

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

LETTER OF INTENT

NOVEMBER 2024

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:

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SITE DETAILS:

TSN: 5200000553 & 5200000573

Location: SE corner of the intersection of Sterling Ranch Road & Briargate Parkway

ACREAGE: 39.058 AC

CURRENT ZONING: RR-5

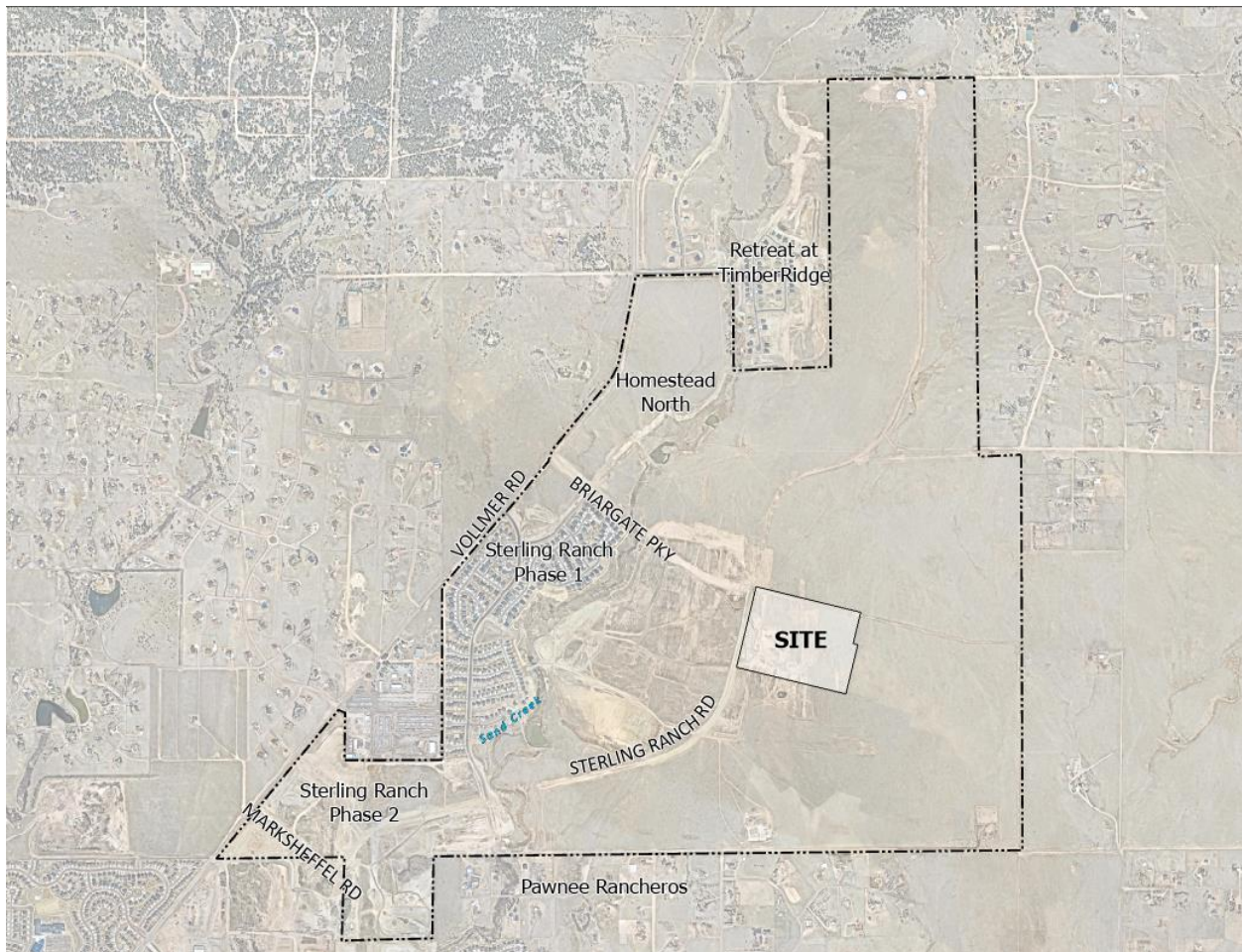
CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests administrative approval of the Final Plat for Villages at Sterling Ranch consisting of 39.058-acres. The Final Plat includes 227 single-family lots including 54 attached units, 173 detached single-family units, and 38 single-family detached units with the option for an ADU.

