

## STERLING RANCH SKETCH PLAN AMENDMENT

### LETTER OF INTENT

OCTOBER 2018

#### PROPERTY OWNERS AND DEVELOPER:

Challenger Communities LLC.  
8605 Explorer Dr. Ste. 250  
Colorado Springs, CO. 80920

SR Land LLC.  
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Colorado Springs, CO. 80903

Morley Bentley/Trader Vics  
Investments LLC.  
PO Box 217  
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#### CONSULTANTS:

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Colorado Springs, CO 80903

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Colorado Springs, CO 80903

#### REQUEST

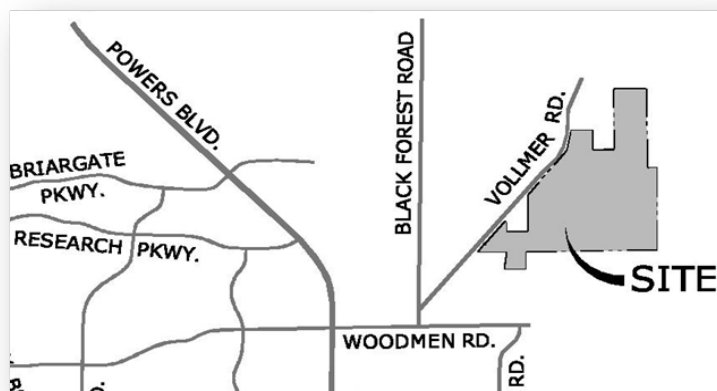
Challenger Communities LLC. requests approval of an amendment to portions of the approved Sketch Plan for Sterling Ranch, including:

- a reduction in density of 101 acres from 5-8 du/ac. to 3-5 du/ac.,
- an increase in density of 19 acres from 3-5 du/ac. to 5-8 du/ac.,
- a 2.5 ac. water tank parcel is added to reflect built conditions,
- a 5-ac. parcel for the future MVEA substation is shown in the southeast corner, and
- a 1.5 ac. parcel is shown for the approved lift station in the south portion of the Plan.

Other minor changes have been included to reflect changes since the approval of the original Sketch Plan in 2008.

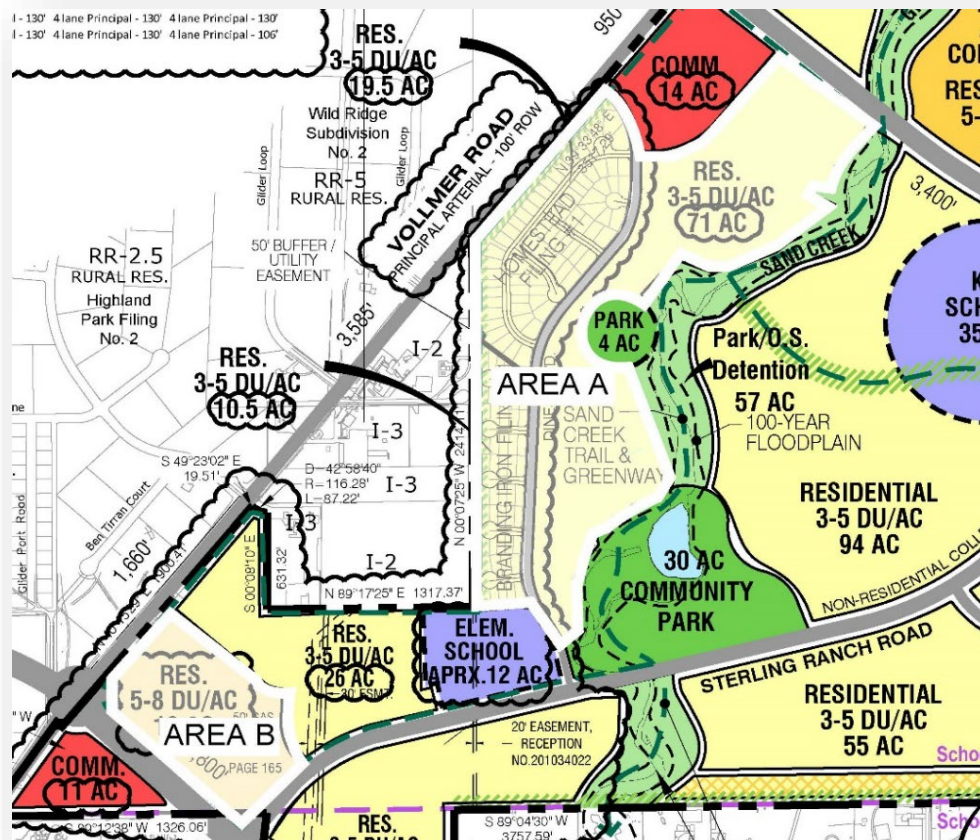
#### LOCATION

The Sterling Ranch Sketch Plan consists of approximately 1,444 acres located northeast of Vollmer Road and Marksheffel Road, in El Paso County.



