

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

LETTER OF INTENT

JUNE 2022 | REVISED OCTOBER 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

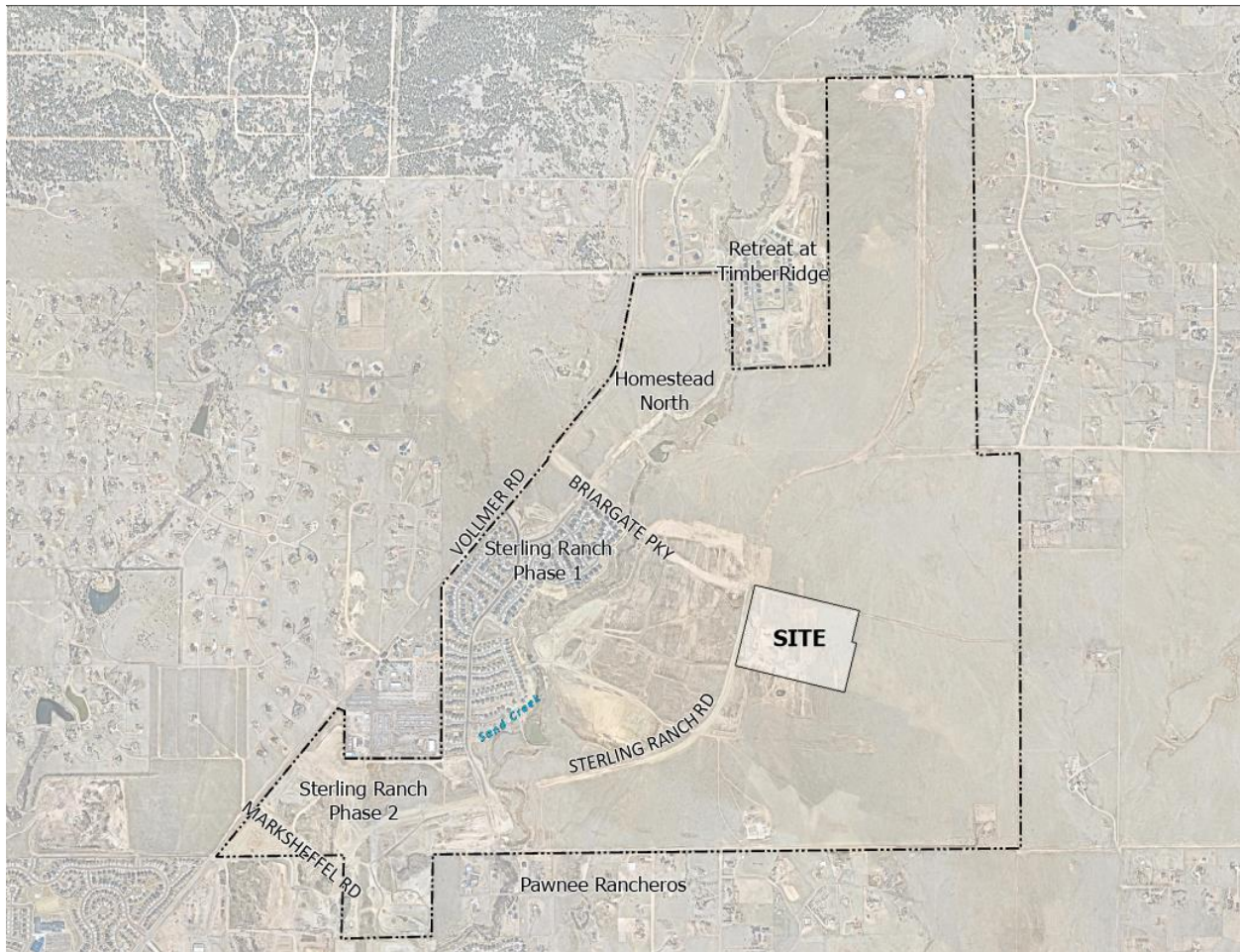
REQUEST

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

1. The Villages at Sterling Ranch PUD Development Plan/Preliminary Plan, a 227-unit development with 54 attached and 173 detached single-family homes and tracts for parks, open space, trails, utilities, landscaping, and stormwater detention.
2. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development).
3. Finding of water sufficiency and administrative approval of Final Plat.
4. PUD Modifications to allow for: private roads to service portions of the community; road width of 22' with an 11' lane width; permanent hammerhead turnarounds on Ames Heights and Fort Wayne Heights; lots utilizing private shared driveways to not have direct frontage on or across from a public road; private roadway intersections that will provide ramps for 3-way intersections; and a tangent length of 106'.

LOCATION

The Villages at Sterling Ranch PUD Preliminary Plan 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. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south of Sterling Ranch.



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 PUD Preliminary Plan proposes 54 attached and 173 detached single-family homes. The types of units are further defined by four product types: duplexes (54), which include two attached single-family units; Preamble units (135), which