

STERLING RANCH FILING NO. 5 FINAL PLAT

LETTER OF INTENT

DECEMBER 2023, *REVISED APRIL 2024*

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
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SITE DETAILS:

TSN: 523302049

ADDRESS: DINES BLVD.

ACREAGE: 11.66 AC

CURRENT ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land, LLC. requests approval of a Final Plat for Sterling Ranch Filing No. 5 for 72 single family attached and detached lots and associated tracts. A finding of water sufficiency for quantity, quality, and dependability was determined with the PUD Development/Preliminary Plan and this Final Plat is to be approved administratively.

LOCATION

Sterling Ranch Filing 5 is 11.66 acres is located in the northwest corner of Sterling Ranch Road and Dines Boulevard. The property is currently vacant, undeveloped land. Directly south of the site is Sterling Ranch Filing 3. Southwest and west of the site is Sterling Ranch Filing 4. Both Sterling Ranch Filing 3 and Filing 4 are detached single family residential developments with a density range of 3-5 DU/AC. Sterling Ranch Road bounds the south side of Sterling Ranch Filing 5. Dines Boulevard runs along the east side of the development. To the north of the site is an industrial area with a trash transfer facility, zoned I-3. Appropriate buffering to this industrial area in the form of a 6-foot vinyl fence and landscaping is proposed on the PUD Development/Preliminary Plan.



PROJECT CONTEXT

The most recent amendment to the Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres was approved December 19, 2022. The Sterling Ranch Filing No. 5 area is designated on the Sketch Plan with a density range of 5-8 du/ac. A PUD Development/Preliminary Plan for the development of the

property with 72 single family attached and detached lots was approved on February 22, 2024 (PUDSP 23-002).

Sterling Ranch Filing No. 5 is currently platted as Tract B of Branding Iron Filing No. 2 as a future school site. Through discussions with the developer and School District 20, an agreement regarding a land swap and future school land dedication requirements was ratified in June 2023. The approved Sterling Ranch Sketch Plan identifies an 11.8-acre future elementary school site and a 35-acre K-8 school site as land dedications for SD20 on the east side of Sand Creeek. As part of this agreement, the former school site, Tract B of Branding Iron Filing No. 2, has been deeded to Classic SRJ Land, LLC for the Sterling Ranch Filing No. 5 development.

PROJECT DESCRIPTION

The site is currently zoned PUD. The development proposes 72 single family detached and attached on 11.66 acres for a gross density of 6.17 du/ac. This density is within the 5-8 du/ac range shown on the approved Sketch Plan. Sterling Ranch Filing No. 5 Final Plat includes 2.52 acres of open space provided in five tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system.

Three public local roads with a 50'-0" ROW provide circulation throughout the site and access to each lot. Lots 54-56 will be accessed by a private drive with a shared access easement. The private drive will connect to the nearest public street. Hazlett Drive connects Sterling Ranch Filing 5 to Sterling Ranch Road and Manor House Way connects Sterling Ranch Filing 5 to Dines Boulevard. Attached sidewalks are provided along all urban local roads and mid-block pedestrian crossing positioned as needed.

CSU owns a gas line and easement that bisects the property. The easement will remain within Tract A and Tract C, both tracts are open spaces that will be maintained by the Sterling Ranch Metro District. A portion of the easement will encumber the right-of-way to be dedicated to the County via this Final Plat. A Subordination of Easement was granted by the City of Colorado Springs to the benefit of the County for the section of the easement within the future right-of-way on August 8, 2023 (Reception no. 223074611)

PROJECT JUSTIFICATION

The Sterling Ranch Filing No. 5 Final Plat is consistent with the Final Plat approval criteria set forth in Chapter 7.2.1.D.3.f of the LDC as follows:

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The relevant County Plans for Sterling Ranch Filing No. 5 are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master 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. 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.

Your El Paso Master Plan

Sterling Ranch Filing No. 5 lies within a larger area identified as a Suburban Residential Placetype on the County Master Plan. The Suburban Residential Placetype consists of predominantly single-family homes with supporting, single-family attached, multifamily, neighborhood commercial, and parks. Sterling Ranch Filing No. 5 proposes 72 single family detached and attached residential units, which aligns with this placetype. This Final Plat also supports the curvilinear pattern of streets that characterizes the suburban residential placetype.

