
STERLING RANCH FILING 4 FINAL PLAT

LETTER OF INTENT

SEPTEMBER 2022

OWNERS:

SR LAND, LLC
20 BOULDER CRESCENT ST. SUITE 102
COLORADO SPRINGS, CO 80903

CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

APPLICANT:

SR LAND, LLC
20 BOULDER CRESCENT ST. SUITE 102
COLORADO SPRINGS, CO 80903

CONSULTANT:

N.E.S. INC.

ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
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SITE DETAILS:

TSN: 5233000019, 5233300001, 5300000764, 5300000765, 5300000743 (PART), 5233306001-11

ADDRESS: MARKSHEFFEL ROAD AND STERLING RANCH ROAD

ACREAGE: 56.7155

CURRENT ZONING: RS-5000

CURRENT USE: VACANT

22-030



REQUEST

SR Land, LLC requests approval of a Final Plat for Sterling Ranch Filing No. 4 on 56.7155 acres, including 159 single-family lots, 8 tracts and rights of way. A finding of water sufficiency was issued with the Sterling Ranch Phase 2 Preliminary Plan, of which Sterling Ranch Filing No. 4 Final Plat is part, thus it is requested that this Final Plat be approved administratively.

LOCATION

Sterling Ranch Filing No. 4 is located in the southwest portion of the Sterling Ranch community, west of Sand Creek, south and north of Sterling Ranch Road and northeast of future Marksheffel Road. The approved Sterling Ranch Filings No. 2 and No. 3 lie to the northwest and east of Filing 4 and will comprise lots of a similar size and density to those proposed in Filing No. 4. The proposed Copper Chase development to the west and future residential to the northeast is proposed for smaller lots and a higher density than proposed in the Filing No. 4 Plat. The planned Aspen Meadows subdivision within the City of Colorado Springs lies to the south, which is also smaller lots and higher density than the proposed Filing No. 4 lots. The 5-acre rural residential Pawnee Rancheros subdivision is located to the southeast of Filing No. 4. To the north is the existing Barbarick industrial subdivision and to the southwest is the industrially zoned Pioneer Landscape Centers. The adjacent Rhetoric parcel to the west is planned for a mix of light industrial, commercial and multifamily uses.



PROJECT DESCRIPTION

Sterling Ranch Phase 2 Preliminary Plan was approved in November 2021 and contains 212 single-family lots and tracts for landscaping, drainage, and utilities. Phase 2 includes Sterling Ranch Filing No. 3 and Sterling Ranch Filing No. 4. Sterling Ranch Filing No. 3 is approved and was recorded on August 2, 2022. This request is for Sterling Ranch Filing No. 4 Final Plat on 56.7155 acres of the Phase 2 Preliminary Plan area. The Final Plat includes 159 single-family lots, 11 of which (lots 147-157) are replats of lots 22-32 of Sterling Ranch Filing No. 2. The Plat includes 8 tracts; Tract H includes the Sterling Ranch lift station and future development; Tract G is the location of a future open space/park at the intersection of Marksheffel Road and Sterling Ranch Road and a detention pond on the south side of the subdivision.

The Final Plat also includes the right-of way for the extension of Marksheffel Road to the City boundary to the south, in Tract I(?)

Tract will be deeded to City within 30 days of plat recording? bult to City standards?

The approved Sterling Ranch Sketch Plan identifies the majority of the site as Residential with a density of 3-5 du/ac. This excludes the lift station/future development tract and Marksheffel right-of-way. If these are netted out of the Plat acreage, the density of Filing 4 area is approximately 3.3 du/ac. The Final Plat is therefore consistent with the approved Sketch Plan.

delete this is confusing

Administrative approval of the Final Plat is requested as a finding of water sufficiency was issued with the Phase 2 Preliminary Plan and the Sterling Ranch Filing No. 2 Final Plat for lots 147-157.

no of lots here

no of lots here that are being replatted with this filing

COMPATIBILITY/TRANSITIONS: Sterling Ranch Filing No. 4 continues the suburban density approved with previous Sterling Ranch filings. It is surrounded to the northeast, north, west and south by similar or higher density residential and more intense industrial and commercial uses. The proposed subdivision will provide a transition from the rural residential lots in Pawnee Rancheros to the southeast and these more intense uses. In addition, there is a 30-foot trail tract along the southeastern boundary and a 15-acre detention pond tract in the southeast corner of the site that provide a buffer between the rural residential and suburban residential development.

