
HOMESTEAD NORTH FILING No. 3 RS-6000 MAP AMENDMENT (REZONING)

LETTER OF INTENT

AUGUST 2022

OWNER:

SR LAND LLC
20 BOULDER CRESCENT, STE 103
COLORADO SPRINGS, CO 80921

APPLICANT:

SR LAND LLC
20 BOULDER CRESCENT, STE 103
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
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COLORADO SPRINGS, CO 80903
719.471.0073
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SITE DETAILS:

TSN: 5228000030 & 5228000038

ACREAGE: 41.6346 ACRES

CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

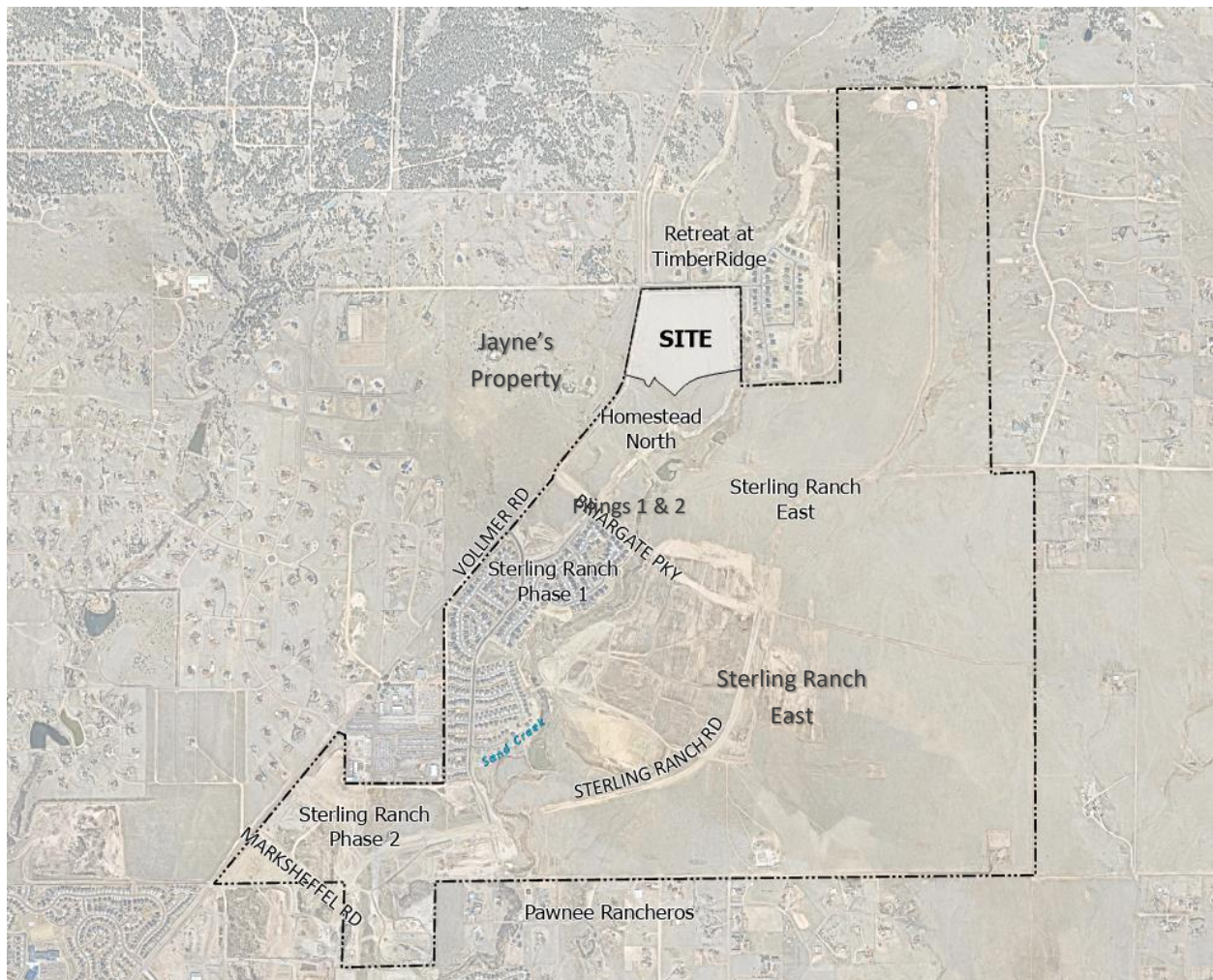
PCD FILE #:

REQUEST

N.E.S. Inc. on behalf of SR Land LLC requests approval of approval of a Map Amendment (Rezoning) from RR-5 to RS-6000.