This area is located within a Priority Development Area and is designated as a “New Development Area” on the Areas of Change map. New Development Areas occur on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development. Sterling Ranch Filing No. 5 is presently an undeveloped portion of the County that is adjacent to a built-out area and will be developed to match the character of that adjacent development.

The Final Plat is also consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “Ensure compatibility with established character and infrastructure capacity” and goal 1.3, “Encourage a range of development types to support a variety of land uses.” Sterling Ranch Filing No. 5 supports a diversity of single-family housing choices in the localized area while preserving single family characteristics of the adjacent developments in Sterling Ranch Filing No. 3 and Sterling Ranch Filing No. 4.

Sterling Ranch Filing No. 5 is also consistent with Core Principle 2, Housing & Communities, which seeks to “Preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.” The Sterling Ranch Filing No. 5 Final Plat proposes a mix of smaller detached and attached single family lots that are complimentary to the proposed single family residential uses within Sterling Ranch. The character of this development is similar to the immediately adjacent Sterling Ranch Filings 3 and 4 and with its higher density will provide a transition from the I-3 to the northwest, Sterling Ranch Road and Dines Boulevard.

Transportation & Mobility core principals and goal 4.2, “Promote walkability and bikability where multimodal transportation systems are feasible” and Community Facilities & Infrastructure and goal 5.1, “Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life,” are supported by Sterling Ranch Filing No. 5. This development is connected to the Sterling Ranch Parks and Trails which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of Open spaces, Trails and Parks. Pedestrian connections are provided throughout the development with a looped walk connecting all open space tracts and providing connections to parks and trails within Sterling Ranch.

Pedestrian connections at Sterling Ranch Road and Dines Boulevard will provide connections to the comprehensive Sterling Ranch Parks and Trails system.

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.

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.

Sterling Ranch Filing No. 5 will be centrally serviced by FAWWA which will become the overall service entity for the Sterling Ranch Metropolitan District. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This is consistent with the historic needs of nearby developments. Sterling Ranch Filing No. 5 Final Plat includes 72 lots which fall into high-density development ratios for small lots, and roughly 0.93 acres of irrigated landscaping. The resulting water demand is 24.26 acre-feet. A request for a finding of water sufficiency was requested and issued with the PUD Development/Preliminary Plan.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Improvements map identified the most proximate roadway improvement to the site is the county road capacity improvements to Vollmer Rd between Marksheffel Rd and Stapleton Drive. There will be rural county road upgrades to Vollmer Rd north of the site. The extension of Briargate Parkway will add a new roadway connection just north of the site. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected to be a minor collector by 2040.

EL PASO COUNTY PARKS MASTER PLAN

No regional county parks are planned to be within the immediate area. The Sand Creek Regional Trail proposed on the west side of Sand Creek is the major north-south trail connection through the Sterling Ranch development. This regional trail provides connectivity to parks and trails throughout the community, pedestrian connections at Sterling Ranch Road and Dines Boulevard will connect Sterling Ranch Filing No. 5 to the Sand Creek Regional Trail and 29-acre Community Park to the east.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

A PUD Development/Preliminary Plan for Sterling Ranch Filing No. 5 was approved on February 22, 2024 (PUDSP 23-002). The Final Plat is in conformance with the submitted Preliminary Plan.

3. 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, ANALYSIS, REPORT, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIAL;

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard or deviation from an Engineering Criteria Manual standard.

4. EITHER 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, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

This development will be served by Falcon Area Water and Wastewater Authority (FAWWA), which is the overall service entity for Sterling Ranch and other adjacent properties. A water commitment letter from FAWWA is included with this submittal. A Water Resources Report was included in the PUD Development/Preliminary Plan submittal. Sterling Ranch Filing No. 5 Final Plat includes 72 lots which fall into high-density development ratios for small lots, and roughly 0.93AC of irrigated landscaping. The resulting water demand is 24.26 acre-feet. This leaves a net excess of currently available water of 1028.4AF over 300 years and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Filing No. 5 on the 300-year basis. A finding of water sufficiency was issued with the approved Preliminary Plan and it is requested that this Final Plat be approved administratively.