are less than 800 square-foot single-family detached units; and ADUs (38), which are detached single-family homes that include the option for an integrated Accessory Dwelling Unit above an attached garage. The Accessory Dwelling Units will not be allowed to be sold via a condo plat, but they may be rented out by the owner.

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. Minimum lot size throughout the development is 1,722 SF with a maximum lot coverage of 68%.

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 are serviced by 30' private residential access roads. Permanent cul-de-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. A private driveway is provided for each unit. 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.

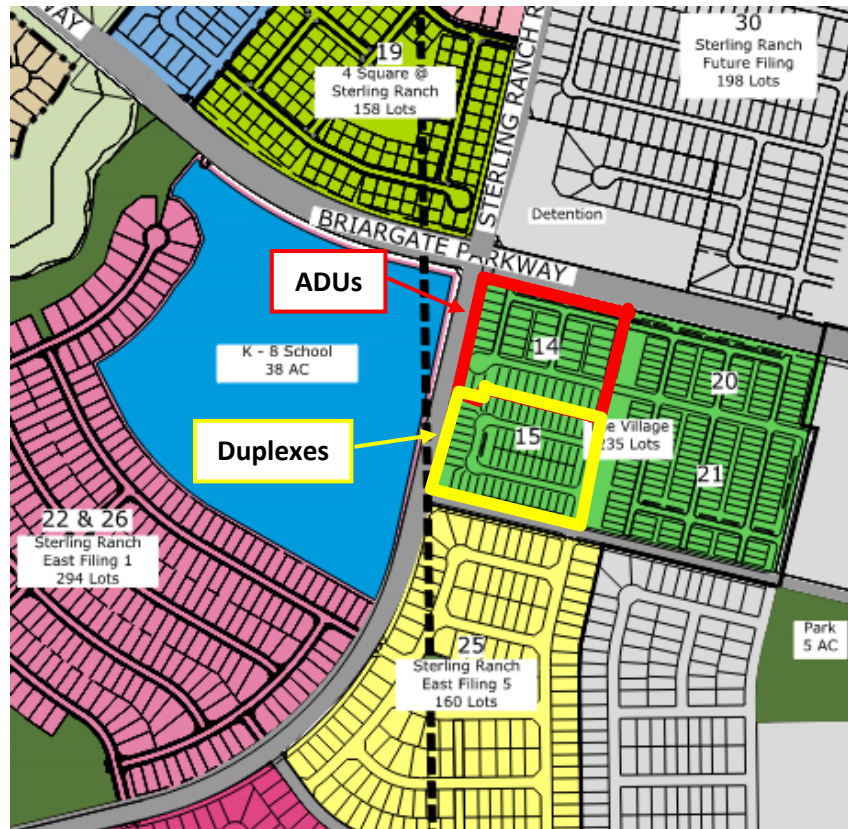
The Villages at Sterling Ranch includes the Briargate Parkway extension from its intersection with Sterling Ranch Road to the eastern limit of the property line, which will be built with future adjacent development to the north and east. Sterling Ranch Road will be the primary access into The Villages 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 preliminary plan 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 Preliminary Plan 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 ¾ 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 PUD Preliminary Plan. 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 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 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.

