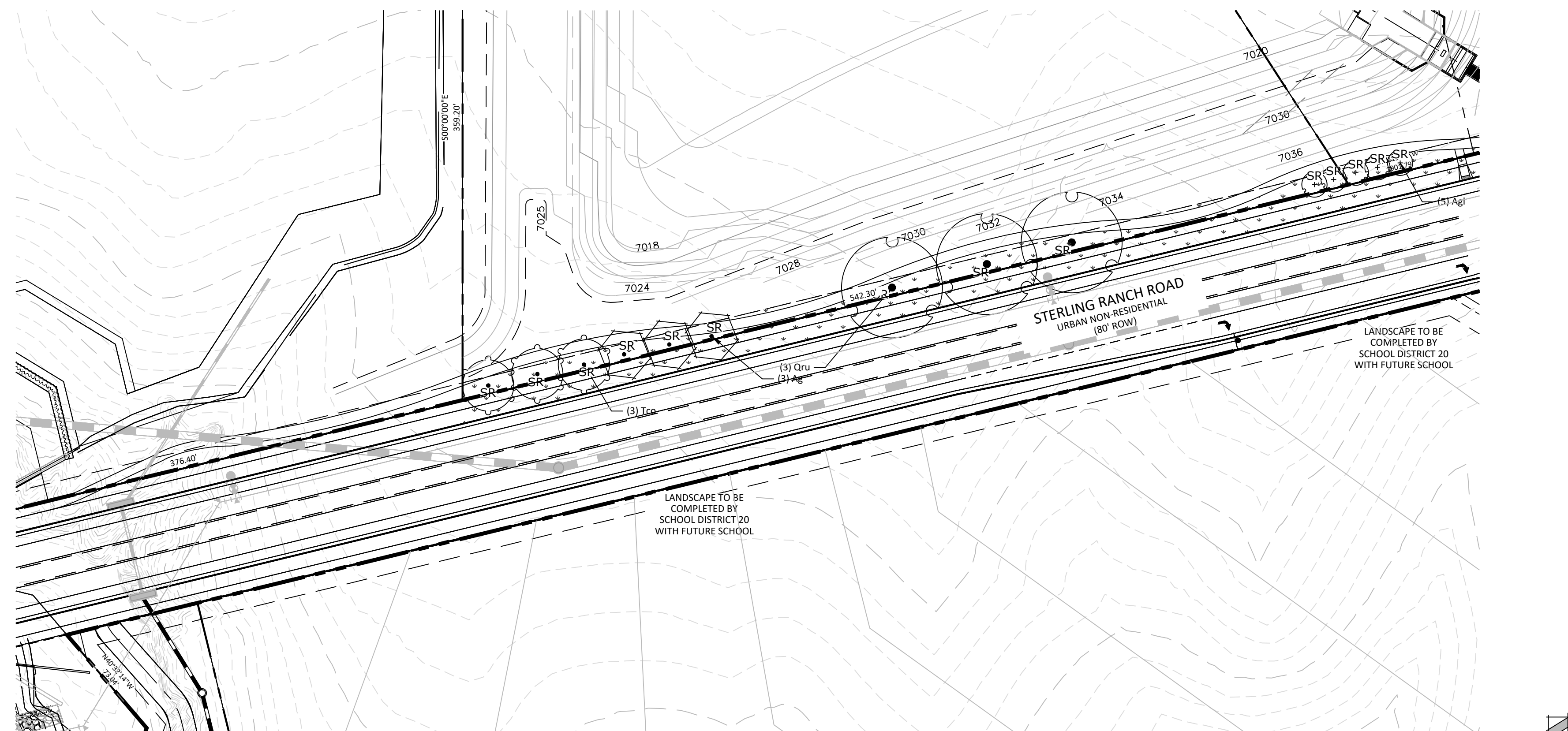
