
STERLING RANCH FILING NO. 4 PRELIMINARY PLAN MINOR AMENDMENT

LETTER OF INTENT

JUNE 2026

OWNER:

Sterling Ranch Metro District 3
121 S Tejon St #1100
Colorado Springs, CO 80903

APPLICANT:

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

CONSULTANT:

N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073

SITE DETAILS

TSN: 5233000019, 5233300001, 5300000765, 5300000764

Location: SE corner of the intersection of Sterling Ranch Road & Marksheffel Road

TOTAL ACREAGE: 74.6243 AC

FILING NO. 4 ACREAGE: 41.145 AC

CURRENT ZONING: RS-5000

CURRENT USE: SINGLE-FAMILY RESIDENTIAL

REQUEST

N.E.S. Inc. on behalf of SR Land LLC requests approval of Minor Amendment to the approved Sterling Ranch Phase 2 Preliminary Plan (SP191) to reflect updates to the open-space and trails within Sterling Ranch Filing No. 4.

LOCATION

The Sterling Ranch Phase 2 Preliminary Plan consists of 74.623 acres and 2 residential filings, Sterling Ranch Filing 3 and Sterling Ranch Filing 4. The proposed revisions are fully within Filing 4 which consists of 41.145 acres. Sterling Ranch Phase 2 is fully within the Sterling Ranch master planned community, located east of Vollmer Road and west of the Sand Creek channel. The property is bisected by Sterling Ranch Road and is just east of the Marksheffel Road extension. The site is adjacent to county residential development to the east and west, city residential development to the south, and existing industrial development to the north.



PROJECT DESCRIPTION AND CONTEXT

The Sterling Ranch Phase 2 Preliminary Plan Amendment proposes to modify the alignment of previously approved trails within the open space tracts of Sterling Ranch Filing 4. The northernmost trail will be slightly realigned to avoid two existing 50-foot-wide easements that traverse Tract B. The revised alignment will maintain continuous pedestrian connectivity by connecting to the sidewalk along Cordgrass Drive to the south. 8 trees have also been removed from the northern boundary of Tract B. 9 evergreen trees will be planted on the north boundary of the lots adjacent to the trail and a 6' vinyl fence along the north property line will provide a visual screen from the industrial use to the north.

The previously proposed north-south trail within Tract C is proposed to be removed, with pedestrian connectivity maintained through the subdivision's sidewalk network.

The north-south trail within Tract G will be shifted slightly to the east and its surface changed from concrete to gravel. The revised alignment will continue to provide connectivity to the sidewalks along Sterling Ranch Road, Marksheffel Road, and Pennydale Drive. This trail is included in the approved Urban Park Land Agreement (UPLA), and the minor realignment and change in surface material are consistent with the approved agreement and continue to satisfy the subdivision's parkland dedication requirement. The north-south trail in Tract G connects to an 8-foot-wide concrete trail at the northwest corner of the stormwater detention pond. This trail extends along the northern edge of the detention pond and behind the easternmost lots of Filing 4. The 8-foot concrete trail is included in the approved Regional Park Land Agreement (RPLA) and will remain unchanged.

This amendment also reflects field adjustments to the landscape improvements within Tract G. Nineteen trees previously shown along the Sterling Ranch Road frontage near the Sterling Ranch Road/Marksheffel Road intersection have been relocated to the adjacent tree lawn along Sterling Ranch Road to reflect their installed location. The required landscape setback plantings are maintained, and the amendment does not reduce the approved landscaping along Sterling Ranch Road. Labels on the plans are provided to clarify where these trees have been relocated.

This amendment proposes the removal of 27 trees along the southern boundary of the site. The trees are located along a zone district boundary where the standard requires one tree per 30 feet of boundary length. The site directly abuts the City of Colorado Springs Aspen Meadows subdivision, which is zoned PDZ and is comparable to Sterling Ranch Filing 4 in terms of lot sizes, setbacks, and housing type. In addition, the trees are located on a berm that is elevated relative to the Aspen Meadows subdivision and are within approximately 8 feet of an existing stormwater pipe, limiting their feasibility for long-term retention. Given the similarity in development character between the two subdivisions, as well as the existing grade separation that provides visual screening, a continuous vegetative buffer is not necessary to maintain compatibility between uses.

SKETCH PLAN COMPLIANCE

Sterling Ranch Filing 4 is located within the approved Sterling Ranch Sketch Plan, which identifies a trail along the northern boundary of subdivision. This amendment retains the planned trail while proposing a minor realignment to avoid conflicts with existing easements. No changes are proposed to the approved land use, residential density, or overall development pattern within this area.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including attached single-family, multi-family, neighborhood commercial, and parks. The Villages at Sterling Ranch proposes a mix of higher density single-family detached and attached residential units, which are similar in size and function to attached-single family residential and is therefore consistent with the intent of this placetype.

This area is located within a priority development area and is denoted as a “new development area” on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to built-out areas. These higher density Villages product is designed to integrate with and compliment adjacent development.

The PUD Preliminary Plan is 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.”

It 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.”

WATER MASTER PLAN

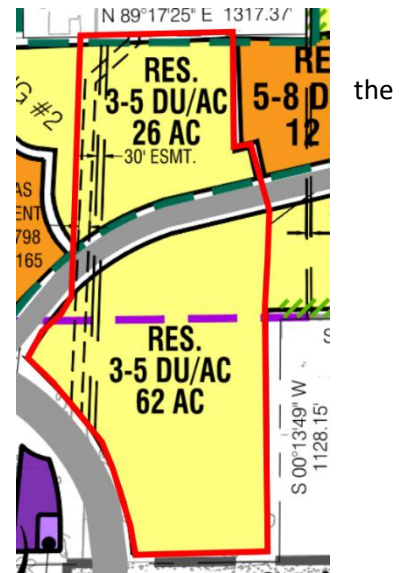
Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

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.

Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch



PUD and Preliminary Plan includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The current available water supply for FAWWA is 1963.54 acre feet for 300 years. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is more than sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and Preliminary Plan on the 300-year basis.

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.”

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 FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2022, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be

679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024 and updated in August 2024, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Trails Master Plan map identifies a portion of the Sand Creek Regional Trail running through the subdivision. This has been accommodated on the east side of the development in accordance with County Regional Trail requirements.

PROJECT JUSTIFICATION

Chapter 4.2.6.E of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met.

Actions Amending a PUD Zoning District – Chapter 4.2.6

- 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.

This amendment modifies improvements within the development's open space tracts to avoid conflicts with existing easements while maintaining pedestrian connectivity throughout the site. The revisions also reflect field adjustments made during construction, including the relocation of Sterling Ranch Road setback trees from Tract G to the adjacent tree lawn. Additionally, trees that would conflict with existing or proposed utility infrastructure have been removed. The proposed changes are minor in nature and will not adversely affect existing or future residents of the development or surrounding area.