



October 31, 2023

Ms. Kari Parsons, Planner III
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Sterling Ranch North Rezone

File: P239 – Rezone RR-2.5
P2310 – Rezone RR-0.5
P2311 – Rezone RS-5000

Dear Ms. Parsons;

District 49 appreciates the opportunity to review and comment on the proposed revisions captured within the Sterling Ranch North Rezone Filings, as noted above.

As indicated in prior correspondence, the District has raised valid concerns with the rapid growth within the boundaries, coupled with the rezoning of approximately 216 acres previously identified as “age restricted” to attainable dwelling units.

Given the significant change in the character of the property, it is considered appropriate to revisit and reevaluate the school site dedication, both size and location. With the current land dedication requirements at 675 square feet per dwelling; revised calculations equate to a land dedication of approximately 32 *net usable acres*, upwards of 53 acres. Whereas, the student impact range is anticipated anywhere between 1,171 and 1,937 kids.

District 49, N.E.S and Classic Companies had the opportunity to meet and discuss the immediate impacts, timelines, and propose some potential alternatives. While the initial meeting was very thought provoking, there are some details we still need to work out between the school district and the developer.

In the interim, the need for a reimagined, sustainable learning spaces, that serves a wider range of students, within the boundaries of District 49 has reached an all-time high. Therefore, District 49 is respectfully requesting;

1. The current land dedication is re-evaluated and right-sized; in accordance to the actual use and impact the development now dictates.
2. District 49, is requesting land dedication in lieu of fees for all residential units with the development directly impacting the District, as our current sites have expanded beyond functional capacity.

As one of the fastest growing Districts in the State of Colorado, we are working diligently in partnering with the Developers, taking into consideration the increased demand for programmatic criteria including, but not limited to, Early Childhood Education, alternative learning spaces, the activities in connection with the school programs, peak enrollment projections while optimizing enrollment balance across the District.

We thank you for your time and efforts in overseeing these comments. In the interim, should you have any questions, please do not hesitate to contact me directly.

Warm Regards,

A handwritten signature in blue ink, appearing to read "Evelyn Galane Phillips", is written over a white background.

Evelyn Galane Phillips
Community and Facility Planning Manager
Phone: 719-494-8986
Email: Evelyn.GalanePhillips@d49.org