LOCATION

The Villages at Sterling Ranch Final Plat includes 39.058 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 just south of the proposed extension of Briargate Parkway and east 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 Sterling Ranch East Preliminary Plan area surrounds this site to the north, west, and south. The Retreat at TimberRidge development lies immediately to the north of the Preliminary Plan area. The remainder of the Sterling Ranch property is situated to the east.

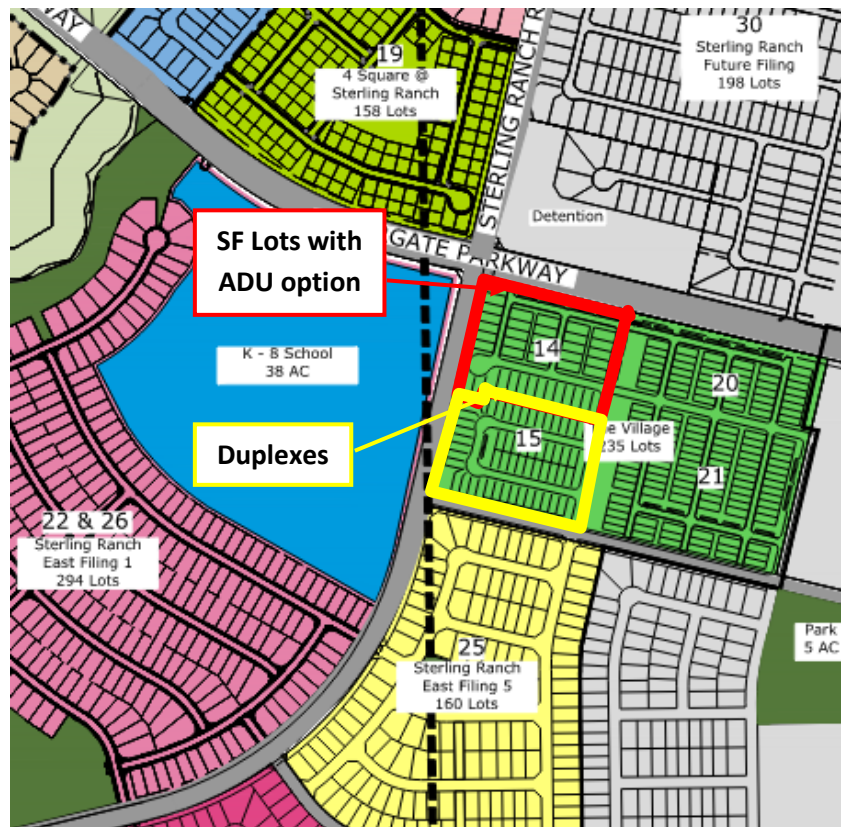


PROJECT DESCRIPTION AND CONTEXT

The project proposes 227 small-lot detached and attached single-family lots on 39.058 acres, with a proposed gross density of 5.81 dwelling units per acre, which is within the 5-8 DU/AC range designated in the Sterling Ranch Sketch Plan Amendment approved March 14, 2024. The average lot size is 3,113 square feet. All units are rear loaded lots and provide an interior walkway with a common open space between units where possible. In total, this Final Plat proposes 54 attached and 173 detached single-family lots.

The Villages at Sterling Ranch includes three product types: duplexes (54 lots), which include two attached single-family units; Preamble units (135 lots), which are less than 800 square-foot single-family detached units; and single-family lots with the option for Accessory Dwelling Units (ADUs) (38 lots). The duplex lots will be approximately 2,800sf in size. The Preamble single-family detached lots will range from 2,865sf to 3,342sf. The single-family lots with the ADU option will range from 4,000sf to 4,500sf.

