

STERLING RANCH EAST FILING 7 REZONE

LETTER OF INTENT

SEPTEMBER 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:

N.E.S. Inc
ANDREA BARLOW
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903
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SITE DETAILS:

TSN: 5200000553 & 5200000573

ADDRESS: 34-12-65

ACREAGE: 106.6 AC (Rezone)

CURRENT ZONING: RR-5

CURRENT USE: VACANT

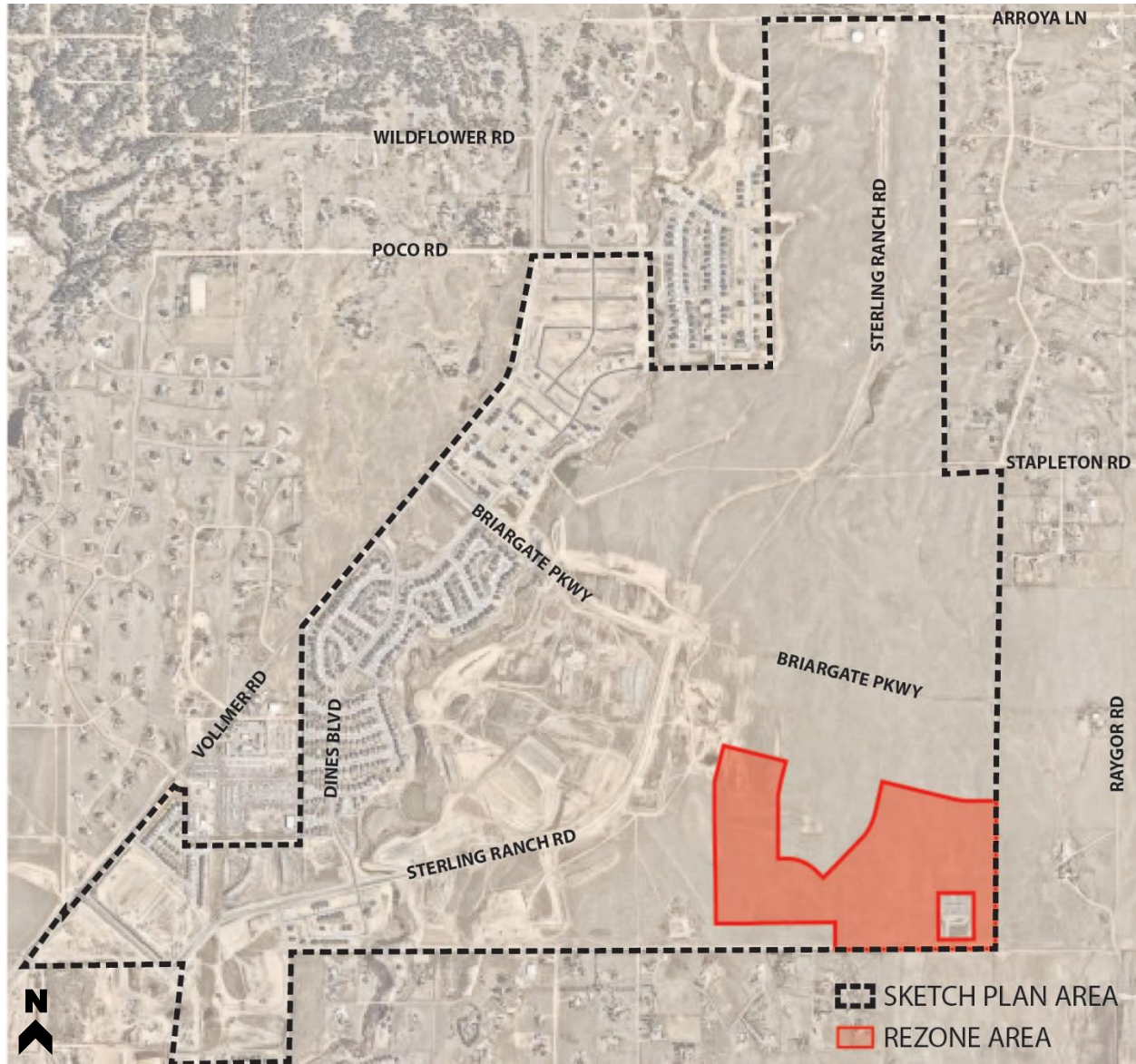
REQUEST:

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of a Map Amendment (Rezone) as follows:

- Rezone 106.6 acres from RR-5 to RS-5000

SITE LOCATION

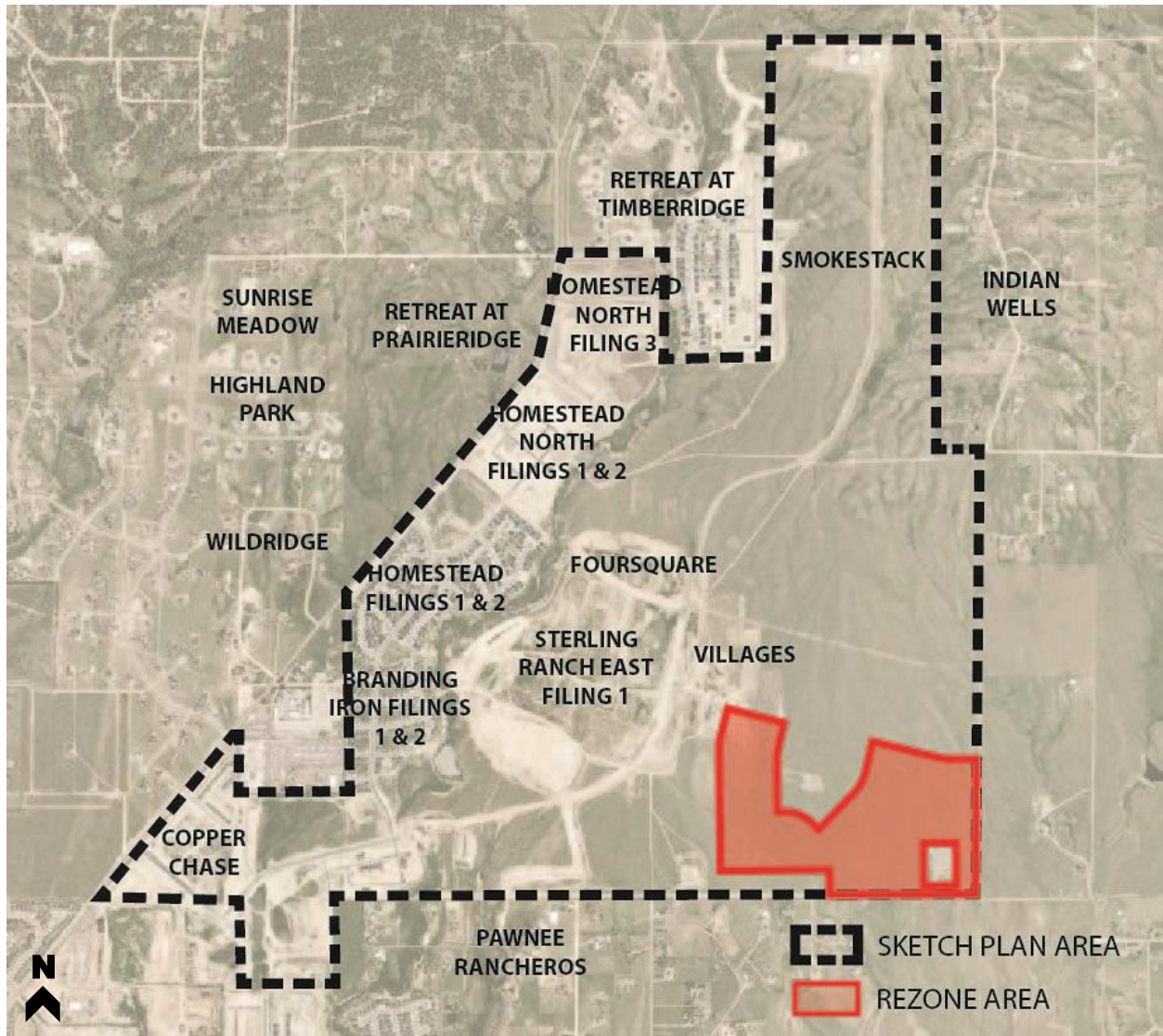
Sterling Ranch East Filing 7 is located within the overall Sterling Ranch Master Planned Community located east of Vollmer Road. The site is southeast of the intersection of the future Briargate Parkway extension and the future Sterling Ranch Road, in the southeastern corner of the Sterling Ranch Sketch Plan area. The site is surrounded by a growing area of El Paso County, close to the City of Colorado Springs' municipal boundary.