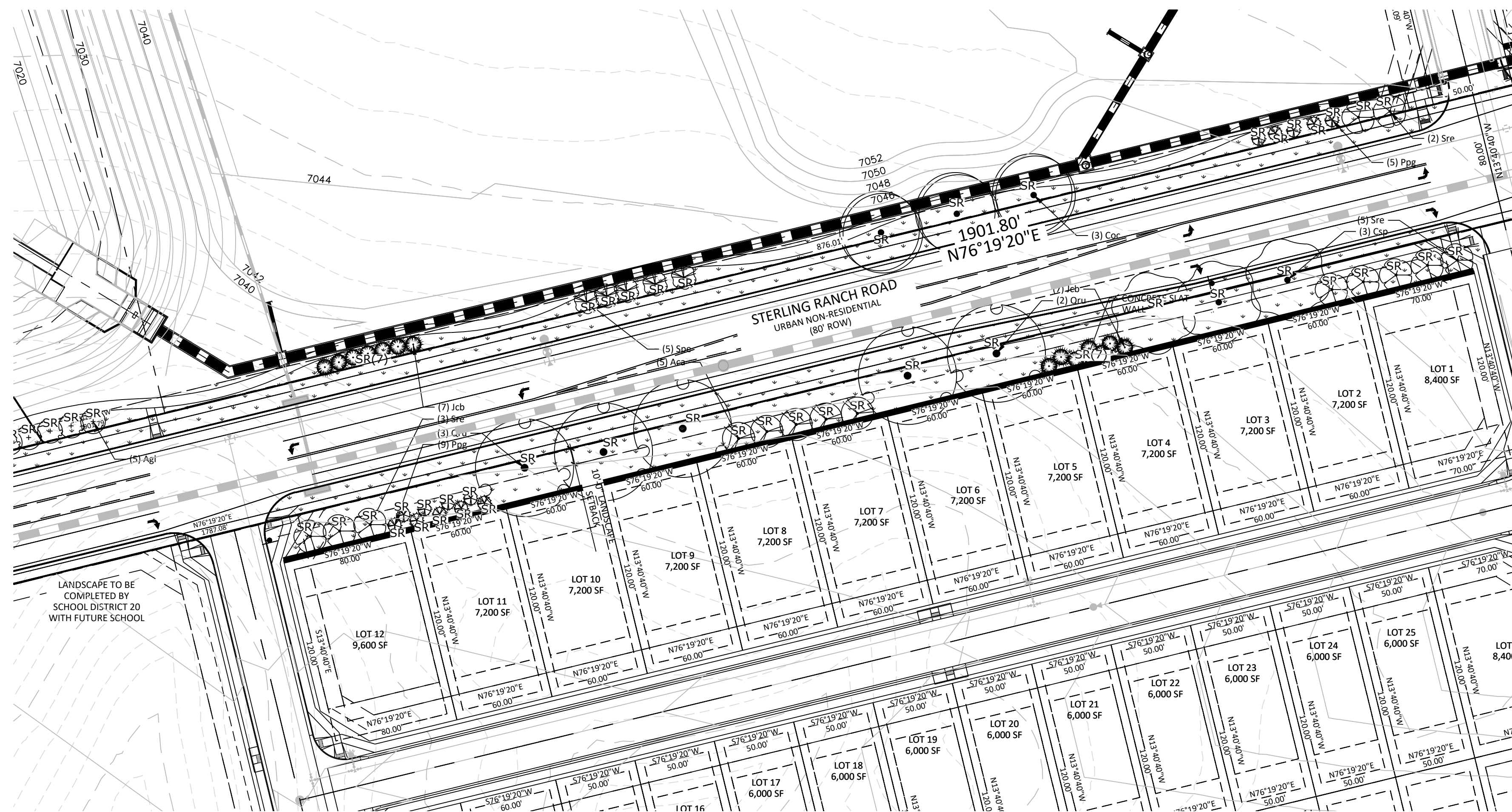
SP-22-004