## PROJECT DESCRIPTION

SR Land, LLC requests approval of an amendment to a portion of the Sterling Ranch Sketch Plan, originally approved in 2008. The primary purpose of the Sterling Ranch Sketch Plan Amendment is to modify the density of two residential areas, Areas A & B totaling 120 acres. Area A is 101-acres; this portion of the plan is reduced in density from Residential 5-8 du/ac to Residential 3-5 du/ac, which is consistent with the approved Preliminary Plan for Phase 1 of Sterling Ranch. Area B is 19-acres; this portion of the plan is increased in density from Residential 3-5 du/ac to Residential 5-8 du/ac. This provides a concentration of higher density near the Marksheffel/Vollmer intersection and across from proposed commercial.



Further amendments include the relocation of the water tank site in the northeast corner to reflect the approved location per the 1041 permit. The previously approved Sketch Plan showed an approximate size and location for the water tank and was not to scale. The Sketch Plan has been amended to reflect the exact location and size of the site. A MVEA substation is proposed and has been added to the southeast corner.

## PROJECT JUSTIFICATION

**Context.** The Sketch Plan area is in the northeastern quadrant of El Paso County, a rapidly urbanizing area near Colorado Springs that has experienced significant residential development in the past decade and is expected to experience continued development for the next decade. The Sterling Ranch Sketch Plan is located north of developing urban areas under the jurisdiction of the City of Colorado Springs, and south of the Black Forest.

## Sketch Plan History

File #	Resolution #	Date	Description
SKP-07-007	08-476	11/13/2008	Original Sketch Plan Approval of 5,225 dwelling units and 56 acres of commercial uses. Establishment of the PUD Zoning requirement.
SKP-07-007	14-	11/05/2014	Approval of a 2-year extension to the Sketch Plan and removal of Condition #2 of the Original Conditions of Approval.
SKP-183	Current Request	10/2018	Amendment #2 to modify densities, appropriately locate the water tank site, add proposed MVEA substation site, general modifications to reflect existing conditions and recent approvals.

The approved Sterling Ranch Sketch Plan provides a framework for creating quality neighborhoods and shopping areas, conveniently linked through transportation corridors to schools, parks, and open spaces and is a guide to the future development of the property. Sterling Ranch is a high quality, urban mixed residential development with a variety of densities interspersed throughout the property and approximately 56 acres of commercial development located on major arterials. Each phase of the plan will have a variety of residential densities and product types to ensure a diverse community.

An interconnected system of trails, open spaces and neighborhood parks will be provided within the project to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system that would supplement the standard sidewalks along streets. Parks have been located so that residents have a five-minute walk or less to these facilities. Adjacent developed rural residential is buffered with open space and trail corridors. Preliminary Plan approvals identified desired trail connections which have been identified in these plans and reflected in the Sketch Plan.

The proposed amendments to the Sketch Plan will continue the original intent of the Sketch Plan as described above. Appropriate buffers are still incorporated and parks, open space, and interconnected trails are maintained and expanded.

**Traffic.** An updated Traffic Technical Memorandum has been prepared by LSC Transportation Consultants, Inc. The major existing road serving this area is Vollmer Road, which connects residents to Black Forest Road and Woodmen Road. Ultimately, three Principal Arterial streets will pass through the site to provide additional access. Marksheffel Road will be extended north and west from its current terminus to connect with the future extension of Research Parkway at Black Forest Road. Banning Lewis Parkway will run along the eastern boundary of the site. Briargate Parkway will be extended east from its current terminus within the Wolf Ranch development and pass through the site, connecting with the

future extension of Stapleton Road at Banning Lewis Parkway. Sterling Ranch Road, is planned to run through the middle of the site on a southwest-to-northeast alignment between Marksheffel Road and Briargate Parkway and will provide much of the access for the various proposed land uses. Dines Boulevard from Vollmer Road to Sterling Ranch Road is scheduled to be paved in the fall/winter of 2018 and currently has curb and gutter, as approved with the Sterling Ranch Filing #1 Final Plat (SF-16-013 approved February 13, 2018). Sterling Ranch Road is graded from Marksheffel Road to the Sand Creek Greenway. It is anticipated that Sterling Ranch Road up to Sand Creek Greenway and Marksheffel Road will be paved by the spring of 2019.