The ADUs are optional at the time of home construction and may be rented out by the owner, or provide independent accommodation for a family member, or simply be incorporated into the main home as additional living space. The ADUs will not be allowed to be sold as fee simple lots via a condo plat. The continued accessory use of the ADUs will be controlled by The Villages at Sterling Ranch CC&Rs. As ADUs are accessory to the principal single-family detached dwelling use, they do not affect the overall unit count and density will remain the same even if all 38 lots include the optional ADU.



Setbacks for each unit vary by product type. Typical minimum lot setbacks for the entire development are front 5' minimum, side 0-5', and rear varies. Typical detached single-family units (ADUs and Preambles) have a minimum side setback of 5', resulting in a 10' separation between buildings. Typical attached single-family units (duplexes) have a side setback of 0' where they are attached and a side setback of 5' where they are not attached, resulting in a 10' separation between buildings. Standard side yard setbacks apply to all corner lots adjacent to a tract. All the corner lots within the development are adjacent to a tract and will adhere to internal lot setbacks as described above. Sight distance lines will not encumber individual lots due to proposed tract locations.

Parking will be provided on each individual lot. The Preamble, single-family detached lots (Lots 93-227) will include 2 off-street parking stalls. These off-street stalls will be rear loaded and either provided on private driveways or within 2-car garages. The first option will accommodate parking within a 2-car garage with an 11.5' driveway that will not allow parking. The second option is a 2-car detached garage with a 20' driveway that will allow 2 parking spaces, or the third option is for two uncovered parking stalls that are 19.5' in length with wheel stops. The preamble units are not allowed an optional ADU so these parking options will be retained. The single-family lots with the option for an ADU (Lots 55-92) will include a rear loaded 2-car garage and an 18.5' driveway. When the optional, integrated ADU is selected, the driveway will be widened to 27' to accommodate a third off-street parking space. The duplex lots (lots 1 – 54) will include a front loaded, 1 or 2-car garage and a 22.5' driveway that will accommodate 1 or 2 parking stalls on the driveway. The guest parking requirement for the development is 14 spaces and an additional 193 guest parking stalls, including 7 ADA stalls, are proposed to be dispersed throughout the development. These guest parking stalls are located within Tracts. Tracts A, B, J, I, H, and M will include parking stalls. On-street parking is not allowed in the development.

Proposed roadways are a mix of public and private. All public roadways are designated as public local with 50' ROW and 5' easements. The site does not connect to Briargate Parkway, and no lots have direct driveway access to Sterling Ranch Road, Oak Park Drive, or Indianapolis Drive. Units that do not front a public roadway and are serviced by 30' private residential access roads. Permanent cul-se-sacs are proposed where it is not feasible for public roadways to connect. PUD Modification requests for the use of private roads, roadway widths and terminations, private road cross section dimensions, lot frontage on and access from a public road, and private roadway intersections with ramps for 3-way crossings have been included with this submittal. Private driveways will be maintained by the homeowner.

A 6' concrete panel noise wall is proposed along the rear of the lots facing Briargate Parkway for noise mitigation and privacy. A detail of the 6' concrete panel wall is provided in the PUDSP plan set. A 25-foot landscape setback is provided along Briargate Parkway.

The Villages at Sterling Ranch includes the Briargate Parkway extension from its intersection with Sterling Ranch Road to the eastern limit of the property line, which will be built with future adjacent development to the north and east. Sterling Ranch Road will be the primary access into The Villages community.

SKETCH PLAN CONSISTENCY:

The Sterling Ranch Sketch Plan Amendment for 4,800 dwelling units on 1,444 acres was approved March 14, 2024. The Sketch Plan identifies the area included within this proposed Final Plat as residential with a density of 5-8 DU/AC. The proposed gross density of this development is 5.81 DU/AC and is consistent with the densities on the approved Sterling Ranch Sketch Plan Amendment.