SURROUNDING LAND USE

The site is currently surrounded by vacant and residential properties of various densities. The Pawnee Rancheros 5-acre rural residential subdivision is located to the south, outside of the limits of the Sterling Ranch Master Plan. To the east are 40-acre ranchettes zoned RR-5, also outside of the limits of Sterling Ranch. Future roads that will serve the project have not yet been constructed; however, the site is

located southeast of the intended intersection of the Briargate Parkway extension and Sterling Ranch Road.

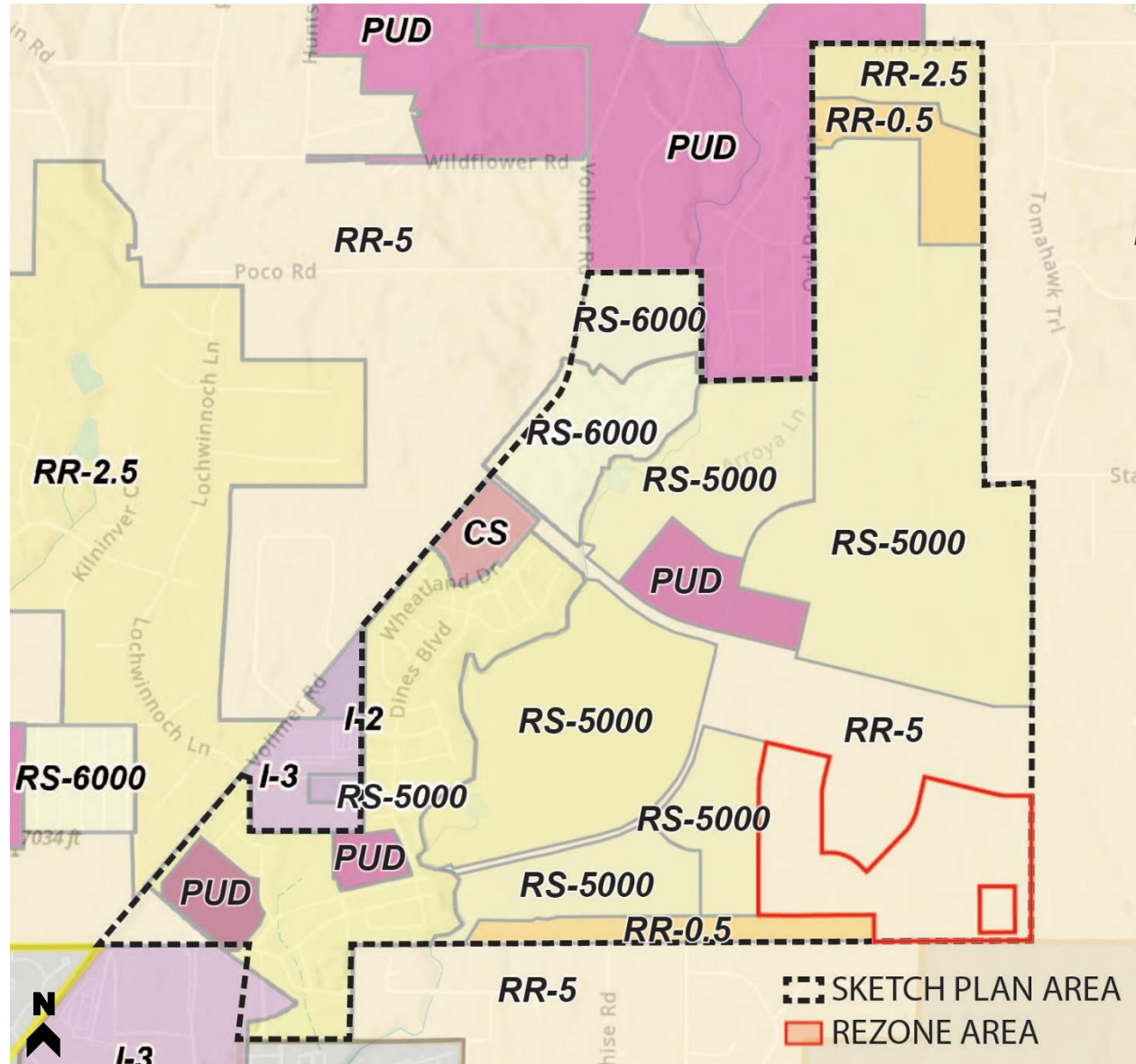


Within the Sterling Ranch development is a mix of land uses and densities under various stages of construction. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing 7.

To the north of Sterling Ranch is the Retreat at TimberRidge PUD. This includes a variety of lot sizes ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sf lots east of Sand Creek. The properties to the west of Sterling Ranch include Retreat at PrairieRidge (with an approved sketch plan that allows low to high density residential lots as well as commercial uses) and rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision, and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size.

ZONING CONTEXT