TRAFFIC: A Traffic Impact Memo for Sterling Ranch Filing 4, prepared by LSC Transportation Consultants, is submitted with this Final Plat. All roads within the subdivision are urban local residential roads with a 50-foot public right-of-way and will be constructed to the El Paso County Engineering Criteria Manual, subject to the deviation to the knuckle design to reduce the sight distance triangle minimum dimension that was approved with the Phase 2 Preliminary Plan. The Memo identifies the following required off-site road improvements for Sterling Ranch Filing No. 4:

- Restriping the 38' of pavement for two 11' southbound lanes (remove the bike lane), a 12' northbound lane, and a 4' outside paved shoulder along the east edge (Pending City Traffic Engineering Approval)

of Vollmer Road

The following improvements are recommended as part of Sterling Ranch Filing No. 4 if development of this filing precedes Filing No. 3:

- A northbound right-turn deceleration lane on Sterling Ranch Road approaching Hazlett Drive. The lane should be 155' long plus a 160' taper.

- A southbound left turn lane on Sterling Ranch Road approaching Hazlett Drive. This lane should be 305' long plus a 160' taper.
- A northbound left-turn lane on Sterling Ranch Road approaching Hazlett Drive. This lane should be 305' long plus a 160' taper.

UTILITIES: The property is located within the boundaries of the Falcon Area Water and Wastewater Authority. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. Commitment letters from each service provider are included with the submittal.

DRAINAGE: The drainage improvements associated with Sterling Ranch Filing No. 4 are consistent with the Sterling Ranch Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase 2. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. A full-spectrum detention pond is included in Tract G, which was approved as part of Sterling Ranch Filing No. 2. All development run-off from Filing No. 4 will be conveyed to this pond via storm sewer. The pond will release at less than 90% of predevelopment runoff associated with this site.

delete or explain
how/when

TRAILS AND OPEN SPACE: The Plat includes approximately 26 acres of tracts, approximately 10 acres of which is to be used as open space with interconnected trails, including an extension of the Sand Creek regional trail along the southeast boundary. A 140-foot wide gas easement is located on the west side of Filing 4. As buildings are not permitted in this easement, it is proposed to use this extensive area for open space and trails. A future park is proposed in Tract G, in the triangular area west of the gas easement at the intersection of Marksheffel Road and Sterling Ranch Road. This system of trails and open space will provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Parks, trails and open space will be maintained by the Sterling Ranch Metropolitan District.


Please label pocket park on use table and provide on
landscape plan/ FAE. Are you looking for credits?

GEOLOGIC HAZARDS: The Geohazard Evaluation Report for Sterling Ranch Filing No. 4 prepared by Entech Engineering Inc., dated May 2022, found the site to be suitable for development. Geological constraints include artificial fill, potentially expansive soils, hydrocompaction and areas of seasonal and potentially seasonal shallow groundwater. All identified constraints in the Sterling Ranch Filing No. 4 area can be either avoided, or mitigated 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.

a detailed note has been provided on plat

FLOODPLAIN: Sterling Ranch Filing No. 4 is within Zone X, which is determined to be outside the 500-year floodplain.

WETLANDS: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sterling Ranch Sketch Plan and preserved as a natural feature. This Final Plat does 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.  **Mention current USACE permit**

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.

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.