LOCATION

Homestead North Filing No. 3 RS-6000 rezone area includes 41.6346 acres and is part of the overall Sterling Ranch master planned community. The property lies east of Vollmer Road, west of the Sand Creek channel, and north of the proposed extension of Briargate Parkway. The Retreat at TimberRidge development lies immediately to the north of the site and to the east of Sand Creek. The lots immediately to the north have been platted as 2.5 acre lots to provide a transition to the 5-acre lots in the Black Forest further north. The lots on the east side of Sand Creek are planned at a minimum lot size of 12,000 sf. To the west of Vollmer Road is the Jayne's property. This property is currently zoned RR-5 but a Sketch Plan is presently under review to change the land use to suburban density development. To the south is the recently approved Homestead North Preliminary Plan area for which two separate Final Plats are under review (Homestead North Filings No. 1 and No. 2). This area is zoned RS-6000, providing a 6,000 sf minimum lot size. The remainder of the Sterling Ranch property is situated to the east and south.



PROJECT DESCRIPTION & CONTEXT

The Homestead North Filing 3 map amendment request is for a zone change from RR-5 to RS-6000 for approximately 41.6346 acres.

SKETCH PLAN CONSISTENCY

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area proposed for the RS-6000 rezone as Residential at a density of 2 dwelling units per acre. The Sketch Plan shows a 50-foot buffer between this development and the Retreat at TimberRidge PUD to the north. This buffer and the 2 dwelling units per acre density is intended as a transition between the suburban density Sterling Ranch development and the lower density 2.5 acre lots within the Retreat at TimberRidge to the north.



The proposed RS-6000 zoning is submitted concurrently with a Preliminary Plan for 77 single-family lots of varying size with associated open space and trails. This represents a density of 1.8 dwelling units per acre, which is consistent with the 2 dwelling units per acre identified on the approved Sketch Plan. The proposed RS-6000 zoning is therefore consistent with the approved Sketch Plan.

An amendment to the Sterling Ranch Sketch Plan is currently under review. The proposed RS-6000 rezone area is not impacted by any of the changes included in the Sketch Plan Amendment.

2 dwelling units per acre would allow for 1/2 acre lots not urban RS 6000; however, because the applicant is depicting only 77 lots with _____ acres and % open space on concurrent prelim plan the overall density IS compliant; is applicant willing to a condition of approval limiting the max density to 80 lots with the rezone area to guarantee that a prelim plan swap out will not occur to ensure compatibility with adj properties? I think this will reduce opposition.

The applicant is willing to a condition of approval limiting the max density to 80 lots.

COMPATIBILITY/TRANSITIONS

This proposed RS-6000 zoning continues the suburban density approved with the RS-6000 zoning of Homestead North Filings 1 and 2 to the south and the remainder of the Sterling Ranch Sketch Plan area on the west side of Sand Creek, which is zoned RS-5000. The Retreat at TimberRidge PUD includes 2.5-acre lots immediately to the north of the proposed rezone area and 12,000 sf minimum lot sizes on the east side of Sand Creek.

The intent of the RS-6000 zoning is to meet the minimum 2 dwelling units per acre density required by the Sketch Plan, while at the same time provide the ability to create an internal transition between the larger lots to the north and the smaller lots to the south. The concurrently submitted Preliminary Plan includes a range of lot size, with larger half-acre lots and a 50-foot buffer along the northern boundary, which then transitions to lots ranging from 8,939 sf to 18,041 sf, with an average lot size for the subdivision of 12,200 sf or 0.28 acres. This buffer and the gradual decrease in lot size from north to south provides an appropriate transition from the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south.

While the Jayne's property to the west of Vollmer Road is currently zoned RR-5 for rural residential lots, a Sketch Plan is currently under review to change the land use to suburban density development of a similar density and lot size to that being proposed with this RS-6000 zoning.