COMPATIBILITY/TRANSITIONS: Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East, the primary intersection is Sterling Ranch Road and Briargate Parkway, where the ADUs are located in Lots 55-92. Just south along Sterling Ranch Road, the attached single-family duplexes are located in Lots 1-54. These portions of the property provide a buffer and transition from the lower density detached single family lots proposed in the Sterling Ranch East Final Plat to the west and future single family residential to the north, east, and south. The higher density of The Villages will be compatible with the higher intensity uses of the 35-acre K-8 school site to the immediate west of Sterling Ranch Road and of similar densities to FourSquare, located in the northwest corner of Sterling Ranch Road and Briargate Parkway. The proposed mix of attached and detached single-family housing will transition the major arterial & collector traffic volumes of Sterling Ranch Road and Briargate Parkway to the future detached single family lots to the north, east, and south of The Villages.

ACCESS: The Villages is located southeast of the intersection of Briargate Parkway and Sterling Ranch Road. A $\frac{3}{4}$ movement is provided at Oak Park Drive and Sterling Ranch Road which will grant access into the development. Two full movement accesses are proposed within the development to Oak Park Drive.

TRAFFIC: A Traffic Generation Analysis was prepared by LSC in April of 2024 and updated in August of 2024. This analysis assessed traffic generation for the Villages at Sterling Ranch compared to the land use assumptions for the Sketch Plan Amendment area, Rezone areas, Preliminary Plan, and Briargate Stapleton Corridor study to considered the potential impacts to the adjacent roadways. The proposed traffic generated is not expected to create negative impacts to the roadways.

The Traffic Study concludes the following:

- The site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- The Villages at Sterling Ranch is projected to generate about 2,020 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. This is about 26 more vehicle trips per day than were assumed for the same area in the Sterling Ranch Master Traffic Impact Study.
- The stop-sign-controlled intersection of Vollmer/Burgess is currently operating at LOS E for the eastbound approach during the afternoon peak hour. This intersection currently meets the criteria for all-way, stop-sign control. Based on the short-term total traffic volumes and the existing lane geometry, all approaches at this intersection are projected to operate at LOS C or better during the peak hours. This intersection currently has one-lane approaches in all directions. Based on existing traffic volumes, multiple auxiliary turn lanes would be required to meet the ECM standard. LSC recommends this intersection be reconstructed as a modern one-lane roundabout, which is projected to operate at LOS C or better for all approaches during the

peak hours, based on the projected short-term and 2044 total traffic volumes. This project may be required to contribute to future improvements at this intersection.

- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2044, these intersections will likely need to be converted to 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 short-term and 2044 total traffic volumes.
- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/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 intersections are projected to operate at LOS D or better, based on the projected short-term and 2044 total traffic volumes.
- The intersection of Oak Park/Sterling Ranch is projected to operate at LOS B or better for all movements during the peak hours as a stop-sign-controlled intersection, based on the projected short-term total traffic volumes.
- The following auxiliary turn lanes are projected to be required:
 - A northbound right-turn deceleration lane on Sterling Ranch Road approaching Oak Park Drive. This lane should be 155 feet long plus a 160-foot taper.
 - A southbound left-turn lane on Sterling Ranch Road approaching Oak Park Place. A center painted median is part of the standard Non-Residential Collector cross section and a left-turn lane is planned with Sterling Ranch East Filing 1.
 - Eastbound left-turn lanes on Park Place approaching the site-access points. A center painted median is part of the standard Non-Residential Collector cross section. The center median should be striped to provide a 255-foot-long turn lane plus a 160-foot taper approaching St. Louis Road and a 205-foot-long turn lane plus a 160-foot taper approaching Indianapolis Road.

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 Rd, E Woodmen Rd, 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 The Villages at Sterling Ranch as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. Because of the close proximity of The Villages at Sterling Ranch to Homestead North, the same noise study and findings were applied with this subdivision. 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-foot concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. A detail of the 6-foot concrete panel wall is provided in the PUD Preliminary plan set. Sterling Ranch Road does not require noise mitigation as it is classified as a collector.