BOCC Report 120 of 133

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE: 06.10.22
PROJECT MGR: A. BARLOW
PREPARED BY: J. SHAGIN

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

LS2.2

35 OF 36

SP-22-004

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

PRELIMINARY PLAN



SOILS AND GEOLOGY CONDITIONS

Geologic Hazard Note-Final Plat: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated April 19, 2022 in file SKP 22-004 available at the El Paso County Planning and Community Development Department:

- Potentially Unstable Slopes: Drainage along west portion of site, (Filing 3 Lots 68-71, 235-241, 252-256 and 184-201)
- Flooding: Drainage along west portion of site
- Seasonal High Groundwater: (Filing 3 Lots 99-101 and 173-191)
- Potentially Seasonal High Groundwater: (Filing 2 Lots 6-7, 15-19, 37-40 and 86-99)

Potentially unstable slopes will be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.

GEOLOGIC CONSTRAINTS NOTES

1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.

Legend:

- Qaf - *Artificial Fill of Holocene Age:
Man-made fill deposits*
- Qal - *Recent Alluvium of Quaternary Age:
recent water deposits*
- Qes - *Eolian Sand of Quaternary Age:
Wind-deposited sands*
- Qam - *Middle Alluvium of Late Pleistocene Age:
water deposited sand, terrace deposits*
- Qao1 - *Old Alluvium One Late-Middle Pleistocene Age:
older terrace deposit*
- Tkd - *Dawson Formation of Tertiary to Cretaceous Age:
arkosic sandstone with interbedded claystone and siltstone*

- h- *hydrocompaction*
- fp - *floodplain*
- sw - *seasonal shallow groundwater area*
- w - *areas of ponded water*
- psw - *potentially seasoned shallow groundwater area*
- pu - *potentially unstable slope*



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STERLING RANCH EAST PHASE 1

EL PASO COUNTY, CO

DATE: 06.10.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: 12/08/22 BY: JS DESCRIPTION: County Comments

CONSTRAINTS EXHIBIT

36

36 OF 36

SP-22-004



January 5, 2023

Ms. Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Sterling Ranch East Phase One
Preliminary Plan
Sec. 34, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30428

Dear Ms. Parsons,

We have received a referral regarding the above-referenced proposal to subdivide a 321.4± acre tract of land into 761 single-family lots. The development would include 134.5 acres of single-family lots, 39.1 acres of road right-of-way, 147.7 acres of open space, including a community park and a future school site. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Sterling Ranch Metropolitan District No. 1/ Falcon Area Water and Wastewater Authority ("District").

Water Supply Demand

According to the Water Supply Information Sheet received by this office, the estimated water demand for the development is 255.02 acre-feet/year (based on the Districts SFE equivalency for high-density lots) for 761 residential lots, 9.88 acre-feet/year for commercial uses and 70.76 acre-feet/year for turf/native grass irrigation. The total estimated demand is 335.68 acre-feet/year. The wastewater will return to the District's central system.

Source of Water Supply

The source of water for the proposed development is to be served by the Sterling Ranch Metropolitan District No. 1/Falcon Area Water and Wastewater Authority. A letter of commitment for 335.68 acre-feet/year dated October 18, 2022 from the District was provided with the referral materials. According to the submittal, the District will provide water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells to a central system utilizing the water rights shown in Table 1, below.



Table 1 - Denver Basin Ground Water Rights

Aquifer	Decree	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Laramie-Fox Hills	86CW19	NT	53,900	539	179.67
Laramie-Fox Hills	08CW113	NT	40	0.4	0.13
Laramie-Fox Hills	20CW3059	NT	2,780	27.80	9.27
Laramie-Fox Hills	1689-BD	NT	26,300	263	87.67
Arapahoe	85CW131	NT	47,400	474	158
Arapahoe	86CW18	NT	57,500	575	191.67
Arapahoe	93CW18	NT	74,250	742.5	247.5
Arapahoe	08CW113	NNT	60	0.60	0.20
Arapahoe	20CW3059	NNT	4,311	43.11	14.37*
Arapahoe	1690-BD	NT	39,800	398	132.67
Denver	85CW131	NT	18,700	187	62.33
Denver	93CW18	NT	37,581	375.81	124.11*
Denver	08CW113	NNT	72,893	728.93	242.98
Denver	20CW3059	NNT	4,556	45.56	15.19*
Denver	1691-BD	NT	51,300	513	171
Total			491,028	4,910.28	1,636.76

*The available water as decreed from 20CW3059 varies slightly from the rates in the submitted Water Resources Report.