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 artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study.

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, including a 3.4-acre park (Tract A) 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. 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 modification supports 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 turnaround 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).

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 4.15-acre park (Tract A) 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

Chapter 4.2.6.E of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met.

PUD Zoning Criteria

Villages at Sterling Ranch is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

1. THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATE PURPOSES SET FORTH IN THIS SECTION .

Villages at Sterling Ranch will advance the following purposes of the PUD District designation:

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*
- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*
- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*
- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*
- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

A PUD zone allows more flexible development standards than afforded by straight zoning districts. This greater design flexibility enables the Villages at Sterling Ranch to provide a unique smaller lot residential development that meets a growing need and demand for higher density detached single-family housing with increased open space and access to maintained amenities such as trails and open space. The variety of housing types proposed within the Villages expands the housing options and price points within the Sterling Ranch Community, which satisfies a need for existing and future El Paso County home buyers looking for more attainable housing.

The compact lot layout of the Villages allows for additional open space and multiple sidewalks and trails promoting pedestrian connectivity throughout the community and to the Sterling Ranch Parks and Trail system. The unique layout of the smaller single-family attached and detached residential lots provides a more livable environment so that each lot has adequate access to common open space and sidewalks. The compact design, density, and proximity to Sterling Ranch Road and Briargate Parkway ensure efficient use of public infrastructure and utilities as homes will be served off fewer streets with fewer main line utility extensions.

The activity centers proposed within Sterling Ranch are focused along Briargate Parkway; the location of the higher density of the Villages development at the intersection of Briargate Parkway and Sterling Ranch Road is convenient for access to these future services. The proposed community park is located south on Sterling Ranch Road and will be accessible to the Villages community via the Sterling Ranch trail network.

2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

The relevant County master plan documents for the Villages PUD 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. As addressed above, the Villages PUD Preliminary is in general conformity with these plans

3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the residents of El Paso County. The higher density Villages development is appropriately located the intersection of Briargate Parkway and Sterling Ranch Road. It provides a transition between the lower density single-family lots to west and northwest and higher intensity uses of the school site to the immediate west. Villages PUD Preliminary Plan is designed with smaller lots to

provide more housing options and greater housing attainability to benefit of El Paso County residents.

PUD modifications and waivers to the LDC are requested for the use of private roads, alterations to the dimensional requirements for typical urban local cross sections, permanent hammerhead turnarounds, and lots that do not front on public roads. These modifications and waivers are described above.

- 4. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;**

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 Briargate Parkway and Sterling Ranch Road. The location of the higher density Villages at the southeast quadrant of this intersection provides a buffer and transition from the lower density detached single-family use proposed in Sterling Ranch East Preliminary Plan to the west and north to the major arterial street of Briargate Parkway. The higher density Villages development will be compatible with the proposed 35-acre K-8 school site immediately west of Sterling Ranch Road. The proposed Villages at Sterling Ranch is a similar density and character to the Foursquare product located to the northwest.

- 5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;**

Villages provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Preliminary Plan to the west to the major arterial street of Briargate Parkway. The higher density Villages product will be compatible with the proposed 35-acre K-8 school site immediately west of Sterling Ranch Road. Being located in the southeast corner of Sterling Ranch Road and Briargate Parkway, this development will transition the higher intensity uses along these roadways (such as FourSquare and the K-8 school) to the future detached single family residential to the north, east and south of the site.

While the density is slightly higher, Villages is a characteristically similar use to the proposed traditional single family lots to the north, east, and south. The units are limited to 35-foot building height, which is compatible with the surrounding single-family proposed development under the RS-5000 zoning, where building heights are limited to 30-feet. A 6-foot concrete panel wall is proposed along Briargate and Sterling Ranch Road to buffer traffic noise and provide privacy.

6. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;

The units are limited to 35-foot building height, which is compatible with the adjacent proposed developments within Sterling Ranch under the RS-5000 zoning, where building heights are limited to 30-feet. As a high density attached and detached single-family development, the Villages provides a transition from the Sterling Ranch detached single-family and K-8 school site to the west to higher density residential to the southeast and commercial along Briargate Parkway, which is a principal arterial. A 25' building and landscape setback is included along Briargate Parkway to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development. The setback is included in Tract A, which borders Sterling Ranch Road and Briargate Parkway and provides open space separation between units and the roadways. Tract A then continues into a community open space for the development. Within this tract is proposed streetscape landscaping and retaining walls with a maximum height of 7 feet along Briargate Parkway. A proposed 6-foot meandering sidewalk is included within Tract A to connect to the Sterling Ranch Park & Trails. A proposed 6-foot concrete panel sound wall dually functions as a screen wall for all units along Briargate Parkway.

7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;

The Natural Features report completed by Bristlecone Ecology in April of 2022 found no unique or significant historical, cultural, aesthetic, or natural features to be preserved. The report found no existing wetland habitat or expected impact to any jurisdictional aquatic species. There is no suitable habitat for endangered species and the site is within the Colorado Springs Block Clearance Zone for Preble's Meadow Jumping Mouse.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;

The Villages PUD Development Plan/Site Plan includes 8.46 acres of usable open space within multiple tracts. Together these tracts represent 22% of the overall PUD area, which exceeds the minimum 10% open space requirements for a PUD per Code. Code also requires that 25% of the available open space is usable and contiguous. Tract A is approximately 3.4 acres and surrounds the Villages on two sides while extending into the heart of the site. Continuous pedestrian trails and sidewalks connect to nearly every tract, providing a comprehensive connection to all open spaces and the Sterling Ranch Parks and Trails system.

9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

The proposed land use and access is in compliance with the Sterling Ranch Master TIS and Sterling Ranch East Preliminary Plan TIS. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities. The applicant will be required to participate in the Countywide Transportation Improvement Fee Program and will provide numerous intersection and roadway segment improvements as detailed in the Traffic Impact Study prepared by LSC Transportation Consultants dated April 2024 and updated in August 2024.

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;

The project proposes interconnected sidewalks throughout the community that connect the park and open spaces to the sidewalks along Briargate Parkway. The interconnected sidewalk and trail system within the Villages connects to the overall Sterling Ranch Parks and Trails. The Natural Features & Wetland report created by Bristlecone Ecology in April of 2022 found no unique environmental features on the site.

11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;

There are no mineral rights owners on this property.

12. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND

PUD modifications are requested of LDC Chapter 8.4.4(E)(2), 8.4.4(E)(3), and 8.4.4(C) as well as ECM Section 2.2.4.B.7 and 2.3.8. The justification for these is set out above and summarized below. The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient lot layout that allows the construction of a more attainable housing product and the creation of a more compact and livable environment with centralized community open space that benefits the overall community.

PUD Modifications

Per Chapter Section 4.2.6.F.2.h of the LDC, for approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- *Preservation of natural features;*
- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

The proposed PUD modifications allow for an efficient lot layout for higher density attached and detached single family uses that will create more open space, allow for a more efficient pedestrian system through open space tracts, and create an overall more livable environment. Sidewalks and trails are proposed throughout the development providing connection to all tracts and Sterling Ranch Parks. Villages PUD provides 8.46 acres of usable open space, including a 3.4-acre park connected by pedestrian sidewalks that weave throughout the development. 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. The project provides more than double the required amount of open space, and the contiguous open space provided is nearly 3.5 times more than required. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

Preliminary Plan Review Criteria

The Villages PUD Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.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;

See above analysis.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional and more attainable housing choice in a growing part of the El Paso Community. The site provides a transition from the proposed school site and intersection of

