

STERLING RANCH SKETCH PLAN AMENDMENT

LETTER OF INTENT

JULY 2018

PROPERTY OWNER AND DEVELOPER:

Morley-Bentley Investments / SR Land, LLC.
20 Boulder Crescent,
Colo. Spgs., CO 80903

CONSULTANTS:

N.E.S. Inc.
619 North Cascade Avenue,
Colo. Spgs., CO 80903

P.J. Anderson
31 North Tejon Street
Colo. Spgs., CO 80903

REQUEST

SR Land, LLC requests approval of an amendment to the approved Sketch Plan for Sterling Ranch.

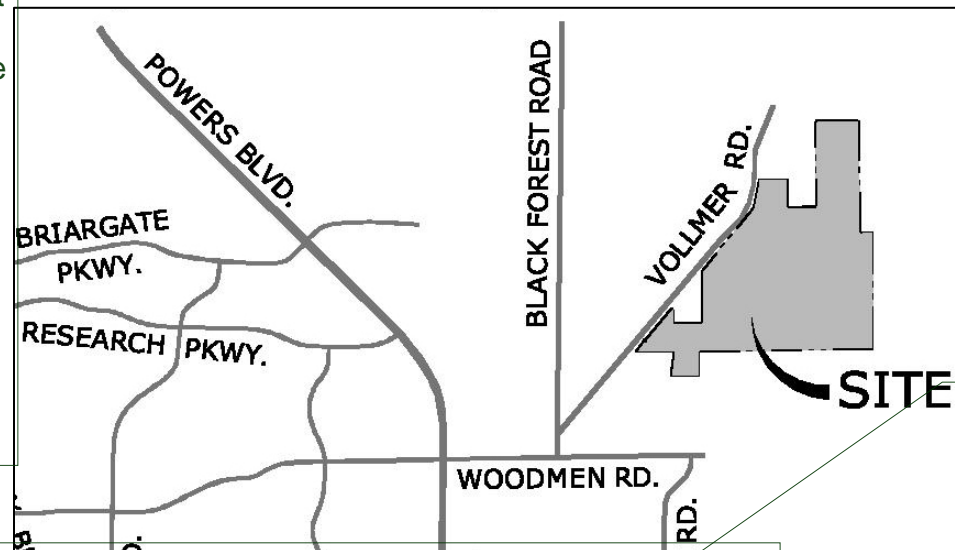
a portion of

located where
and where

LOCATION

The Sterling Ranch Sketch Plan consists of approximately 1,445 acres located northeast of Vollmer Road and Marksheffel Road, in El Paso County.

The project description is really the request- perhaps you should combine so the Board knows what your requesting to do.



This does not describe what your requesting clearly, how many acres are your amending. is the amendment with the approved preliminary plan areas or a plan that has not been approved? State that you are or are not you moving roads or open space? Please be specific
You may want to add the existing plan and then an amended clouded plan because this is confusing

located? The total of the two areas is 101 or each area is X?

PROJECT DESCRIPTION

The purpose of the Sterling Ranch Sketch Plan Amendment is to modify the density of two residential areas. The density of a 101-acre portion of the plan is reduced from Residential 5-8 du/ac to Residential 3-5 du/ac. Which is consistent with the approved Preliminary Plan for this area. The density of a 20-acre portion of the plan is increased from Residential 3-5 du/ac to Residential 5-8 du/ac. The "swap" in densities provides a concentration of the higher density near the Marksheffel/Vollmer intersection and across from commercial, thus providing a transition to the lower density residential. Further amendments include the relocation of the water tank site in the northeast corner to reflect the approved location per the 1041 approval, and a proposed MVEA substation in the southeast corner.

Sterling Ranch SKP depicts or has existing commercial in this area.

from where

History should be provided:
date of original approval, max density, acreage, requirement for PUD
zoning
and then date of amendment and what did that do?
This is the second amendment.

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.

less than 60 acre of commercial out of 1440 acres -moderate or minimal?

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 a moderate amount 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.

how does th amendment further what your stating the original plan did?

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.