According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"-Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal of 4,910.28 acre-feet/year would be reduced to one third of that amount, or 1,636.76 acre-feet/year, which is greater than the annual estimated commitments for the District. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-

92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

Pursuant to the provision of C.R.S. 30-28-136(1)(h)(II), it is the opinion of this office that the proposed water supply is expected to be adequate and can be provided without injury to existing water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the estimated demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for **allocation** due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have questions regarding any of the above, please contact Kate Fuller of this office.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

March 3, 2023

SP-22-4 Sterling Ranch East Phase 1
Preliminary Plan

Reviewed by: Lori Seago, Senior Assistant County Attorney

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Preliminary Plan proposal by Classic SRJ Land, LLC (“Applicant”), to subdivide an approximately 320.73-acre tract of land into 761 single-family lots and tracts for a community park, two schools, and neighborhood parks, open space, and drainage. The property is zoned RS-5000 (Residential Suburban) and RR-0.5 (Residential Rural).

2. This Review replaces and supersedes the Water Supply Review and Recommendations submitted on January 26, 2023 for the final plat of Sterling Ranch East Filing No. 1, PCD File No. SF-22-35. The Applicant is requesting a finding of water sufficiency at the preliminary plan stage to allow for administrative review of final plats.

Estimated Water Demand

3. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 335.68 acre-feet/year. The Applicant estimates household use at 0.335 acre-feet per lot, which results in an annual water demand of 255.02 acre-feet for 761 lots, plus irrigation of 28.31 acres with a demand of 70.78 annual acre-feet and 9.88 annual acre-feet for one of the school sites¹, for a total water demand of 335.68 acre-feet/year for Sterling Ranch East Phase 1. Based on these figures, the Applicant must provide a supply of 100,704 acre-feet of water (335.68 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

¹ The water demand for the 12-acre elementary school site was included in the review for the final plat of Branding Iron at Sterling Ranch Filing No. 2, PCD File No. SF-1918 and is not included here.

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Falcon Area Water and Wastewater Authority (“FAWWA” or “Authority”). The Authority was recently created to serve Sterling Ranch and The Retreat at TimberRidge, previously served by Sterling Ranch Metropolitan District. The *Water Resources Report* (“Report”), which applies to the entire preliminary plan area for Sterling Ranch East Phase One, indicates the Authority’s water supply is sourced from on-site non-tributary water rights, including water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells, and from off-site sources known as the McCune, Bar X, and Shamrock water rights. The *Report* indicates that the current developed physical supply is 1901.83 annual acre-feet/300 years. The total water commitment for the Authority is currently at 877.21 annual acre-feet. “This leaves a net excess of currently available water of 1024.62 annual AF/300 years and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Phase 1 on the 300-year basis.”

4. Sterling Ranch Metro District No. 1 provided a letter of commitment for Sterling Ranch East Filing No. 1 dated October 18, 2022, in which the District committed, on behalf of itself and the Authority, to providing water service for the 761 single family lots plus irrigation of landscaping and a school site, for an annual water requirement of 335.68 acre-feet/year.

State Engineer’s Office Opinion

5. In a letter dated January 5, 2023, the State Engineer’s Office reviewed the application to subdivide the 321.4 +/- acres into 761 single-family lots. The State Engineer stated that “the proposed supply of water . . . is to be served by the Sterling Ranch Metropolitan district No. 1 / Falcon Area Water and Wastewater Authority (“District”).” The letter noted that the estimated water demand for the development is 335.68 acre-feet/year and that the amount of decreed water owned by the District exceeds its annual estimated commitments. The State Engineer offered the opinion that “[p]ursuant to the provision of C.R.S. 30-28-136(1)(h)(II), it is the opinion of this office that the proposed water supply is expected to be adequate and can be provided without injury to existing water rights.” The State Engineer further advised that their opinion that the water supply is adequate is based on the “determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Recommended Findings

