



July 2, 2024

Kari Parsons
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RE: PUDSP – Combined PUD / Preliminary Plan
File / EA: PUDSP226 / EA21117
Project Name: Villages at Sterling Ranch East PUD Preliminary Plan

Ms. Parsons;

Sterling Ranch has been developed with flexibility and sustainability over the course of many years, as it applies to School District 20. While I understand that the initial Sterling Ranch Sketch Plan SKP 07-007, dated November of 2008 has morphed into the vision it is today; “significant” change in character has accompanied the vision, the impact on School District 49 and the ability to educate the future students Sterling Ranch will undoubtedly bring. In reviewing a small portion of the initial plans submitted and approved from inception; please note the following.

1. SKP 07-007; dated 2008 - Note 2 states: *“No school sites are shown in the Active Adult Community due to the nature of the use. If this use changes, or school-age children occupy these units, school dedication will be made.”*
2. Concerns have been noted and raised, by District 49, since 2019.

Given the significant change in character of the Sterling Ranch Development;

1. School District 49 is requesting the proposed school site dedication be re-evaluated; in both size and location.
 - a. The close proximity of the 35 AC K-8 allocated to D20 and the proposed 10 AC D49 Elementary site, is problematic.
2. Per my calculations, as reflected on SKP235; a mid-range dedication for D49 is closer to 48 acres.
3. District 49 has moved towards, and communicated, a more flexible school model, being a Pre-K to 8th grade site.
4. District 49 is requesting land dedication for all residential units within the development.
5. The Villages at Sterling Ranch PUD Development Plan / Preliminary Plan, Letter of Intent Revised June 2024, consuming 39.058 Acres; of parcel 5200000552/5200000573, located at the SE corner of the intersection of Sterling Ranch Road & Briargate Parkway; comments as follows
 - a. Rezoning from RR-5 (Residential Rural) to PUD (Planned Unit Development) – the increased density is concerning.
 - b. 237 units within 39.058 Acres; is within the parameter of SKP-235
6. Page 4 of the Letter of Intent, appears to have a “varied” design from SKP-235

Per the comments, “multiple plats to follow,” I trust the revisions in land dedication for District 49 will be right-sized and centrally located. District 49 is committed to working with Classic Companies and NES Companies to develop a more strategic, comprehensive plan, for educating the future students of Sterling Ranch.

Warm Regards,

A handwritten signature in black ink, appearing to read "Evelyn Galane Phillips", written over the word "Respectfully,".

Respectfully,
Evelyn Galane Phillips
Community and Facility Planning Manager
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