The property is currently zoned RR-5, Rural Residential (5 AC Lots). Surrounding zoning includes RR-5 to the north (intended for higher density per the approved Sterling Ranch Sketch Plan); RS-5000 to the west; RR-0.5 and RR-5, and PDZ within the City to the south; and RR-5 to the east.



PROJECT DESCRIPTION

The Sterling Ranch East Filing 7 RS-5000 map amendment request includes rezoning 106.6 acres from TSNs 5200000553 and 5200000573, which are currently zoned RR-5 and together total 454.76 acres. The rezone area surrounds but does not include TSN 5234002001, an electric utilities facility owned by Mountain View Electric Association, Inc. The proposed site layout is conceptual and currently includes 332 total residential lots on 106.6 acres, resulting in a density of approximately 3.12 DU/AC. The site is also anticipated to include a neighborhood park, detention ponds, and a lift station.

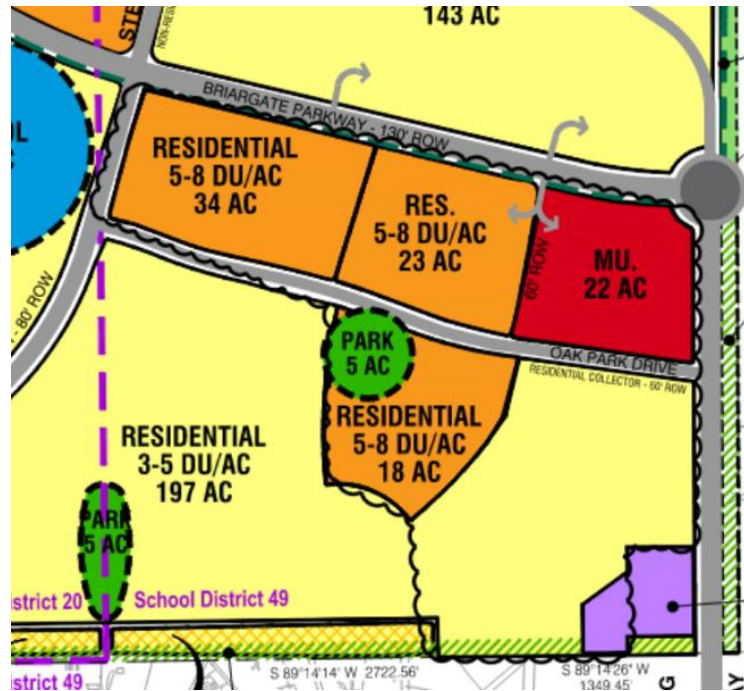
The limits of the map amendment area will be bounded on the east by Banning Lewis Parkway; on the south by the property boundary of Sterling Ranch and the RR-0.5 zoned properties; on the west by Sterling Ranch East Filing 5, zoned RS-5000; and on the north by a future residential collector, a future 5.1-acre park, and an 18-acre future PUD with a density of 5-8 DU/AC.