6. Quantity and Dependability. Applicant’s water demand for the Sterling Ranch East Phase 1 Preliminary Plan is 335.68 acre-feet per year for a total demand of 100,704 acre-feet for the subdivision for 300 years, to be supplied by FAWWA. **Based on the Authority’s available water supply of approximately 1901.83 annual acre-feet, the County Attorney’s Office recommends a finding of sufficient water quantity and dependability for Sterling Ranch East Phase 1.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided October 19, 2022, the *Water Resources Report* dated October 2022, the *Sterling Ranch Metro District No. 1* letter dated October 18, 2022, and the *State Engineer Office's Opinion* dated January 5, 2023. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Senior Planner

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 27, 2022
Land Use Review Item #12**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): P2212, P2213, SKP224, SP224 RESIDENTIAL REZONE, MINOR SKETCH PLAN AMENDMENT, AND PRELIMINARY PLAN		PARCEL #(S): 5200000547, 5200000552-554, 5228000037-038 5233000015-018
DESCRIPTION: Request by N.E.S. Inc., on behalf of Classic SRJ Land, LLC for approval of a map amendment and zone change. The amendment includes a zone change from RR-5 to RS-5000 for approximately 307 acres. The property is located northeast of Black Forest Road and Marksheffel Road. Concurrent Request: Request for approval of zone change from RR-5 to RR-0.5 for approximately 30 acres. Concurrent Request: Request for approval of the Sterling Ranch Sketch Plan to move school site and other minor modifications. Concurrent Request: Request for approval of the Sterling Ranch East Preliminary Plan No. 1 for 761 single-family lots, tracts, and right-of-ways.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 9.2 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 7,100 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/184081 https://epcdevplanreview.com/Public/ProjectDetails/184082 https://epcdevplanreview.com/Public/ProjectDetails/180813 https://epcdevplanreview.com/Public/ProjectDetails/184079 CLICK ON VIEW ZONING MAP, SKETCH PLAN and PRELIMINARY PLAN DRAWINGS UNDER REVIEW DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

