
STERLING RANCH FILING 5 PUD Minor Amendment

LETTER OF INTENT

May 2024

OWNER:

CLASSIC SRJ LAND, LLC
LOREN MORELAND
2138 FLYING HORSE CLUB DRIVE
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APPLICANT:

CLASSIC SRJ LAND, LLC
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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 the following applications:

1. A Minor Amendment to the approved PUD Preliminary Plan for Sterling Ranch Filing 5, a 72-lot single family attached and detached development, to accommodate changes that do not materially impact the site layout.

LOCATION

Sterling Ranch Filing 5 is an 11.66-acre site and is located in the northwest corner of Sterling Ranch Road and Dines Boulevard. The property is currently vacant, undeveloped land.



APPROVED PUD

The site was rezoned from RR-5 to PUD following approval by the El Paso County Board of County Commissioners on February 22nd, 2024. Resolution No. 24-90 approved the site's Preliminary Plan, which proposed 72 single-family detached and attached lots on 11AC for a gross density of 6.17DU/AC. This density is within the 5-8DU/AC range for the site on the approved Sketch Plan. Medium density residential at this location will serve to transition the industrial areas, zoned I-3, to the northwest and the adjacent Dines Boulevard and Sterling Ranch Road, to the lower density 3-5 DU/AC single family detached residential to the west, south, east and northeast.

The approved PUD Preliminary Plan proposed 5-foot side, 20-foot front, and 15-foot rear setbacks provided on all lots. A 0' side setback was proposed on all lots with attached units for shared lot boundaries. The minimum lot size for the entire development was 3,066SF. Maximum lot coverage for the single-family detached lots was 65%, and 75% for the single-family attached lots.

2.52 AC of open space was provided in four tracts with walking paths connecting throughout the development and to the Sterling Ranch Parks and Trails system. All landscape entry features, open space tracts, parks, and trails will be owned and maintained by the Sterling Ranch Metro District.

All traffic, geotechnical, drainage, and other information, including compliance with the El Paso County Master

Plan and the El Paso County Land Development Code, are addressed in the Letter of Intent filed for the PUD Preliminary Plan (File No. PUDSP232).

PROJECT DESCRIPTION

The Minor Amendment to the approved PUD Preliminary Plan proposes to adjust the setback requirements for Lots 1-7 and Lots 35-64, as well as to increase the depth of Lots 39-42. These changes are proposed in order to improve the lot fit of the housing product that will be constructed on these parcels.

The Minor Amendment proposes to adjust the front setback on Lots 1-7 and Lots 35-64 from 20' to 15' for the house and porch, while maintaining a 20' front setback for the garage. Additionally, the Minor Amendment proposes to increase the depth of Lots 39-42 from 75' to 80'. The minimum lot size will be increased to 3,360 square feet.

These proposed amendments will create minor impacts that are primarily confined to the siting of buildings within the parcels. There will be a minimal effect on the size of Tract B due to the increased depth of Lots 39-42. This will result in a decrease of approximately 1,176 square feet to the open space, which will equate to a site-wide open space total of 2.5 AC. Based on a site area of 11.66 acres, the PUD is required to provide 1.17 AC of open space.

CRITERIA FOR APPROVAL

The El Paso County Land Development Code does not have specific criteria for approval of a Minor Amendment to an approved PUD Plan. However, Section 4.2.6.H., Actions Amending a PUD Zoning District, states:

The Planning and Community Development Director may approve a minor amendment to an approved PUD which is determined will have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior roadways and parking areas. No such changes shall significantly increase the size or height of structures, significantly reduce the efficiency or number of public facilities serving the PUD, significantly reduce or increase parking areas, or significantly encroach on natural features proposed by the plan to be protected.

The proposed modifications to the PUD Preliminary Plan would result in minor changes in the siting of buildings. These changes will not increase the size or height of structures, will not reduce the efficiency or number of public facilities service the PUD, will not reduce or increase parking areas, and will not significantly encroach on natural features proposed by the plan to be protected. All criteria for PUD approval have previously been met by File No. PUDSP232.