

STERLING RANCH FILING NO. 2: FINAL PLAT

LETTER OF INTENT

JUNE 2020

APPLICANT/OWNER:

SR Land LLC
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANTS:

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

5 parcels indicate more owners; add parcel numbers to LOI

OWNER

Challenger Communities LLC.
8605 Explorer Dr. St. 250
Colorado Springs, CO. 80920

one tract was not counted for on plat

SUMMARY:

49 LOTS	8.3337 ACRES	16.82%
9 TRACTS	6.8625 ACRES	13.85%
FUTURE DEV. TRACT	19.6748 ACRES	39.72%
RIGHTS-OF-WAY	14.6677 ACRES	29.61%
TOTAL	49.5387 ACRES	100.00%

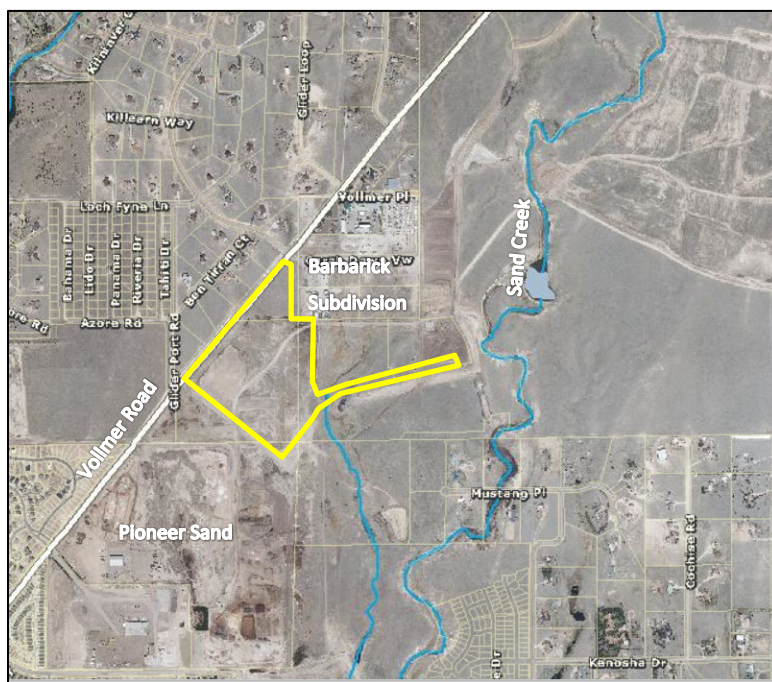
REQUEST

SR Land, LLC. requests approval of the Final Plat for Sterling Ranch Filing No. 2 on 49.64 acres. The Final Plat includes 49 single-family lots, 1 tract for future residential lots, 10 tracts for landscaping, public improvements and public utilities, the widening of Vollmer Road adjacent to the filing, and the construction of Marksheffel and Sterling Ranch Road within the filing.

water sufficiency requested

LOCATION

Sterling Ranch Filing No. 2 is located generally east of the intersection of Vollmer Road and Glider Port Road, south of the Barbarick industrial subdivision, north of Pioneer Sand construction yard and west of Sand Creek.



PROJECT DESCRIPTION

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. The Preliminary Plan is for 457 single-family lots, 6 commercial lots and open space/drainage tracts.

A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018. This includes 4 future single-family development tracts and 24 open space, drainage, trail corridor and landscape tracts. Final Plats for Homestead at Sterling Ranch Filings 1 & 2 (176 lots) and Branding Iron at Sterling Ranch Filings 1 & 2 (126 lots) on four of the future single-family development tracts have been approved.

Sterling Ranch Filing No. 2 plats the remaining area of the approved Preliminary Plan that lies south and west of Filing No. 1 and is not included in the Filing 1 future development tracts. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via the proposed construction of Marksheffel Road and Sterling Ranch Road.

Parks and Open Space

The Preliminary Plan included an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. This system of open spaces, trails and parks 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. Parks will be maintained by the Sterling Ranch Metropolitan District. A community park is planned on the east side of Sand Creek in a future phase of development.

