

HOMESTEAD NORTH PHASE I ZONE CHANGE

LETTER OF INTENT

~~NOVEMBER, 2020 REVISED MARCH 2021~~ REVISED APRIL 2021

OWNER/APPLICANT:

SR Land
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

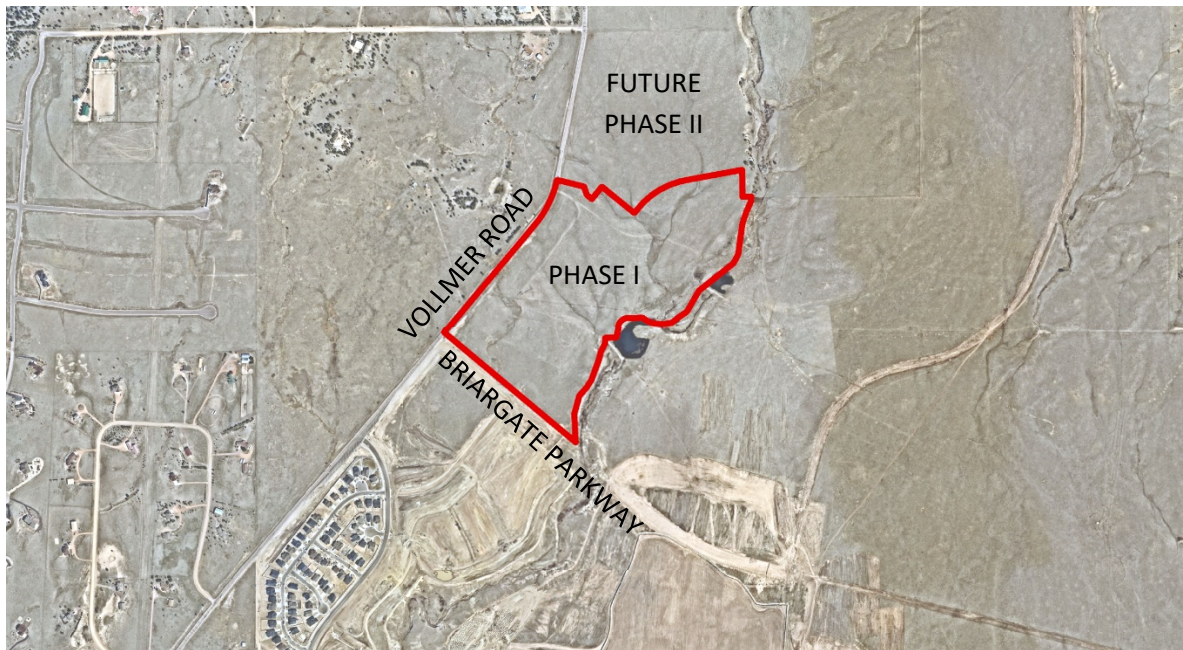
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

REQUEST

SR Land, LLC. requests approval of a Zone Change from RR-5 to RS-6000 for approximately 65.3 acres.

LOCATION

Homestead North Phase I is located north of Briargate Parkway, east of Vollmer Road, and west of the Sand Creek channel.



Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for Homestead North (*Homestead North Traffic Impact Study, March 2021*). Access to the project area is provided by two full movement access points one from Briargate Parkway onto the northern portion of Wheatland Drive and another from Vollmer onto Sam Bass Drive. Vollmer is proposed to be improved to a 4-lane urban minor arterial cross section from the Sterling Ranch boundary south of Dines Boulevard to Sam Bass Drive. From Sam Bass Drive north to the property line, Vollmer is proposed to be improved and provide transitions from the 4-lane to a 2-lane cross section at the site boundary. Briargate Parkway from Vollmer to Wheatland is planned in the short term as a partial cross-section constructed with the Homestead Filing 2 development. The Preliminary Plan interior roadways will be constructed as part of their respective filings. The project will be part of the 10 mil PID and participate in the Countywide Transportation Improvement Fee Program.

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 Colorado Springs Utilities will supply natural gas.

Floodplain: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the 100-year floodplain.

Wetlands: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. As part of the preliminary plan application, the corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail. This phase of development will not impact the main Sand Creek Channel or existing wetlands.