WATER: Water, wastewater, and storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch Final Plat includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The total 300-year water supply for FAWWA is 1,963.54 annual acre-feet. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is more than sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and 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 2022, the system had approximately only 350 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.
- It is noted that 38 of the lots have the option to add an accessory dwelling unit or additional home square footage that is roughly 670 SF in size. All lots have a single service which would not require upsizing for this purpose. Since the water allocation is based on lot size and all the 38 lots fall in a slightly higher density category than most of the remainder of the lots and therefore any slight house additions are covered in the calculations. If the DWR Guideline 2016-1 were applied to these units, the Villages units would still fall into the single-family use category.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024, 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.

WASTEWATER: The wastewater commitment is for 39,044 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 3.881% 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 RESPEC in April 2024 and revised in August 2024. Including all commitments to date (August 30, 2024), the current committed capacity is for 2,982 SFE which is 50.983% of FAWWA contractual treatment capacity.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and is within the service area of Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE: The drainage conditions and improvements associated with the Villages at Sterling Ranch were fully studied in the approved Sterling Ranch East Filing No. 5 Preliminary Drainage Report, which has been included as a reference attachment to the Preliminary Drainage Report filed with this submittal. A full spectrum regional detention pond is provided off-site to the south, along the southern boundary of the overall Sterling Ranch property within Sterling Ranch East Filing 5. This pond was previously located at the intersection of Sterling Ranch Road and Lake Tahoe Drive and is designed to handle the lots within Villages at Sterling Ranch as well as future adjacent residential development. See Preliminary Drainage Plan for details.

The 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. All drainage facilities within this report were sized according to the Drainage Criteria Manuals and the full-spectrum storm water quality requirements.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

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 dry climate grassland. The Colorado State Forest Service has determined a moderate wildfire hazard potential for the site. The fire intensity scale is moderate. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: The Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal found that the site is generally suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include loose soils, expansive soils, areas of erosion, groundwater, potentially unstable slopes, and radon. Suggestions for mitigation are included in the Soils,

Geology, and Geologic Hazard Study. Per this report perimeter drains are recommended in areas where high subsurface moisture conditions are anticipated periodically.

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 1 feet between foundation components and groundwater is recommended.

SCHOOLS: The Villages at Sterling Ranch is within School District 49 and School District 20. Land for both school districts is to be dedicated with the various phases of the Sterling Ranch development to meet the needs of this growing part of the community. This includes a School District 20 K-8 school directly west of the Villages development and a School District 20 elementary school to the southwest. A formerly anticipated School District 49 elementary school to the southeast has been removed at the request of School District 49. Fees will be paid to School District 49 if dedication has not occurred or the school land agreement is not in place prior to plat recording.

TRAILS AND OPEN SPACE:

The Villages at Sterling Ranch provides 8.46 acres of open space which is 21.6% of the total development area. 3.4 AC can be considered useable open space which is 40% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units and provide common open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 39.058-acre site requires 3.9 acres of open space, .975 acres of which must be contiguous, usable open-space. The project satisfies these requirements.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

PUD MODIFICATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed modifications identified in the table below support the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with community open spaces that benefit the overall community.

LDC / ECM Section	Category	Standard	Modification	Justification
LDC Chapter 8.4.4.E.2	Private Roads Require Waiver	Use of Private Roads shall be limited	Private Roads proposed to serve only portions of this community	Private Roads provide more flexibility for the development to accommodate the unique community homes proposed on the site. The private roads will be owned and maintained by the metropolitan district.
LDC Chapter 8.4.4.E.3	Private Roads to Meet County Standards	Private Roads shall be constructed and maintained to ECM standards	Road width and roadway terminations (see below)	
ECM Section 2.2.4.B.7 Figure 2-17 and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' paved width, 12' lane width	22' paved width, 11' lane width	A smaller private road cross section, compact road design, and the use of a hammerhead turnaround will achieve the goal of providing both residents and emergency responders access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn around areas.
ECM Section 2.3.8	Roadway Terminations	Urban cul-de-sac permanent turnarounds not permitted	Permanent hammerhead turnaround proposed on Ames Heights and Fort Wayne Heights	
8.4.4.C Public Roads Req. LDC Chapter	Lot Area and Dimensions	Lots to have frontage on and access from a public road	Lots utilizing private shared driveways will not have direct frontage on or across from a public road	The proposed unique lot configuration and community design reflect the need for private roadways that directly connect to public streets.
ECM Section 2.5.2.C.2	Accessible Curb Ramps	4-way intersections require pedestrian ramps at all corners	Private roadway intersections will provide ramps for 3-way crossings	The proximity of private roadway intersections provides adequate crossing opportunities for pedestrians.
ECM Section 2.3.3.F.3	Broken Back Curves	200' minimum tangent length required	A tangent length of 106' is provided	Short tangent lengths are a common urban development geometry layout and helps to create/maintain open space tracts as amenities for residents.