### SKETCH PLAN APPROVAL CRITERIA

The proposed amendment to the approved Sterling Ranch Sketch Plan meets the following criteria:

#### **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.**

The primary purpose of the Sterling Ranch Sketch Plan Amendment is to modify the density of two residential areas, Areas A & B totaling 121 acres. Area A is 101-acres, this portion of the plan is reduced in density from Residential 5-8 du/ac to Residential 3-5 du/ac, which is consistent with the approved Preliminary Plan. Area B is 19-acres this portion of the plan is increased in density from Residential 3-5 du/ac to Residential 5-8 du/ac. This provides a concentration of higher density near the Marksheffel/Vollmer intersection and across from proposed commercial, providing a transition from the commercial to the 3-5 du/ac residential density to the northeast. The amendment maintains the mix of densities by “swapping” the densities and concentrating the higher density in a more appropriate area. The maximum dwelling unit cap remains the same.

#### Falcon/Peyton Small Area Plan

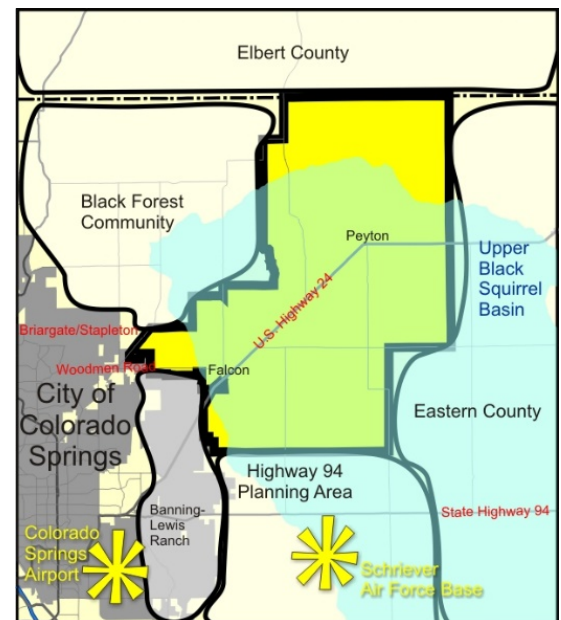
The southern portion of sterling Ranch (south of Briargate Parkway) is in the Falcon/Peyton Small Area Plan and is shown as Urban Density Development. The proposed “density swap” is consistent with the goals of the Urban Density designation.

##### **3.1 Land Use**

- 3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.
- 3.1.4 Provide a **variety of different densities** of development options.

##### **3.3 Residential Areas and Densities**

- 3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.
- 3.3.4 Meet the housing needs of as many existing and new residents of differing ages, incomes, and desired living accommodations.



### Black Forest Preservation Plan

The norther part (north of Briargate Parkway) of the Sterling Ranch Sketch Plan area is located within Area Number 10, the Southern Transition Area of the Black Forest Preservation Plan. This amendment does not impact or change this portion of the original Sketch Plan as outlined in the Sterling Ranch Sketch Plan Document. The Black Forest Land Use Committee has no objections to the Sketch Plan Amendment.

**The proposed subdivision is in conformance with the requirements of this Code.** The amended Sketch Plan meets all applicable submittal requirements for El Paso County.

**The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.** The amendment maintains the compatibility with existing and proposed land uses. This amendment maintains the density transitions and buffers to the adjacent rural residential lots to the north, east, south, and west as approved in the 2008 Sketch Plan. The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family attached within Sterling Ranch. Buffers are also maintained to the individual zoned parcels to the east of Vollmer Road.

**The water supply is, or can be, sufficient to serve the subdivision in terms of quantity, dependability and quality as determined in conformance with the standards of this Code.** The Sterling Ranch Metropolitan Districts will be the water service providers to Sterling Ranch. Please see the District Boundary Descriptions and the Water Resources Report submitted with this application, along with the Letter of Commitment. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. Finding of water sufficiency is not required at the Sketch Plan level but will be provided with the Final Plats.