TRAFFIC

A Traffic Impact Analysis, prepared by LSC Transportation Consultants, is included in this submittal. Access to the Filing 3 rezone area will be via extensions of Aspen Valley Road and Billy Clairborne Dr. from Filing 2 and via an extension of Aspen Valley Road in the Retreat at TimberRidge to the north. These roads will then provide access to the primary road network of Vollmer Road and Briargate Parkway via the access points approved as part of adjacent subdivisions. The proposed access points to Vollmer Road and Briargate Parkway are projected to operate at a satisfactory level of service as stop-sign-controlled intersections, based on the short-term and 2040 total traffic volumes and lane geometry.

UTILITIES

Water and wastewater service will be provided to the future development in the RS-6000 zone area by Falcon Area Water and Wastewater Authority (FAWWA). The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas supply. Will serve letters are included with the submittal.

DISTRICTS SERVING THE PROPERTY

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association
- Black Hills Energy - Gas
- Sterling Ranch Metro District
- FAWWA
- Black Forest Fire Protection District

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EPC MASTER PLAN

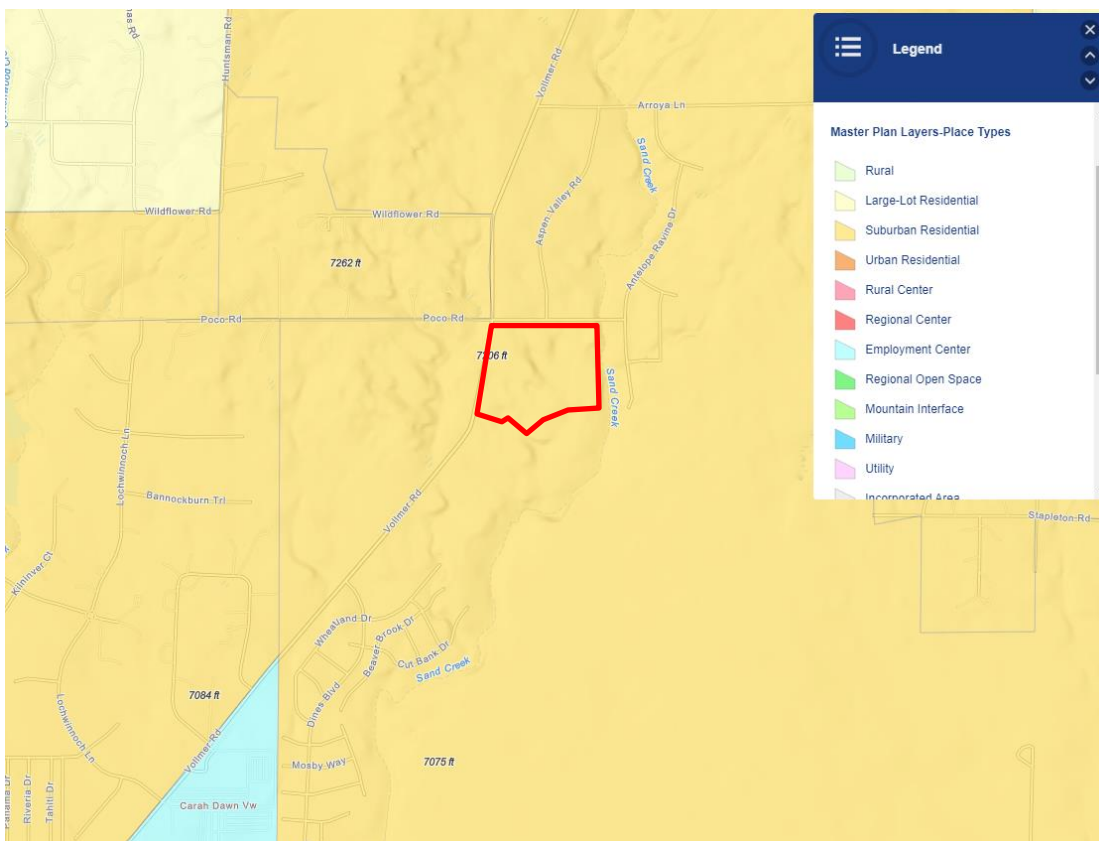
The project site is denoted as a Suburban Residential placetype in the County Master Plan and is surrounded by this same placetype on all four sides (see Master Plan extract below). The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The proposed RS-6000 rezone is a suburban residential zoning that is consistent with the Suburban Residential placetype land uses and characteristics.