COMPATIBILITY/TRANSITIONS: The Sterling Ranch East Filing 7 map amendment is surrounded by existing and proposed developments of differing zoning and land use intensities within the City and the County.

The RS-5000 rezoning of Sterling Ranch East Filing 7 will be consistent with the existing, approved RS-5000 rezones within Sterling Ranch to the west. To the south, the existing RR-5 uses of the Pawnee Rancheros subdivision will be buffered from the site by the 50-foot buffer/trail/utility corridor and the 150-foot average building setback shown along the southern boundary of the approved Sterling Ranch Sketch Plan. The RR-5 ranchettes to the west will similarly be separated from the site by an open space buffer and the future construction of Banning Lewis Parkway, a principal arterial.



At 3.12 DU/AC, the intended density of the site is consistent with the most recently approved 3rd Sterling Ranch Sketch Plan Amendment (Resolution No. 24-114), which identifies this area as having a residential density of 3-5 DU/AC. The intended density is also consistent with the concurrently filed 4th Sketch Plan Amendment, which covers an area loosely bounded by Briargate Parkway on the north, Sterling Ranch Road on the west, Sterling Ranch's southern boundary on the south, and Banning Lewis Parkway on the east. The 4th Sketch Plan Amendment maintains the site's density at 3-5 DU/AC. The site serves as a transitional area between the Pawnee Rancheros subdivision to the south to the proposed 5-8 DU/AC subdivisions and mixed-use site to the north. The site is separated from these higher-density areas by the future Oak Park Drive, a residential collector.



TRAFFIC: A combined Master Traffic Impact Study Addendum/Technical Memorandum was prepared by LSC in September 2024 for the concurrent Sterling Ranch East Filing 7 Rezone and Sterling Ranch Sketch Plan Amendment #4 applications. The Memo is an addendum to the Master Traffic Impact Study (MTIS) prepared for the entire Sterling Ranch development in March 2023. As stated in the Memo, at the request of El Paso School District 49, the 10-acre elementary school site located south of Oak Park Drive between Sterling Ranch Road and Banning Lewis Parkway has been removed from the Sketch Plan. The school site is now planned to be rezoned for residential uses with a density of 5-8 DU/AC. The number of dwelling units within the overall Sterling Ranch development will not change.

The Memo concludes the following:

- The 4th Sterling Ranch Sketch Plan Amendment is projected to generate about 50,134 new external vehicle trips on the average weekday, which is about 1,377 fewer daily trips than were estimated in the approved 2023 MTIS for Amendment No. 3.
- All of the intersections analyzed are projected to operate at an overall satisfactory level of serviced (LOS D or better) during peak hours.
- Sterling Ranch East Filing 7 is expected to generate 3,121 daily vehicle trips for the proposed single-family detached housing units. Of those trips, 242 trips will be during the morning peak hour, and 311 of the trips will be in the afternoon peak hour.

UTILITIES: The Sterling Ranch East Filing 7 map amendment area is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA), which can sufficiently provide water and wastewater services. The site is also within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply.

DISTRICTS SERVING THE PROPERTY: The site is served by the following districts:

- El Paso School District 49
- Black Forest Fire Protection District
- Falcon Area Water and Wastewater Authority
- Mountain View Electric Association - Electric
- Colorado Springs Utilities - Gas

FLOODPLAINS: No portion of the site is within a floodplain per FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018.