Technical Memorandum

Traffic. An updated Traffic Impact Analysis 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 at Woodmen Road 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. Additionally, a Collector Street, 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.

Are some of these being constructed. This application needs to reflect today; its almost like you grabbed the 2007 text and didnt update it.

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 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.

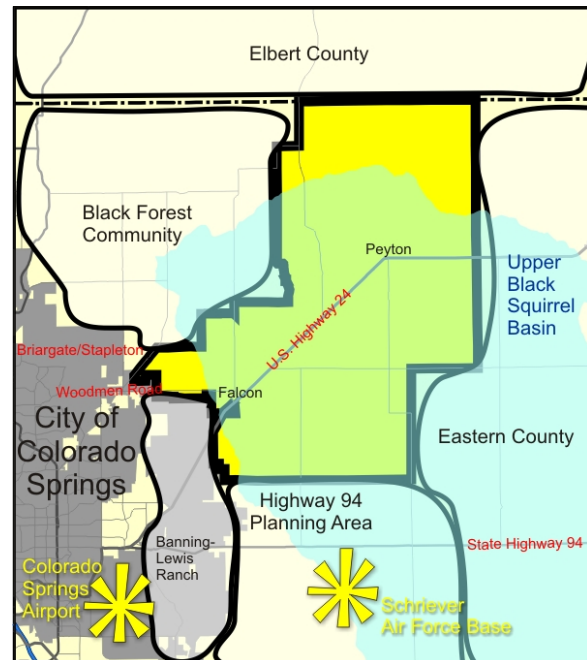
specifically describe
the swap

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 northern 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 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 transitions and buffers the adjacent land uses. 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 to the single family attached within Sterling ranch. Adjoining land use along the eastern boundary of the site is zoned RR-5 under the jurisdiction of El Paso County. These areas contain rural residential land uses. Land use north of the Sterling Ranch boundary is also zoned RR-5 with rural residential land uses. To the west of Vollmer Road, adjoining land use is zoned RR-5, with the exception of a portion of land zoned RR-2.5 north of the intersection of Marksheffel Road and Vollmer Road, and the Holiday Hills subdivision, zoned R-6000. A parcel of land to the east of Vollmer Road (surrounded by Sterling Ranch on three sides) is zoned I-2 and I-3 (Limited and Heavy Industrial) in El Paso County. Surrounding land use and zoning along the remainder of the southern boundary of Sterling Ranch is primarily rural residential zoned RR-5, with one parcel zoned industrial (I-3), under the jurisdiction of El Paso County.

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.

,dated... and...
dated ...,2018.

Sterling Ranch Sketch Plan Amendment
Traffic Technical Memorandum

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 Updated Traffic Impact Analysis", prepared by LSC Transportation Consultants, for information on roads.

Wastewater system status?

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.

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 overcome by proper engineering design and construction.

mitigation or
avoidance?

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, as they are not subject to this request. A portion of the property containing mining deposits is within the Sketch Plan Boundary. However, the remainder of the property is exterior to the Sketch Plan Boundary and currently a mining operation.

Notice to the
mineral
holders will
be
completed
by the
applicant
prior to the
PC.

The design of the subdivision protects the natural resources or unique landforms. The proposed Sterling Ranch Sketch Plan preserves the Sand Creek Greenway. See Chapter Three, "Land Suitability Analysis", of the Sterling Ranch Sketch Plan document for further analysis and documentation. The proposed amendment to the Sketch Plan is consistent with the previous Land Suitability Analysis.

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.

How is that- Do
you mean to
say the specific
geo and eng
reports which
are reviewed at
a later date
(prelim plan
and final plat
which identify
constraints and
either mitigate
or avoid them)?

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 approved Sketch Plan ensured that the project mitigate any such constraints. The proposed amendment does not alter the previous analysis as outlined in the Sterling Ranch Sketch Plan document.

what is the sketch plan document? The SKP plan itself is one sheet. Are you referring to a letter of intent that was submitted with the 2008 skp approval? Can you clarify; the hearing bodies do not typically review the reports but rather read the LOI and any attachments to it. Referring to a document that is 10 year old may not provide details for this application in current review.