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

and Entities
MVEA CSU not
districts.
FAWWA

PROJECT JUSTIFICATION

The Final Plat addressed the Final Plat Review Criteria in Chapter 7.2.1.D.3.f of the LDC as follows:

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

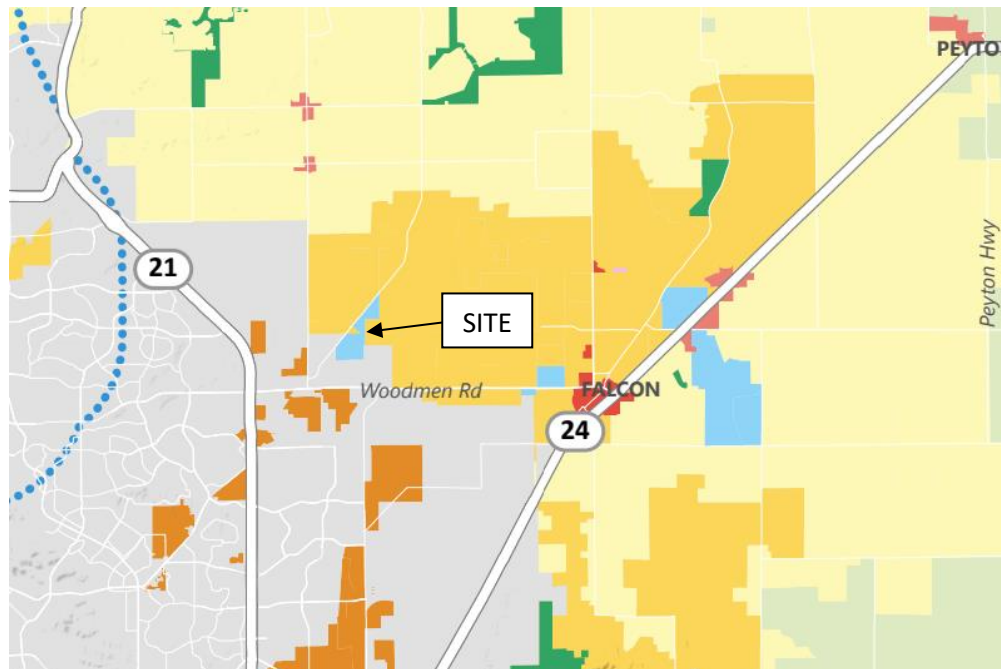
El Paso County Master Plan

Sterling Ranch Filing No. 4 is identified in the County Master Plan as a Suburban Residential Placetype, which is characterized by predominantly residential areas with single-family detached housing as the primary land use, with densities of five units per acre. As noted above, the density of the residential portions of Sterling Ranch Filing No. 4 is 3.3 units per acre, which is consistent with the Suburban Residential Placetype.

In the Key Area Influences chapter, this site is 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 Sterling Ranch Filing No. 4 Final Plat 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.



Sterling Ranch Filing No. 4 is also consistent with the Core Principles and Goals for Housing and Communities to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. 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.” Sterling Ranch Filing No. 4 continues the suburban density approved with previous Sterling Ranch filings and is surrounded to the northeast, north, west and south by a similar or higher density residential and more intense industrial uses. The proposed subdivision will provide a transition from the rural residential lots to the southeast and these more intense uses.

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 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.

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 February 2021 Water Resources Report for the Phase 2 Preliminary Plan identified an existing 300-year water supply available to the Sterling Ranch Metropolitan District of 371.47-acre-feet/year. 255.96-acre-feet/year is committed to Phase 1, leaving 115.51 acre feet for future development. Phase 2 includes 212 single-family lots, which generates a water demand of 75.719-acre-feet/year and there is sufficient water available to serve this number of lots with the remaining 115.51 acre feet per year. Both the State Engineer’s Office and the County Attorney’s Office issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 4 Final Plat is part. All assets of Sterling Ranch Metropolitan District No. 1 have since been assigned to FAWWA. FAWWA has issued a commitment letter to provide Filing 4 with the required 53.91 acre-feet/year of water (net of the water already committed for the 11 lots being replatted from Sterling Ranch Filing No. 2).