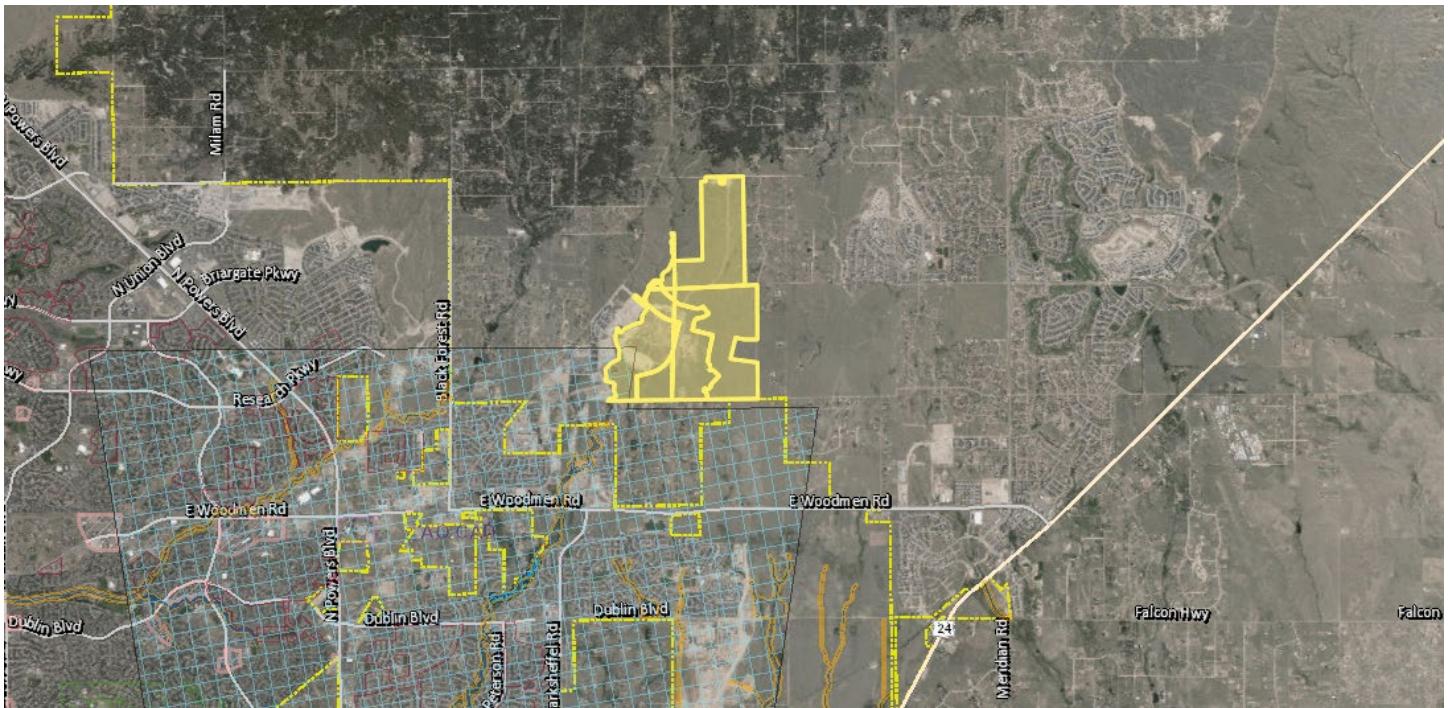
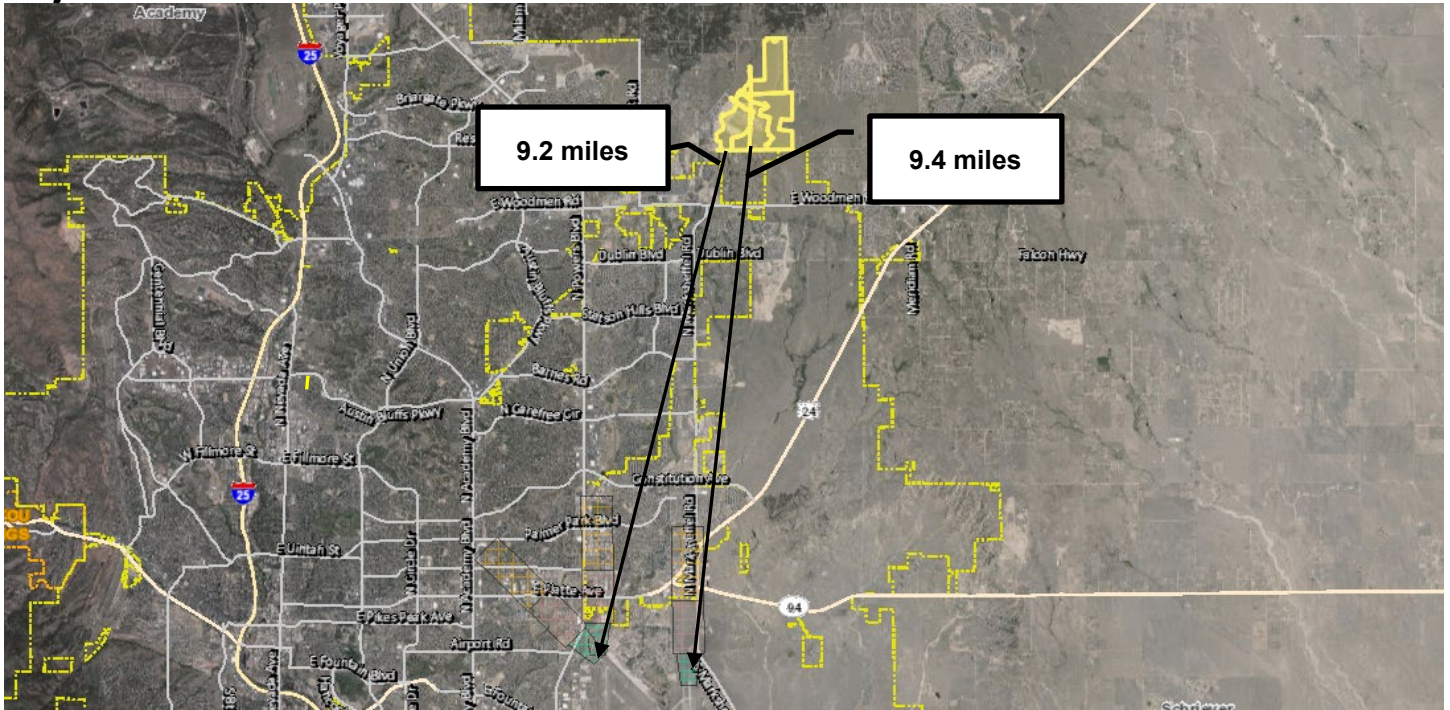
Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airport Acknowledgement:** Upon accepting residency within Sterling Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Sterling Ranch lies within an Airport Overlay Zone and is located less than 9.5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 27, 2022
Land Use Review Item #12**

