
STERLING RANCH FILING NO. 2: FINAL PLAT

LETTER OF INTENT

JUNE 2018

PROPERTY OWNER AND DEVELOPER:

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

CONSULTANTS:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

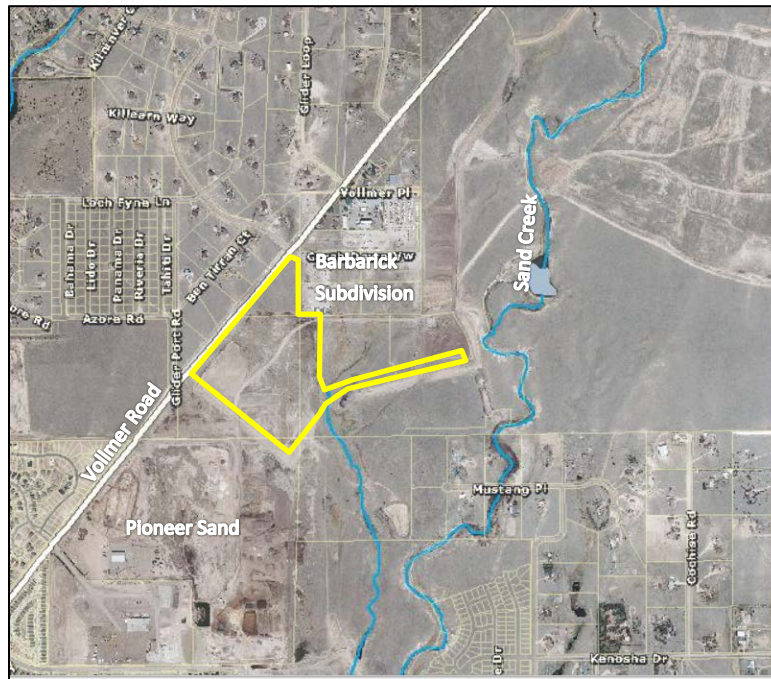
P.J. Anderson
31 North Tejon Street
Colorado Springs, CO 80903

REQUEST

SR Land, LLC. requests approval of the Final Plat for Sterling Ranch Filing No. 2 on 49.64 acres. The Final Plat includes 49 single-family lots, 1 tract for future residential lots, 10 tracts for landscaping, public improvements and public utilities, the widening of Vollmer Road adjacent to the filing, and the construction of Marksheffel and Sterling Ranch Road within the filing.

LOCATION

Sterling Ranch Filing No. 2 is located generally east of the intersection of Vollmer Road and Glider Port Road, south of the Barbarick industrial subdivision, north of Pioneer Sand construction yard and west of Sand Creek.



PROJECT DESCRIPTION

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. The Preliminary Plan is for 457 single-family lots, 6 commercial lots and open space/drainage tracts.

A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018. This includes 4 future single-family development tracts and 24 open space, drainage, trail corridor and landscape tracts. Final Plats for Homestead at Sterling Ranch (72 lots) and Branding Iron at Sterling Ranch Filing No. 1 (51 lots) on two of the future single-family development tracts were submitted in December 2017. These Plats are currently under review.

Sterling Ranch Filing No. 2 plats the remaining area of the approved Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via newly constructed Marksheffel Road and Sterling Ranch Road.

Parks and Open Space: The Preliminary Plan included an interconnected system of trails, open spaces and neighborhood parks 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 to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. Parks will be maintained by the Sterling Ranch Metropolitan District. A community park is planned in a future phase of development.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Filing No. 2, which incorporates subsequent analysis related to Sterling Ranch Filing No. 1, Homestead at Sterling Ranch and Branding Iron at Sterling Ranch Filing No. 1. Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1. Previous Deviations were approved for intersection spacing between Marksheffel and Sterling Ranch Boulevard, for the inclusion of meandering sidewalks, and for the cross-section of Sterling Ranch Road.

A full-movement site access is to be provided at the intersection of Vollmer Road and Marksheffel Road. Vollmer Road will be widened to a four-lane section adjacent to the western boundary of the site. This will taper back down to the existing two-lane sections adjacent to the Barbarick subdivision and to the south.

Drainage: The drainage improvements associated with the Filing No. 2 Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. 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. Details related to the design, construction and maintenance of

the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat.

In order to assure completion of Sand Creek Channel drainage improvements, such as drop structures, check structures and similar stabilization or protection improvements, as well as a fair apportionment of the costs of said drainage improvements amongst adjacent Sterling Ranch subdividers, the District agrees to establish a Sand Creek Channel Drainage Fee to be paid into a District Escrow Fund by adjacent subdividers at the time of final platting. The amount of the fee shall be a minimum of One Thousand Dollars (\$1,000.00) per single family lot. The funds in the Escrow Account may only be disbursed for the design and construction of regional drainage improvements pursuant to the Sand Creek Drainage Basin Planning Study and Sand Creek channel improvements after the prior written approval of the El Paso County Engineer.

Utilities: The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. 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.

Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas. The utility commitment letters submitted with the Filing 1 and 2 PUD Development Plan are resubmitted in support of the Final Plat for Filing 2.

Roads: The following road improvements will be constructed with this subdivision, as required in the Subdivision Improvements Agreement:

- The full cross section of Marksheffel Road from its intersection with Vollmer Road to its intersection with Sterling Ranch Road
- Improvements at the intersection of Marksheffel Road and Vollmer Road required to serve this plat.
- The full cross section of Sterling Ranch Road from its intersection with Marksheffel Road to its intersection with Dines Boulevard
- All local roads within the subdivision.

It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 12-382) will be paid at or prior to the time of building permit submittals. The recommended plat note will be added to the Final Plat and all sales documents.

In the event that the Road Impact Fee Program does not include fees for traffic signals at the intersections of Marksheffel Road/Vollmer Road and Briargate Boulevard/Vollmer Road at the time of the recording of this Sterling Ranch Filing No. 2 Final Plat, the Subdivider and County agree to enter into an escrow agreement assuring that the traffic impacts from the Subdivision on the future need for signals at these two intersections have been adequately addressed.

Districts Serving the Property.

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Tracts containing open space, landscaping, trails, detention ponds, entry signs, and mail kiosks will be maintained by Sterling Ranch Metropolitan District No. 1.

PROJECT JUSTIFICATION

County Master Plan Compliance

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Falcon-Peyton Small Area Plan, and Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch plan and the goals and objectives of these plans was previously provided with the Sketch Plan, Zoning and Preliminary Plan submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services b Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Sterling Ranch Filing No. 2 is consistent with the approved Sketch Plan, Zoning and Preliminary Plan. As there have been no changes to the relevant County Plans since these approvals, the Final Plat continues to be in compliance with the County Master Plan.

Final Plat Approval Criteria:

The Final Plat accords with the approval criteria set forth in Section 7.2.1.D.3.f of the LDC as follows:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- 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, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- 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;
- 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;

-
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
 - Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
 - 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;
 - Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
 - The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
 - 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;
 - 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;
 - The subdivision meets other applicable sections of Chapter 6 and 8; and
 - The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]