

## **STERLING RANCH FILING 3A FINAL PLAT**

### **LETTER OF INTENT**

**JUNE 2024**

---

**OWNER/APPLICANT:**

SR Land LLC  
20 Boulder Crescent St. Suite 102  
Colorado Springs, CO. 80903

**CONSULTANT:**

N.E.S. Inc.  
619 N. Cascade Ave. Suite 200  
Colorado Springs, CO. 80903

**SITE DETAILS:**

**TSN:** 5233309028

**ADDRESS:** 8135 PENNYDALE DR

**ACREAGE:** 0.6497 AC

**CURRENT ZONING:** RS-50000

**CURRENT USE:** VACANT

**REQUEST:**

N.E.S. Inc., on behalf of SR Land, LLC, requests approval of a Final Plat for Sterling Ranch Filing No. 3A, which is a replat of Sterling Ranch Filing No. 3 Tract C. The replat totals 0.6497 acres and includes three single family lots. A finding of water sufficiency was issued with the Sterling Ranch Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3A Final Plat is part, thus it is requested that this Final Plat be approved administratively.

## LOCATION

Sterling Ranch Filing No. 3A is located generally in the southwest portion of Sterling Ranch, west of Sand Creek, south of Sterling Ranch Road and east of Marksheffel Road. It is located within the eastern portion of Sterling Ranch Filing No. 3 on Pennydale Drive, abutting Sand Creek.



## PROJECT CONTEXT & DESCRIPTION

Sterling Ranch Filing 3A is part of the Sterling Ranch Phase 2 Preliminary Plan (SP 19-001) approved in November 2021. The Preliminary Plan comprises 72.6 acres and includes 212 single-family lots and tracts for landscaping, drainage, and utilities to be completed in multiple filings. The Preliminary Plan identified the area subject to this replat as three single family lots.

Sterling Ranch Filing No. 3 Final Plat (SF 21-032) was approved in June 2022 for 20.9 acres of the Phase 2 Preliminary Plan area. The Filing No. 3 Final Plat includes 63 Single Family Lots, 3 tracts and rights of way. At that time, the three lots subject to this replat were placed into Tract C as they were considered unbuildable pending the completion of the extension of Sterling Ranch Road bridge over Sand Creek and associated access/trail grading alongside the creek adjacent to the rear of the lots. Now that the Sterling Ranch Road bridge, the maintenance access/trail and retaining wall adjacent to Tract C have been constructed, SR Land, LLC are ready to move forward with the replat of Tract C to create the three lots originally planned in the approved Phase 2 Preliminary Plan.

Reports and commitment letters associated with the Phase 2 Preliminary Plan reflect the inclusion of the three lots proposed with the Filing 3A replat and have been included in this application. The water

and wastewater commitments were originally provided by Sterling Ranch Metropolitan District No 1. Since that time, all Sterling Ranch Metro District No. 1 assets have been allocated to the Falcon Area Water and Wastewater Authority (FAWWA), who is now the water and wastewater provider for Sterling Ranch.

## **PROJECT JUSTIFICATION**

The Sterling Ranch Filing No. 3A Final Plat is consistent with the Final Plat approval criteria set forth in Chapter 7.2.1.D.3.f of the LDC as follows:

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The relevant County Plans for Sterling Ranch Filing No. 3A are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan. An analysis of the relationship of the site and the goals and objectives of these plans was previously provided and accepted with the approved Final Plat submittal of Sterling Ranch Filing No. 3 (SF2132). The addition of the three lots in Filing 3A continues to conform with to the Master Plan.

**2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;**

The approved Sterling Ranch Phase 2 Preliminary Plan anticipated the three lots proposed in Filing 3A. The Sterling Ranch Filing No. 3A Final Plat is, therefore, in conformance with the approved Preliminary Plan.

**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, ANALYSIS, REPORT, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIAL;**

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard or deviation from an Engineering Criteria Manual standard. Filing 3A is zoned RS-5000 and the three lots proposed all exceed 5,000 sf and meet the standards of the RS-5000 zone.

**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;**

A Water Resources Report was submitted with the Phase 2 Preliminary Plan, which identified a sufficient water supply to support the 212 single-family lots proposed in the Preliminary Plan. This includes the three lots proposed with Filing 3A. The Falcon Area Water and Wastewater Authority (FAWWA) will supply the 75.71-acre-feet/year of water required to serve the Phase 2 development. Both the State Engineer's Office and the County Attorney's Office issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3A Final Plat is part.

- 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;**

FAWWA will serve sewer to Sterling Ranch Filing No. 3A, which is part of Sterling Ranch Phase 2. The wastewater commitment for Phase 2 is for 36,894 gallons/day on an average daily-maximum monthly basis for the 212 single-family lot subdivision.

- 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 Geohazard Evaluation Report for Sterling Ranch Filing 3 prepared by Entech Engineering Inc., dated February 2022, found the site to be suitable for development with proper mitigation techniques. Filing No. 3A is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. An email from the Floodplain Administrator is included with this submittal, which confirms that the three lots are outside the floodplain.

- 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;**

The conversion of Tract C in Filing No. 3 to three single-family lots was anticipated by the drainage improvements proposed with Sterling Ranch Phase 2 and Filing No. 3. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

- 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;**

The three lots proposed by Filing 3A will have direct access to Pennydale Drive, which is an existing public local street that connects to Sterling Ranch Road, which is a collector street. The design of these roads complies with the Land Development Code and Engineering Criteria Manual and has previously been approved by the County.

- 9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary service is to be provided by FAWWA. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The site lies within the Black Forest Fire Protection District for fire protection. Approximately 7.5 acres of interconnected trails, open space, and buffers, including open space along Sand Creek providing a regional trail connection, was provided within Sterling Ranch Filing No. 3.

**10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE.**

The site lies within the Black Forest Fire Protection District. A Fire Protection Report was included with the Sterling Ranch Filing No. 3 Final Plat submittal and demonstrated compliance with Chapter 6.2.2. of the Land Development Code and the relevant provisions of the International Fire Code. This plat anticipated the conversion of Tract C to the three lots proposed by Filing 3A, in accordance with the approved Preliminary Plan.

**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;**

A Transportation Memorandum (Sterling Ranch Filing No. 3 Transportation Memorandum, September, 2021) was prepared in support of Filing No. 3 and identifies all required off-site road improvements. Road improvements for Filing No. 3 interior roadways will be constructed to the most current El Paso County Engineering Criteria Manual. Minimal additional traffic will be generated by the three lots proposed by Filing No. 3A and these lots were assumed in the Traffic Report prepared for the Phase 2 Preliminary Plan.

**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;**

An SIA was filed with the Sterling Ranch Filing No. 3 Final Plat submittal and was recorded under Reception No. 222103274. This addresses all public improvements associated with the subdivision. No additional improvements are required to serve the three lots in Filing 3A.

**13. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION (C.R.S. 34-1-30291), ET. SEQ.)**

There are no known commercial mining operations or deposits on this site.