Project location exhibit:



Miranda Benson2

From: Stasia Erickson <stasia.erickson@outlook.com>
Sent: Thursday, April 13, 2023 6:51 AM
To: PCD Hearings
Subject: Sterling Ranch Public Hearing

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

RE: File number P2213

To whom it may concern,

I am writing to request a moment during the hearing to voice my concern of the rezoning of the property to the north of my house. I am asking that the properties be zoned 2.5 acres and not the proposed .5 acres. Classic homes recently changed a similar zoning proposal to the north of me and I ask them to do the same for this parcel.

I have experienced a diminished quality of life due to the density of neighborhoods that surround my property. I have observed the following: people frequently approaching my alpaca enclosure attempting to feed my alpacas while leaving trash behind. In addition, unleashed dogs breaking into my enclosure and attacking my alpacas which have been reported to the sheriff's department. There have been numerous ATV and dirt bike riders causing a disturbance to my livestock which also has been reported and warnings issued by the sheriff's department.

This request is based on my concern for public safety due to the new density proposed and the health and wellbeing of my family and my livestock.

Sincerely,
Stasia Erickson
719-310-4851

05/01/2023

County Commissioner Carrie Geitner,

I am reaching out to you today regarding the Sterling Ranch development behind my 5-acre property. It is a highly dense proposed residential development with a school close by and a trail directly behind me, that will have hundreds of kids walking by as stated by the developer. There will be houses on .5 acre lots behind me rather than 2.5 acre lots.

Due to this I am asking for your support to require the developer to build a solid 8' foot fence to create a buffer between me and this highly dense development. I also ask that they be mindful during development and provide proper mitigation techniques to reduce dirt and noise during this development.

During the public hearing at the PPRBD three of the commissioners rejected the proposed development saying they should not be allowed to develop so densely to these 5-acre properties. Below is what I stated during the public hearing. This will explain how the developments that are currently around me and how it has diminished my rural quality of life.

I have lived at my property for 13 years and fulfilled my dream of having alpacas, honeybees, chickens, and I hope to add more animals. Many of my neighbors have lived here longer than me and also have animals.

My property line is next to the proposed ½ acre sites within the new subdivision in Sterling Ranch.

I understand that an elementary school has been relocated to this area. This proximity to my property, the proposed trail directly behind my house and the high residential density concerns my neighbors, myself, my family and the health and well-being of our livestock.

The developer has stated that this school will create a lot of noise and hundreds of kids will traverse this trail. Again, this concerns myself and my neighbors.

I know that this development is planned, and I am asking that the developer work with the existing property owners with acreage to ensure their rural way of life continues.

I am asking that they relocate the proposed trail that is directly behind my property. He has said that it could come as close as 5' to my property line. Again, bringing high traffic and noise. (Also, what is going to be allowed on this trail? ATVs, Motorcycles, maintenance vehicles?...)