The proposed unique lot configuration and community design reflect the need for shared private driveways that directly connect to public streets. The Preliminary Plan proposes 30' shared private drives to connect attached and detached single-family lots to public roadways. All private drives will be

owned and maintained by the Sterling Ranch Metro District. Because of the limited depth, dead end design, and private use, no design speed will be posted on private roads.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including attached single-family, multi-family, neighborhood commercial, and parks. The Villages at Sterling Ranch proposes a mix of higher density single-family detached and attached residential units, which are similar in size and function to attached-single family residential and is therefore consistent with the intent of this placetype.

This area is located within a priority development area and is denoted as a “new development area” on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to built-out areas. These higher density Villages product is designed to integrate with and compliment adjacent development.

The PUD Preliminary Plan is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.”

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.

Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch PUD and Preliminary Plan includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The current available water supply for FAWWA is 1963.54 acre feet for 300 years. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is more than

sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and Preliminary Plan on the 300-year basis.

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.”

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 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 2022, the system had approximately only 350 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.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024 and updated in August 2024, 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.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Functional Classification map shows the extension of Briargate Parkway/Stapleton Drive as a new 4-lane principal arterial roadway connection through Sterling Ranch. Plans for the construction of Briargate Parkway are being reviewed separately by the County (CDR-22-001). Briargate Parkway, up to the intersection of Sterling ranch Road, was approved with the Homestead North at Sterling Ranch filing No 1 and will be constructed prior to development of Villages at Sterling Ranch East.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 29.3-acre community park is included as part of Sterling Ranch East Phase 1. 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.

The Villages at Sterling Ranch provides 8.49 acres of usable open space, including a 3.4 acres of usable open space located within Tract A that is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units to provide small open spaces between the residential roadways and the proposed lots. All pedestrian walks provide connectivity to the Sterling Ranch Parks and Trails including the proposed regional trails and community park adjacent to Sand Creek.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

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

The relevant County Plans for The Villages at Sterling Ranch Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Villages at Sterling is included in the Villages at Sterling Ranch PUD Preliminary Plan and substantially conforms with the plans. The Villages at Sterling Ranch East PUD Preliminary Plan illustrates a similar lot layout with the same number of lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes tracts for open space, parking, and access.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; A few PUD Modifications are requested as described above, otherwise, all development standards are met. All relevant reports and studies have been included with the application submittal demonstrating conformance with all other planning, engineering, and surveying requirements of the County.

- 4. Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;**

The finding of water sufficiency for this subdivision will be approved with the PUD Preliminary Plan for Villages at Sterling Ranch which allows this plat to be reviewed and approved administratively.

- 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;**

A public sewage disposal system has been established for the proposed 227 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered at the site include loose soils, expansive soils, areas of erosion, groundwater, potentially unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study. Per this report perimeter drains are recommended in areas where high subsurface moisture conditions are anticipated periodically. However, the report finds that development at the site can be achieved if these conditions are mitigated.

- 7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

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

Access to the subdivision will be via a combination of public rights-of-way and private tracts. Public ROW will be constructed to meet County standards and the private tracts are designed to be sufficient for access and will be maintained by the metro district.

- 9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, CSU for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. As noted

above, access to the site will be provided via a combination of public rights-of-way and private tracts. Public ROW will be constructed to County standards, the private tracts are designed to be sufficient for access.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Villages at Sterling Ranch Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

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

13. The subdivision meets other applicable sections of Chapter 6 and 8; and

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

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

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