In the Key Area Influences chapter, this site is also designated as a Potential Area for Annexation. This is indicative of the sites' suburban character and need for centralized services. The owner/developer has

chosen not to annex into the City as the Sterling Ranch Metropolitan District/FAWWA is already created and bonded and will supply water and wastewater services.

In the Areas of Change chapter of the County Master Plan, the parcel is identified as a “New Development” area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas and are expected to be complimentary to adjacent development. The proposed RS-6000 rezoning 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 Sketch Plan.

Core Principle 1, Land Use and 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 proposed RS-6000 rezoning is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North Filings 1 and 2, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.



WATER MASTER PLAN

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. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

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 project 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.

The proposed RS-6000 rezoning will meet the following Goals of the Water Plan:

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

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

Sterling Ranch is an urban level development that will be served by centralized services provided by the Falcon Area Water and Wastewater Authority (FAWWA). The total Sterling Ranch commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. FAWWA has additional contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune Ranch, which is more than enough to meet the currently committed demands.

FAWWA is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year. In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply from McCune Water SR Water LLC and the Bar X Water. In addition to adding these off-site sources, additional priority is 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 for system interconnections.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies Vollmer Road adjacent to this property being improved from a 2-lane rural road to a 2-lane urban minor arterial with a 100-foot right-of way by 2040. The current Vollmer Road right-of-way is 60-foot. The proposed RS-6000 rezoning will facilitate the additional right-of-way dedication required along Vollmer Road for this future road widening

EL PASO COUNTY PARKS MASTER PLAN

The Trails Master Plan map identifies a proposed Regional Trail along the west side of Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved and the proposed RS-6000 rezoning will facilitate the extension of the regional trail through this property.

PROJECT JUSTIFICATION

The proposed RS-6000 rezoning for Homestead North Filing No. 3 is consistent with the approval criteria for a Map Amendment (Rezoning) set forth in Chapter 5.2.5.B of the LDC as follows:

- 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;**

As demonstrated above, the proposed RS-6000 rezoning for Homestead North Filing No. 3 is in general conformance with the goals, objectives, and policies of Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan.

- 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 rezoning fulfils 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 County's 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;

This proposed RS-6000 zoning continues the suburban density approved with the RS-6000 zoning of Homestead North Filings 1 and 2 to the south and the remainder of the Sterling Ranch Sketch Plan area on the west side of Sand Creek, which is zoned RS-5000. The Retreat at TimberRidge PUD includes 2.5-acre lots immediately to the north of the proposed rezone area and 12,000 sf minimum lot sizes on the east side of Sand Creek. The intent of the RS-6000 zoning is to meet the minimum 2 dwelling units per acre density required by the Sketch Plan, while at the same time provide the ability to create an internal transition between the larger lots to the north and the smaller lots to the south.

While the Jayne's property to the west of Vollmer Road is currently zoned RR-5 for rural residential lots, a Sketch Plan is currently under review to change the land use to suburban density development of a similar density and lot size to that being proposed with this RS-6000 zoning.

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.

The site is suitable for the proposed suburban residential density as it provides the ability to create an internal transition between adjacent residential lots of different size. The project has access to the primary road network through adjacent subdivisions and will serve letters have been issued for the rezone by all utility providers.

Future development of this property will meet the use and dimensional standards for the RS-6000 zone as set out in Chapter 5 of the Land Development Code (LDC), as demonstrated by the concurrently submitted Preliminary Plan.

Letter of Intent_v1.pdf Markup Summary 9-8-2022

dsdparsons (2)



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Page Label: 3
Author: dsdparsons
Date: 9/8/2022 9:00:38 AM
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where a preliminary plan for a project requires more than one page, use with associated open space and trails. This represents a density of 2.8 dwelling units per acre, which is consistent with the 2 dwelling units per acre identified on the approved Prelim Plan. The proposed RS-6000 zoning is therefore consistent with the approved Sketch Plan.

An amendment to the Statewide Sketch Plan is currently under review. The proposed RS-6000 zoning area is not impacted by any of the changes included in the Sketch Plan Amendment.

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