The previous developer disturbed the land by building a road behind me which caused flooding on my property and in my barn destroying personal property (including expensive alpaca feed) in which I was never compensated. This was due to lack of proper excavation and landscaping to prevent water flooding to adjacent properties.

Going forward Dust and Noise mitigation techniques need to be implemented from day 1 of construction and maintained during the entire buildout of the area.

I have experienced a diminished quality of life due to the density of surrounding neighborhoods

I have observed people frequently approaching my alpaca enclosure attempting to feed/pet my alpacas while leaving trash behind. I have had to add a no trespassing sign on my property. In addition, there have been unleashed dogs breaking into my enclosure and attacking my alpacas which have been reported to the sheriff's department. There have been numerous ATV and dirt bike riders causing a disturbance to my livestock which also has been reported and warnings issued by the sheriff's department to them.

These high-density neighborhoods have increased crime, traffic, trespassing, and diminished our quality of life and lessened wildlife habitat. I now have coyotes and pronghorn traversing my property, which poses another risk.

Finally, I would ask the developer to incorporate a permanent 8-foot wall/closed fence adjacent to the 5-acre property lines. This would provide a sound barrier and a buffer for the high residential density they are proposing.

The developer is maximizing their profit margin by this adjustment to smaller lots putting increased pressure on the area, they should act responsibly and invest funds to mitigate mine and my neighbors' concerns.

This would help and continue our rural way of life for this neighborhood.

Thank you for your time.

Stasia Erickson 04/20/2023

RESOLUTION NO. 23-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF MAP AMENDMENT (REZONE)
STERLING RANCH SOUTHEAST REZONE (RR-0.5) (P-22-013)

WHEREAS Classic SRJ Land , LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on April 20, 2023, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on May 16, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That the proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

6. That the proposed land use will be compatible with existing and permitted land uses in the area.
7. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
8. That changing conditions clearly require amendment to the Zoning Resolutions.
9. That for the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, pursuant to Section 5.3.5 of the El Paso County Land Development Code, as amended, in approving this amendment to the El Paso County Zoning Map, the Board of County Commissioners considered the following criteria:

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;
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;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
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.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of Sterling Ranch Southeast Rezone (RR-0.5) to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RR-0.5 (Residential Rural) zoning district;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered

Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-0.5 (Residential Rural) zoning district as described in the legal description for this map amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a map amendment (rezoning) application has been disapproved by the Board of County Commissioners, resubmittal of the previously denied application will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is an application for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said application. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Map amendment (rezoning) requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 16th day of May 2023, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION: STERLING RANCH ZONING EXHIBIT

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END BY THE SOUTH QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR S89°14'14"W, A DISTANCE OF 2722.56 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 1230.59 FEET;

THENCE N31°00'00"E, A DISTANCE OF 351.85 FEET;

THENCE N90°00'00"E, A DISTANCE OF 624.68 FEET;

THENCE N65°00'00"E, A DISTANCE OF 112.04 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S80°07'16"E, HAVING A DELTA OF 34°52'44", A RADIUS OF 60.00 FEET AND A DISTANCE OF 36.52 FEET TO A POINT ON CURVE;

THENCE S82°20'03"E, A DISTANCE OF 36.32 FEET;

THENCE N76°19'20"E, A DISTANCE OF 104.34 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°54'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT;

THENCE N89°14'00"E, A DISTANCE OF 1632.66 FEET;

THENCE S00°46'00"E, A DISTANCE OF 328.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19.695 ACRES (857,893 SQUARE FEET).

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

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THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING;
THENCE N00°46'00"W, A DISTANCE OF 328.21 FEET;
THENCE N89°14'00"E, A DISTANCE OF 2047.60 FEET;
THENCE S00°45'46"E, A DISTANCE OF 328.35 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2047.58 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 15.431 ACRES (672,183 SQUARE FEET).

CONTAINING A TOTAL CALCULATED AREA OF 35.126 ACRES (1,530,076 SQUARE FEET).