Wildlife: Wildlife that has been viewed on the site and surrounding areas including rodents, deer, and carnivores. Potential for several species of mammals, rodents, fish, and vegetation is possible but unlikely to be impacted by the project. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk near the northeast corner.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric
- City of Colorado Springs Utilities – Gas
- Black Forest Fire Protection District

- Sterling Ranch Metropolitan District No. 2
- El Paso County Conservation District
- Pikes Peak Library District

PROJECT JUSTIFICATION

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Water Master Plan, and the 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 and is further discussed below. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Homestead North is compatible with the approved Sketch Plan. The anticipated density is within the 2-3 du/ac which is just below the identified 3-5 dwelling units on the Sketch Plan. The request to rezone the property to RS-6000 to accommodate lots of a minimum of 6,000 square feet. The density and development standards of the RS-6000 zone and the Land Development Code (“LDC”) are adhered too with the Preliminary Plan. Given the amount of roadway, open space, utilities, and buffers required to accommodate development, it is anticipated that the density will not surpass 3 du/ac.

County Policy Plan

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 13.1.1: Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.

Policy 13.1.2: Support the provision of land use availability to meet the housing needs of county residents.

The proposed development provides an additional housing choice in an urbanizing area. The County Plan encourages a variety of housing options that allows for a balance of mutually supportive land uses in a more urban area of the County. Compatibility is defined as “a state in which two things are able to exist or occur together without problems or conflict.” It does not mean that the two things have to be identical. The zone change to RS-6000 transitions from the PUD zoning to the north and east and the RR-5 zoning to the west of Vollmer and the RS-5000 zoning to the south. This development continues the urban density approved with the Sterling Ranch Phase I Preliminary Plan through to the urban density approved with the Retreat at Timber Ridge PUD.

Black Forest Preservation Plan Goals & Policies

The project area is primarily within the Gateway unit boundary of the Black Forest Preservation Plan and is specifically described as “area is perceived as more urban in nature”. The Gateway area borders the Transition unit providing a buffer in land uses and densities from the forested timbered area and the urbanizing area proposed.

Goal 1.2 Allow nodes of higher density residential, commercial, and industrial development only in those areas designated on the Concept Plan and described in the Land Use Scenario.

Goal 1.4 Provide for a mix of compatible uses within designated urban density areas.

Goal 3.2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.

Goal 3.5 Generally support residential development which compliments and enhances the area’s terrain, vegetation, and natural resources.

The zoning provides for an additional housing option and transition in density for this urbanizing area. The proposed single-family residential zoning and density is compatible with the recently approved and developing subdivisions. By providing smaller lots and clustering them near the intersection of Vollmer and Marksheffel, the project provides preservation of the Sand Creek Channel and opportunity for trail connections and open space in the area.

Water Master 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 Metro District has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1,087.5 SFE in the Sterling Ranch Service Area and 167 SFE in the Retreat service area. The total Sterling commitments stand at 442.52 acre-feet and available supply is now 697.39 acre-feet.

The Sterling Ranch System includes both decrees and determinations. Local groundwater rights are associated with three service area portions; Sterling Ranch, The Retreat, and The Ranch. The system includes a central system and some well and septic systems. The Water Resources report primarily focuses on the central supply and does not include the 41 rural style lots in the Retreat served by wells in the calculations.

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 Sterling Ranch System 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 including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding 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. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan. This water rights case will result in a gain of 9,215 acre-feet of water. This case is expected to be needed by 2029 and expected to be completed by 2022. This provides adequate service for the development of 1,828 SFE. Beyond the 1,828 will require the completion of the Bar X Northern Delivery Project providing physical and legal water to Sterling.

The Sterling System has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities. Sterling wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.

Section 5.2.5.B: Map Amendment (Rezoning) Criteria

- 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 stated above, the project provides an additional housing option, a transition in densities, and fulfills the need to provide attainable housing in the County.

- 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 fulfills the goals of the County Master Plan and is a compatible transition between the adjacent subdivisions and 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; AND**

As noted above, compatibility is defined as *"a state in which two things are able to exist or occur together without problems or conflict."* It does not mean that the two things must be identical. The zone change to RS-6000 transitions from the PUD zoning to the north and east and the RR-5 zoning to the west of Vollmer and the RS-5000 zoning to the south. This development continues the urban density approved with the Sterling Ranch Phase I Preliminary Plan through to the urban density approved with the Retreat at Timber Ridge PUD.

- 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 proposed lots will meet the use and dimensional standards for the RS-6000 zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for proposed residential lots and it provides a transition between residential use types. The project has adequate access to Volmer Road and Briargate Parkway and has access to adequate utilities.