

LETTER OF INTENT

Sterling Ranch East

Filing No. 1

Owner: **Classic SRJ Land, LLC**
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Colorado Springs, CO 80921
(719) 592-9333

***Applicant/
Consultant:*** **Classic Consulting, LLC**
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Tax Schedule No. 52330-00-017

Request:

This Final Plat encompasses 161.524 acres and 294 single family lots are proposed. The 294 lots are proposed to exceed the 5000 SF minimum lot size per the existing RS-5000 zoning. This remains consistent with the proposed Preliminary Plan. Water sufficiency will be determined with the preliminary plan.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Sterling Ranch East Filing No. 1. This proposed Final Plat consists of 294 single family homes and nine tracts (including a 38-acre middle school tract) for open space, landscape, park, signage, drainage, utilities and trails. The total acreage for this Final Plat equals 161.524 acres.

The site is located in a portion of sections 33, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due west and north of the proposed Sterling Ranch Road extension, south of the proposed easterly extension of Briargate Parkway and east of Sand Creek. The entire property is zoned RS-5000 (EPC Project No. P-22-012) with proposed residential land uses consistent with the approved zoning. The zoning of the property was (approved by BOCC on May 16, 2023) with the Sterling Ranch Sketch Plan, November 2008.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas (south of Briargate Parkway)
- Falcon area Water and Wastewater Authority

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

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 ponded water, 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 hazard areas and proposed mitigate measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. included in this submittal. Notes are also reflected on the Final Plat.

TRAFFIC

Sterling Ranch East Filing No. 1 will be accessed by the extensions of Briargate Parkway easterly along the north boundary and the northerly extension of Sterling Ranch Road to Briargate Parkway. Both streets will be constructed (EPC Project No. CDR-22-001) outside the scope of this project. The Traffic Technical Memorandum prepared by LSC Transportation Consultants Inc. also describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 19-471, the applicant elects to include this Filing No. 3 in the five mill Public Improvement District No. 3 as noted on the final plat. The 2022 five mill PID building permit fee equals \$2,527 per lot.

TRAILS & CONNECTIVITY

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 147.7-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 Filing 1 as shown on the Preliminary Plan and Final Plat 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.

UTILITY SERVICES

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 Filing No. 1 Final Plat is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA).

As referenced in the Water Supply Information Summary, prepared by JDS Hydro Consultants, Inc., the projected water demands for these lots are 0.353 AF/unit for a total annual demand of 144.15 Acre-feet for Filing No. 1 (including landscape irrigation). The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 50,568 GPD for Filing No. 1.

The Sterling Ranch Water Resources Report as provided with the Preliminary Plan has been included in this submittal.

Off-site (adjacent) utility and roadway infrastructure to be designed and constructed with westerly Homestead filings.

DRAINAGE & PONDS

Along with the Filing No. 1 development, an Extended Detention Basin (EDB) is also proposed to provide detention and water quality treatment for Filing No. 1 development area east of Sand Creek. The proposed public EDB will be owned and maintained by the Sterling Ranch Metropolitan District No. 3

The adjacent Sand Creek corridor along the westerly boundary of Filing No. 1 is being designed and constructed in association with the westerly filings of Sterling Ranch.

JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Sterling Ranch East Filing No. 1 is in conformance with the goals, objectives and Policies of the El Paso County Master Plan in the following manner:

- This residential land use falls within the primary land use Suburban Residential “Placetype” as identified in the Master Plan excerpt below.
- There is existing or proposed infrastructure to which the proposed development can connect to. This subdivision is the first Sterling Ranch community to be constructed east of Sand Creek.
- This land use is located within the Suburban Residential Housing Priority Development Area as identified on the Master Plan.

Conformance with the approved Preliminary Plan

The Sterling Ranch East Filing No. 1 is in conformance with the Sterling Ranch East Preliminary Plan (SP-22-004).

Other Criteria for Approval

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County. No deviations are being requested.

A sufficient water supply finding for quantity, quality and dependability will be made on the Preliminary Plan (Sterling Ranch East Preliminary Plan No. 1 (Filing Nos. 1, 2, 3 & 4)) by BoCC prior to Sterling Ranch East Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed 294 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Sterling Ranch East Filing No. 1 Final Drainage Report.

Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County for compliance with the LDC and ECM.

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 of fire protection comply with Chapter 6, LDC. Also, the Black Forest Fire Protection District will review and approve the utility plans for this development. (See Fire Commitment Letter dated 11-9-22 included in this application.)

This subdivision has also elected to be included in the PID No. 3 under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Sterling Ranch East Filing No. 1 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation.

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8.

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

Proposed Tract J is a 38.547-acre tract at the southwest corner of Briargate Parkway and Sterling Ranch Road. Per Land Development Code 8.5.3, this site will be dedicated to El Paso County with the Final Plat recordation. Academy District 20 can then request the tract at the time they need it.

TRAILS & OPEN SPACE

The Sterling Ranch East Fil. No. 1 Final Plat includes a proposed community park (Tract B) and open spaces (primarily Tract A), which are served by an interconnected system of trails to create a recreation-oriented community. This proposed 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. Overall, the Sterling Ranch Community strives to have parks located so that residents have a ten-minute walk or less to these facilities. The proposed park 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 park is in progress. The developer intends to enter into a Park Lands Agreement for the Community Park with EPC Community Services Department. This park will be owned and maintained by Sterling Ranch Metro District.