The policies relevant to the Sterling Ranch Filing No. 4 Final Plat are as follows:

- *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
A finding of water sufficiency and dependability was issued for the Phase 2 Preliminary Plan.
- *Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.
- *Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.*
FAWWA wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.
- *Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.*

The FAWWA system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
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.
- *Goal 5.4 – Promote the long-term use of renewable water.*
As noted above, FAWWA wastewater is discharged into the Meridian System, which in turn has potential to convert some reusable flows to available physical supplies.
- *Goal 6.0 – Require adequate water availability for proposed development.*
Both the State Engineer’s Office and the County Attorney’s Office have issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 4 Final Plat is part.
- *Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*
The suburban level development proposed by Sterling Ranch Filing No. 4 is served by centralized utilities provided by FAWWA.

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

Sterling Ranch Filing No. 4 is consistent with the approved Preliminary Plan, which included a detailed analysis of consistency with the County Master Plan and the Sterling Ranch Sketch Plan, the provision of adequate buffers and transitions, the provision of adequate urban services, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

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. A deviation to the knuckle design to reduce the sight distance triangle minimum dimension was approved with the Phase 2 Preliminary Plan.

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;

Both the State Engineer's Office and the County Attorney's Office issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 4 Final Plat is part. FAWWA has issued a commitment letter to provide Filing 4 with the required 53.91 acre-feet/year of water (net of the water already committed for the 11 lots being replatted from Sterling Ranch Filing No. 2).

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;

A Wastewater Disposal Report was submitted and approved with the Phase 2 Preliminary Plan. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County. A commitment letter from the FAWWA to provide wastewater service to meet the 27,348 gallons per day demand anticipated from Sterling Ranch Filing No. 4 is included with this submittal.

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

The Geohazard Evaluation Report for Sterling Ranch Filing No. 4 prepared by Entech Engineering Inc., dated May 2022, found the site to be suitable for development. Geological constraints include artificial fill, potentially expansive soils, hydrocompaction and areas of seasonal and potentially seasonal shallow groundwater. All identified constraints in the Sterling Ranch Filing No. 4 area can be either avoided, or properly mitigated 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.

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

The drainage improvements associated with Sterling Ranch Filing No. 4 are consistent with the Sterling Ranch Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase 2. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

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 have legal and physical access to new public streets that comply with the LDC and ECM, subject to the deviation to the knuckle design to reduce the sight distance triangle minimum dimension that was approved with the Phase 2 Preliminary Plan. Street names have been approved by El Paso-Teller County 911 Authority.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION; to be developed by developer owned by District

A fire protection report, traffic study and commitments letters for fire, electricity, natural gas, water and wastewater are included with this submittal. Adequate access is provided to Sterling Ranch Filing No. 4 via Sterling Ranch Road. The Final Plat provides approximately 10 acres of parks, open spaces and trails and an easement for the extension of the Sand Creek Regional Trail. This provides future residents with easy access to recreational facilities in the Sterling Ranch community. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

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

A fire protection report is included with this submittal. Homestead North Filing No. 3 is within the Black Forest Fire Rescue Protection District. The proposed subdivision lies approximately 3.5 miles from Station No. 1 at 114455 Teachout Road. Current district locations provide a 99% five-mile response coverage, with significant overlap in the central portion of the district. All alarm responses are made within an eight-mile average for the district. As shown the in report, at full build-out, two district stations will adequately cover and serve all areas within the district. A Fire Commitment letter from the Black Forest Fire Rescue Protection District 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;

Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code.

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. do we need an IGA for City County and Marksheffel or does the previous IGA cover Please reference

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8;

The subdivision complies with all applicable sections of the LDC.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

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

D 20 school credits issued n fees due correct?