5. 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;

Wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). Sufficient supply is available as demonstrated by the water and sewer service commitment letter. A Wastewater Report was included in the PUD Development/Preliminary Plan submittal. The wastewater commitment is for 12,384 gal/day on an average daily- maximum monthly basis. The projected loading represents roughly 1.265% of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has more than adequate wastewater treatment capacity to provide service to Sterling Ranch Filing No. 5. Including all subdivisions submitted before March 31, 2023, the current committed capacity is for 2722 SFE which is 46.538% of FAWWA contractual treatment capacity.

6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. § 30-28-133(6)(c)];

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed development and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include,

artificial fill, expansive soils, subsidence area, slope stability and landslide hazard, debris fans, groundwater and floodplain areas, potentially seasonal shallow groundwater, faults, dipping bedrock, shallow bedrock, and radio activity.

The primary constraint is the potentially seasonal shallow groundwater detected under Lots 7-9 and 13-17. In these areas, CGS recommends that groundwater monitoring/observation be conducted to verify floor levels are a least 3' above maximum anticipated groundwater levels and determine feasibility of basements and if perimeter drains will be required if basements are proposed. The mitigation for the shallow groundwater is that no livable basements are proposed in Sterling Ranch Filing 5; only crawl space is permitted. This measure addresses CGS's concerns regarding shallow groundwater. Further groundwater monitoring/observation will be conducted during construction on a block-by-block basis to verify floor levels are at least 3' above maximum anticipated groundwater levels. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Additional investigation after grading is completed will provide final foundation and subsurface drain recommendations.

A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

These matters are addressed in the Final Drainage Report prepared by JR Engineering. The proposed Sterling Ranch Filing No. 5 drainage improvements were designed to meet or exceed the El Paso County Drainage Criteria. The proposed development will not adversely affect the offsite drainage-ways or any downstream facility or property. This site will drain into two existing full-spectrum detention ponds (Pond W-5 and Pond W-8) developed during the Sterling Ranch Filing 1 (Pond W-8) and Filing 2 (Pond W-5) projects. The existing Ponds W-5 and W-8 are to release less than 90% of the predeveloped runoff study associated with the subject site. The site is consistent with previously prepared Drainage Reports for Sterling Ranch Filing No. and Sterling Ranch Filing No. 4 Drainage Report.

8. 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;

All lots will be accessible by new public streets. 3 lots will be accessed by a private drive with a shared access easement. The private drive will connect to the nearest public street. The homebuilder for lots 54-56 will be responsible for the construction of the shared access driveway. Th individual lot owners will be responsible for maintenance.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary service is to be provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities and electric is provided by MVEA. Will serve letters have been included with this submittal. The site lies within the Black Forest Fire Protection District for fire protection.

Sterling Ranch Filing No. 5 includes 2.52 acres of open space, with Tract B providing a 0.80-acre centralized community park for residents. Concrete pedestrian walks, with safe pedestrian crossings, provide connectivity to the park and throughout the community. This network of sidewalks will also connect externally to the nearby Sand Creek Regional Trail and the 29-acre Sterling Ranch Community Park to the east.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE.

The site lies within the Black Forest Fire Protection District. A fire protection report has been included with this submittal which demonstrates compliance with Chapter 6.2.2. of the Land Development Code and the relevant provisions of the International Fire Code. A fire exhibit showing fire hydrant locations and 150' hose lay has been included with this submittal.

11. 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;

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entire Sterling Ranch Development in March 2023. An updated Traffic Memo has been prepared in support of Sterling Ranch Filing No. 5, which incorporates subsequent analysis related to traffic estimates generated by all traffic studies within Sterling Ranch and in the vicinity of the area of study within the past five years. The TIS includes a list of improvements needed either prior to or with Sterling Ranch Filing 5. Reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

12. 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;

An SIA is included with the Final Plat submittal.

13. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION (C.R.S. 34-1-30291), ET. SEQ.)

There are no known commercial mining operations or deposits on this site.