### Water Facility

A November 27, 2017, Memorandum from JDS Hydro, Consultants, Inc. is submitted with this application. The District drilled two deep wells in the Spring of 2017, one in the Arapaho aquifer (Well Permit No. 80131-F) and one in the Laramie Fox Hills aquifer (Well Permit No. 80132-F). The well construction and yield estimate report provided to the Colorado Division of Water Resources is included in the Memorandum as well as the water quality test results sampled during the pump tests. The estimated yields from the Arapaho well are 299 gpm and 149 gpm for the LFH well. The water quality sampling indicated no substance or chemical constituents above CDHPHE maximum contaminant levels. The District has also completed a 1,000,000 gallon water storage tank and the main delivery lines from the storage tank to the areas being initially developed and platted. The foregoing water infrastructure had previously received the necessary 1041 approvals from El Paso County.

**Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.** As the proposed amendment does not increase the maximum dwelling unit cap, just redistributes density areas, there is no change to the impact on services already assessed with the approved Sketch Plan. The proposed Sterling Ranch Sketch Plan lies within service area boundaries for the Black Forest Fire Protection District, School Districts 20 and 49, Colorado Springs Utilities and Mountain View Electric Association. This amendment reflects the

newly constructed water tank and the location of the proposed MVEA substation. See “Sterling Ranch Sketch Plan Amendment Traffic Technical Memorandum” dated July 23, 2018, prepared by LSC Transportation Consultants, for information on roads.

#### Wastewater Facility

The District has received Site Location approvals from the Pikes Peak Area Council of Governments and the Water Quality Control Division of the Colorado Department of Public Health and Environment (April 24, 2017) for the initial phase of its lift station and the force main connecting the lift station to Meridian Service Metropolitan District’s wastewater system. The District has also received 1041 approvals from El Paso County for its wastewater facilities with the exception of a realigned segment of its off-site force main. An amendment of that previous approval is pending with the County. Finally, the District has received approval of the final plans and specifications for construction of its lift station and force main from the Water Quality Control Division of the Colorado Department of Public Health and Environment (see attached approval letter). The initial phase of the lift station is approved for a maximum hydraulic capacity of 0.200 million gallons (200,000 gallons) per day (MGD).

The District has begun construction of the lift station and force main and anticipates completion of both prior to recording of the first Sterling Ranch final plats for residential lots. An alternate alignment of the offsite portion of the force main is contemplated by the District due to difficulties constructing the force main in the approved location along Woodmen Road. A 1041 amendment for the re-alignment has been submitted to the County with the County 1041 Administrator having determined this amendment can be processed administratively.

**The soil is suitable for the subdivision.** The site contains four types of soils; Blake Loamy Sand, Blakeland Complex, Columbine Gravelly Sandy Loam and Pring Course Sandy Loam. The report prepared by Entech Engineering for the approved Sketch Plan concluded that, these soils present typical constraints on development and construction, which may be overcome by proper engineering design and construction. The amendment to the Sketch Plan does not impact previous assessment of soils. Further analysis will be required at the Preliminary Plan stage. Colorado Geological Survey (CGS) has no objection to the Sketch Plan Amendment.

**The geologic hazards do not prohibit the subdivision, or can be mitigated.** The report prepared by Entech Engineering for the approved Sketch Plan concluded that the geo-technical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Further analysis will be required at the Preliminary Plan stage. CGS has no objection to the Sketch Plan Amendment.

**The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].** On the “Master Plan for Extraction of Mineral Resources” known commercial mining deposits are shown in the Sketch Plan Area. This amendment does not affect the commercial mining deposits. A portion of the property containing mining deposits is within the Sketch Plan Boundary. Notice to the mineral holders will be completed by the applicant prior to Planning Commission. However, the remainder of the property is exterior to the Sketch Plan Boundary and currently a mining operation.

**The design of the subdivision protects the natural resources or unique landforms.** The approved 2008 Sterling Ranch Sketch Plan preserves the Sand Creek Greenway. This amendment continues to preserve the greenway. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the wetlands. This amendment does not propose any changes to the identified and preserved areas.

**The proposed methods for fire protection are adequate to serve the subdivision.** The proposed Sterling Ranch Sketch Plan area lies within the Black Forest Fire Protection District. An updated will serve letter from the Fire Department is provided. The original Sketch Plan included a site for a new fire station. The BFFPD has since indicated that this is no longer required and the fire station has been deleted in this Sketch Plan Amendment.

**The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.** The report prepared by Entech Engineering for the approved Sketch Plan concluded that the geo-technical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plats and will identify specific constraints and either mitigate or avoid them. The Sketch Plan continues to mitigate impact on Sand Creek and associated floodplain by including it within the designated open space areas. A 404 permit has been obtained for impact on the wetlands. There are no other identified constraints to developing the property.