Briargate Parkway and Sterling Ranch Road to the proposed lower density residential to the north, east and south.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

The recently approved Sterling Ranch Sketch Plan Amendment identifies this site as having a density of 5-8 DU/AC. The proposed gross density of the Villages development is 5.81 DU/AC and is consistent with the Sketch Plan Amendment. The medium density residential at the corner of Briargate Parkway and Sterling Ranch Road is appropriate for a location adjacent to an interchange of principal arterial streets and directly east of the future school site. The high density attached and detached single-family development will provide a transition from the school site to the proposed lower density single-family uses to the west with Sterling Ranch East Preliminary Plan and future detached single-family residential to the north, east, and south. Higher density residential is complementary to the higher intensity proposed uses along Sterling Ranch Road and Briargate Parkway.

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;

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 RESPEC and JDS Hydro. A finding of water sufficiency is requested with this PUDSP and administrative approval of the final plat.

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 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. Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC and JDS Hydro. All water and wastewater services will be provided by FAWWA.

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 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 artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study.

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 foot between foundation components and groundwater is recommended.

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

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. Public streets are proposed that will provide access to the lots within the Villages at Sterling Ranch either directly or via private shared driveways. The required water and wastewater infrastructure and other utilities will be extended to serve the development by the Sterling Ranch master developers. The design of all public improvements meets the County's or relevant service providers' design standards.

The traffic report completed by LSC demonstrates a need to construct two auxiliary turn lanes on Sterling Ranch Road. Per the study, one 155-foot long northbound right-turn deceleration lane plus a 160-foot taper and a 220-foot long southbound left turn lane plus a 160-foot taper along Sterling Ranch Road will be required.

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 units will be rear loaded either onto a public street or private street. All private streets will provide a direct connection to a public street. Private streets with dead ends are utilized where public streets are not feasible with the lot layout. The PUD modification and justification for lots not having access to a public street is included above.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

The Natural Features report completed by Bristlecone Ecology in April of 2022 found no unique or significant historical, cultural, aesthetic or natural features to be preserved. The report found no existing wetland habitat or expected impact to any jurisdictional aquatic species. There is no suitable habitat for endangered species and the site is within the Colorado Springs Block Clearance Zone for Preble’s Meadow Jumping Mouse.

The Villages PUD provides 8.46 acres of usable open space, including a 3.4-acre park (Tract A) connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts and open spaces are located throughout the development and at the ends of blocks to provide small open spaces between the residential roadways and the proposed lots. All roadways include 5’ pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

b. 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;

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation. The compact layout of The Villages allows for additional open space including a 3.4-acre park, and ease of connectivity to Sterling Ranch Parks and Trail. This development is an integral part of the overall Sterling Ranch development and provides a needed higher-density single-family housing in the area to provide a variety of housing options and price points in the community to meet the needs of present and future El Paso County residents.

c. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

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 Briargate Parkway and Sterling Ranch Road. The location of the higher density Villages at the southeast quadrant of this intersection provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Preliminary Plan to the west and to the major arterial street of Briargate Parkway north. The higher density Villages product will be compatible with the proposed 35-acre K-8 school site immediately west of Briargate Parkway. North of the Villages is an offsite full spectrum detention basin, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch is a similar density to

the Foursquare project in the northwest quadrant of the intersection of Briargate Parkway and Sterling Ranch Road. A 25' building and landscape setback is included along Briargate Parkway to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development.

d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved. No significant wetlands or endangered species habitat was found at this site. Connections to the Sand Creek Channel and Sterling Ranch Parks and Trails systems are provided by internal trails and sidewalk connections.

e. 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;

The traffic report completed by LSC demonstrates a need to construct an auxiliary turn lane along Sterling Ranch Road approaching Oak Park Drive. Required improvements include a 155-foot-long northbound right-turn lane deceleration lane. Additionally improvements are recommended though not required. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, 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. 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.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification request.