VEGETATION & WILDLIFE: Bristlecone Ecology prepared a Natural Features and Wetlands Report for Sterling Ranch East Remaining Areas in October 2023, which studies a nearly 400-acre area within the southeastern corner of Sterling Ranch. This area covers Sterling Ranch East Filing 7.

The site is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses. There are no trees or shrubs present on the site, and much of the site has been disturbed by cattle grazing. However, vegetative cover is relatively extensive, and diversity is moderate for this region.

The Project site contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas according to the CNHP (2022), and according to the USFWS' Information for Planning and Conservation (IPaC; 2022), does not contain Wildlife Refuges or Hatcheries. The area has been used historically as rangeland, but residential and commercial development is increasing steadily. The site provides a moderate quality habitat for some grassland and woodland wildlife. However, while some of the species listed in CPW's Species Activity Mapping (SAM) data likely occur on the site, few were observed in the area, and the majority are either not expected to occur, or may occur only rarely based on the limited habitat available.

State-listed and state sensitive species were not observed, and thus are not expected to be affected any more than other species. Of note, the site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded.

WILDFIRE: Sterling Ranch East Filing 7 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is short, sparse dry climate grass. The Colorado State Forest Service has determined a low-moderate wildfire intensity scale with a moderate burn probability risk, which is the same or lower than surrounding properties.

Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the overall wildfire risk-to-assets index for the Project is expected to be similar before and after development.

PROJECT JUSTIFICATION

Map Amendment (Rezone) Approval Criteria-Chapter 5.3.5 (B)

- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Sterling Ranch East Filing 7 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype. The gross density of Sterling Ranch East Filing 7 is 3.12 DU/AC, which is consistent with the primary land use in the Suburban Residential placetype. The proposed park is consistent with the supporting land uses for this placetype.

In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 7 into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New Development Area,” which will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. Sterling Ranch East Filing 7 will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential Placetype and in the already approved Sterling Ranch Sketch Plan.

Core Principle 1, Land Use Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” The Sterling Ranch East Filing 7 rezone is compatible with adjacent residentially zoned areas and continues the suburban density approved with the adjacent Sterling Ranch East Filing 5 and the remainder of the Sterling Ranch Sketch Plan area.

WATER MASTER PLAN

The proposed residential development satisfies the following policies of the Water Master Plan.

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

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. 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 projected 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.

Sterling Ranch East Filing 7 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. In order to meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

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 (MTCP)

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern

City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety, and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

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. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. Sterling Ranch East Filing 7 intends to include a small neighborhood park, and a 5.1-acre park is planned immediately adjacent to the site. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. § 30-28-111 § 30-28-113, AND § 30-28-116;

As the proposed map amendments fulfil the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow the County to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND

The Sterling Ranch 3rd Sketch Plan Amendment was approved by the Board of County Commissioners in March 2024. This plan was determined to be compatible with the surrounding land uses and zonings. Within this Sketch Plan, the Sterling Ranch East Filing 7 site was identified as having a density of 3-5 DU/AC, which provides an appropriate transition from the more rural character of the residential areas to the west and the lower-density RR-5 Pawnee Rancheros to the south to the rapidly urbanizing, partially developed sites within Sterling Ranch. As illustrated in the Sketch Plan, these neighborhoods are separated from Sterling Ranch by open space buffers, as well as the future construction of Banning Lewis Parkway on the west.

The proposed rezone to RS-5000 is wholly consistent with the 3-5 DU/AC density of the site approved in the Sketch Plan Amendment. The 3.12 DU/AC density of Sterling Ranch East Filing 7 will provide a gradual transition toward the mixed-use and higher density, 5-8 DU/AC sites to the north within Sterling Ranch. These uses will be separated from Sterling Ranch East Filing 7 by the future Oak Park Drive, a 60-foot right-of-way residential collector.

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.

Future development of Sterling Ranch East Filing 7 will meet the use and dimensional standards for the RS-5000 zone as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 332 single-family lots, right-of-way, park space, buffers and drainage are suitable for the property.