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## STERLING RANCH PHASE 2 PRELIMINARY PLAN

### NATURAL LANDFORMS, VEGETATION, & RIPARIAN ANALYSIS

~~JULY, 2020~~ REVISED MARCH 2021

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OWNER/APPLICANT:	OWNER	OWNER:	CONSULTANT:
SR Land	Challenger Communities LLC.	Vollmer Road LLC./Pioneer	N.E.S. Inc.
20 Boulder Crescent St.	8605 Explorer Dr. Suite 250	5000 Northpark Dr.	619 N. Cascade Ave.
Suite 102			Suite 200
Colorado Springs, CO.	Colorado Springs, CO. 80920	Colorado Springs, CO.	Colorado Springs, CO.
80903		80918	80903

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#### REQUEST

SR Land, LLC. requests approval of the following applications:

1. A Preliminary Plan for Sterling Ranch Phase 2; a 212-unit single-family development on 74.62 acres, 8 tracts for landscaping, drainage, utilities, approximately 2.5-acre (Tract H) for future ROW, and approximately 3.9-acre (Tract F) site for future commercial.
2. A request for Early Grading and Metro District Improvements for the eastern portion of Phase 2 located south of Sterling Ranch Road upon staff approval of Preliminary Plan. (LDC Chapter 6.2.6 Pre-Development Site Grading)
3. A request for approval of a deviation to the knuckle design to reduce the minimum dimension from 40 feet to 26 feet.
4. Administrative Approval of Final Plats.
5. A request for a finding of Water Sufficiency.

#### LOCATION

Sterling Ranch Phase 2 is located generally in the southwest portion of Sterling Ranch along Sterling Ranch Road and east of Marksheffel Road. Phase 2 consists of the properties located north and south of Sterling Ranch Road and west of Sand Creek.



## PROJECT DESCRIPTION/CONTEXT

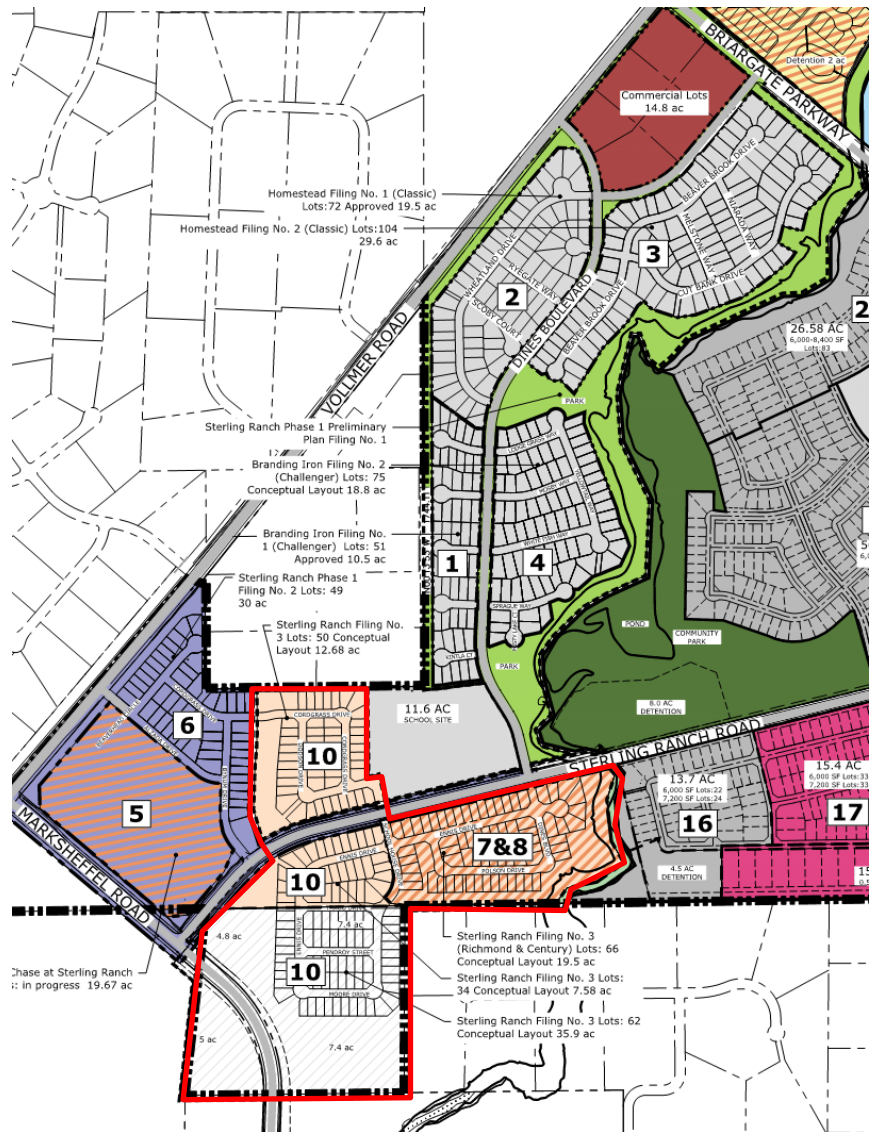
**Background:** The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for Phase 1 on 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018. Subsequently, 4 plats have been approved for Homestead Filings 1 & 2 and Branding Iron Filings 1& 2, these plats are replats of larger tracts platted with Sterling Ranch Filing 1 and are within the Filing 1 boundary.

Sterling Ranch Filing No. 2 on 49.64 acres plats the remaining area of the approved Phase 1 Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via Marksheffel Road and Sterling Ranch Road. This plat is currently under review.

This request is for Sterling Ranch Phase 2 Preliminary Plan on 74.62 acres, which is the remaining part of the 243 acres zoned RS-5000, contains 212 single-family lots, eight tracts for landscaping, drainage, and utilities to be completed in multiple.

Currently, 302 lots are platted with the Homestead (Map #2 & 3) and Branding Iron Filings (Map #1 & 4), and 49 lots in Sterling Ranch Filing No. 2 (Map #6) are currently under review by the County. The Phase 2 Preliminary Plan (Map #7, 8, & 10) includes 212 lots. These six projects provide a total of 563 lots.

**Schools:** The Branding Iron Filing 2 Plat includes a site for an elementary school which is consistent with the Sketch Plan. Recent discussions with school district 20 indicate that they still have a need for the school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable.



## **NATURAL LANDFORMS, VEGETATION, & RIPARIAN ANALYSIS**

**Geologic Hazards:** The site was found to be suitable for development with proper mitigation techniques. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated March 2, 2021. Wetlands have been identified to be mitigated as outlined in the Compensatory Mitigation Plan prepared by Bristlecone Ecology.

**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 floodplain.

**Wetlands:** The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. 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. The western tributary within the property will be lost. To mitigate the loss, the preferred method of mitigation is the watershed approach, as outlined in the Compensatory Mitigation Plan prepared by Bristlecone Ecology, dated June 2020. Which outlines the requirements for re-establishing the wetlands adjacent to the Sand Creek Channel.

**Wildlife:** Wildlife that has been viewed on the site and surrounding areas include prairie dogs, coyotes, pronghorn antelope, western meadowlarks, sparrow and several species of hawks including red tail. Prairie voles, mice and prairie dogs are the typical rodent population in the area. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits. The Sand Creek Channel is protected and provides a wildlife corridor through the development.

**Wildfire:** The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a low wildfire hazard potential and no specific fire mitigation plans or other actions are necessary.

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