Traffic

A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Filing No. 2, which incorporates subsequent analysis related to Sterling Ranch Filing No. 1, Homestead at Sterling Ranch, Branding Iron at Sterling Ranch Filings, and Sterling Ranch Phase 2. Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1. Previous Deviations were approved for intersection spacing between Marksheffel and Sterling Ranch Boulevard, for the inclusion of meandering sidewalks, and for the cross-section of Sterling Ranch Road.

A full-movement site access is to be provided at the intersection of Vollmer Road and Marksheffel Road. Vollmer Road will be widened to a four-lane section adjacent to the western boundary of the site. This will taper back down to the existing two-lane sections adjacent to the Barbarick subdivision and to the south.

what is this plat providing and how is it connecting?

Drainage

The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat.

In order to assure completion of Sand Creek Channel drainage improvements, such as drop structures, check structures and similar stabilization or protection improvements, as well as a fair apportionment of the costs of said drainage improvements amongst adjacent Sterling Ranch subdividers, the District agrees to establish a Sand Creek Channel Drainage Fee to be paid into a District Escrow Fund by adjacent subdividers at the time of final platting. The amount of the fee shall be a minimum of One Thousand Dollars (\$1,000.00) per single family lot. The funds in the Escrow Account may only be disbursed for the design and construction of regional drainage improvements pursuant to the Sand Creek Drainage Basin Planning Study and Sand Creek channel improvements after the prior written approval of the El Paso County Engineer.

Utilities

The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. water, wastewater, stormwater, and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted in support of the Final Plat for Filing 2.

Roads

The following road improvements will be constructed with this subdivision, as required in the Subdivision Improvements Agreement and Construction Drawings:

- The two lanes of Marksheffel Road from its intersection with Vollmer Road to its intersection with Sterling Ranch Road
- Improvements at the intersection of Marksheffel Road and Vollmer Road required to serve this plat.
- The full cross section of Sterling Ranch Road from its intersection with Marksheffel Road to its intersection with Dines Boulevard
- All local roads within the subdivision.

It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 18-471) will be paid at or prior to the time of building

19-471

noise wall detail on plat and depicted location on plat should be outside of row dedication

permit submittals. The applicant elects to include the property into the 10 mil El Paso County Public Improvement District No. 2. The recommended plat note will be added to the Final Plat and all sales documents.

Districts Serving the Property.

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Water, wastewater, stormwater services to be provided by Sterling Ranch Metropolitan District No. 1
- Tracts containing open space, landscaping, trails, detention ponds, entry signs, and mail kiosks will be maintained by Sterling Ranch Metropolitan District No. 1.

districts 2 and 3?
what do they do?

PROJECT JUSTIFICATION

Consistency with County Plans


The relevant County Plans for Sterling Ranch are the County Policy Plan, the Falcon-Peyton Small Area Plan, and Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans were previously provided with the Sketch Plan, Zoning and Preliminary Plan submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Sterling Ranch Filing No. 2 is consistent with the approved Sketch Plan, Zoning and Preliminary Plan. As there have been no changes to the relevant County Plans since these approvals, the Final Plat continues to be in compliance with the County Master Plan.

Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County’s subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or


are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

detailed water master
plan analysis is
required



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policy plan? small
area plan?



LOI V_1 planning.pdf Markup Summary

dsdparsons (10)



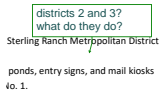
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detailed water master plan analysis is required



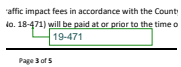
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policy plan? small area plan?



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districts 2 and 3? what do they do?



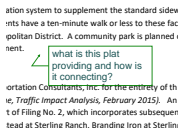
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noise wall detail on plat and depicted location on plat should be outside of row dedication



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what is this plat providing and how is it connecting?

SUMMARY:

PLAT	3,311.0000	10.000
PLAT	3,311.0000	10.000
PLAT	3,311.0000	10.000
PLAT	3,311.0000	10.000
TOTAL	45,337.4385	100.000

Starting Ranch Filing No. 2 on 49.64 acres. The Final
residential lots, 10 tracts for landscaping, public
use, and other purposes.

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one tract was not
counted for on plat

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one tract was not counted for on plat



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5 parcels indicate more owners; add parcel numbers to LOI

h Filing No. 2 on 49.64 acres. The Final
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adjacent to the filing, and the
filing:
water sufficiency
requested
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water sufficiency requested