

## **HOMESTEAD NORTH AT STERLING RANCH FILING 1 FINAL PLAT**

### **LETTER OF INTENT**

**MARCH 2022 REVISED JUNE 2022, SEPTEMBER 2022**

---

#### **OWNER/APPLICANT:**

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

#### **OWNER:**

MORLEY-HALL STERLING  
20 BOULDER CRESCENT ST. SUITE 100  
COLORADO SPRINGS, CO 80903

#### **CONSULTANT:**

##### **N.E.S. INC.**

ANDREA BARLOW  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
ABARLOW@NESCOLORADO.COM

#### **SITE DETAILS:**

**TSN:** 5233000017, 5228000030, 5200000554 & 5200000552

**ADDRESS:** VOLLMER ROAD AND BRIARGATE PARKWAY

**ACREAGE:** 43.3189

**CURRENT ZONING:** RR-5 AND RS-6000

**CURRENT USE:** VACANT

## REQUEST

SR Land, LLC. requests approval of a Final Plat for Homestead North at Sterling Ranch Filing No. 1 on 43.3189 acres, including 73 Single Family Lots, 8 tracts and rights of way. A finding of water sufficiency was issued on May 17, 2022 with the Homestead North Phase 1 Preliminary Plan, of which the Homestead North at Sterling Ranch Filing No. 1 Final Plat is part, thus it is requested that this Final Plat be approved administratively.

## LOCATION

Homestead North at Sterling Ranch Filing No. 1 is located east of Vollmer Road. The residential portion of the site is north of Briargate Parkway. The majority of the Briargate Parkway and Sterling Ranch Road portion of the site is located east of the Sand Creek Channel.



## PROJECT CONTEXT/DESCRIPTION

**CONTEXT:** The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. Homestead North Phase 1 Preliminary Plan is currently under review and covers 77.7136 acres. The Homestead North Phase 1 Preliminary Plan contains 147 single-family lots and tracts for landscaping, drainage, and utilities to be completed in multiple filings. The property was rezoned to RS-6000 in June 2021.

This request is for Homestead North at Sterling Ranch Filing No. 1 Final Plat on 43.3189 acres of the Homestead North Phase 1 Preliminary Plan area. The Final Plat includes 73 Single Family Lots, 8 tracts and rights of way.

**UTILITIES:** The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

**TRAILS AND OPEN SPACE:** The Plat includes approximately 5 acres of interconnected trails and open space including open space along Sand Creek providing a regional trail connection. This project provides a 6' wide sidewalk along Briargate Parkway and Vollmer Road, which will connect to the trail network south of Briargate Parkway and to the 12' trail and maintenance access road proposed with the Sand Creek Channel design providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

**TRAFFIC:** A Traffic Impact Memo *Homestead North Filing 1 Traffic Technical Memorandum* dated February, 2022 has been prepared in support of Homestead North Phase 1 Preliminary Plan Traffic Impact Study. Filing No. 1 is part of this preliminary plan. The TIS and Memo identifies all required off-site road improvements. Road improvements for Homestead North at Sterling Ranch Filing No. 1 interior roadways will be constructed to the most current El Paso County Engineering Criteria Manual.

**DRAINAGE:** The drainage improvements associated with Homestead North Phase 1 Preliminary Plan and Homestead North at Sterling Ranch Filing No. 1 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. 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. The Sand Creek Channel improvement project is part of the larger Sterling Ranch development. Improvements to the channel will include a re-alignment of the channel with a new high-performance, low maintenance design utilizing a meandering bankfull section with a wide flood terrace. Due to the grades on-site, 5 grouted boulder drop structures are also being proposed. The design also includes the construction of the Regional Pond W-3 as proposed in the 2021 Sterling Ranch MDDP Amendment by JR Engineering, and improvements to two existing on-site stock ponds. Bridge crossings at both Briargate Parkway and Sterling Ranch Road are being designed by Kiowa Engineering under separate CDR submittals.

**GEOLOGIC HAZARDS:** The Geohazard Evaluation Report for Homestead North at Sterling Ranch Filing No. 1 prepared by Entech Engineering Inc., dated February 2022, found the site to be suitable for development with proper mitigation techniques. All identified constraints in the Homestead North at Sterling Ranch Filing No. 1 area 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.

**FLOODPLAIN:** The eastern portion of Homestead North at Sterling Ranch Filing No. 1 is adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Filing area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain. A Conditional Letter of Map Revision (CLOMR), will be required for adjacent Sand Creek Channel improvements as the effect of the proposed construction will be to raise, and lower the base flood elevations for Sand Creek within the Sterling Ranch Development from those depicted on FIS panels 533G and 533 G. Floodway limits will also be affected and revised from what now shows on the effective El Paso County Flood Insurance Study, revised December 2018.

**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. The existing Sand Creek channel has wetlands present along the entire portion within Sterling Ranch. With Sand Creek being an ephemeral stream, and development on both sides of it incomplete, there are not base flows present for many parts of the year. Wetlands are confined to areas mostly within the existing bankfull channel and around the existing stock ponds. With the goal of the proposed channel design to keep the existing thalweg intact wherever possible, it is anticipated that portions of these wetlands will remain intact. According to the Final Design Report for Sand Creek Restoration dated October 2021 prepared by JR Engineering wetlands will be disturbed from the proposed roadway culverts at Sterling Ranch Road and Briargate Parkway.

**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

## PROJECT JUSTIFICATION

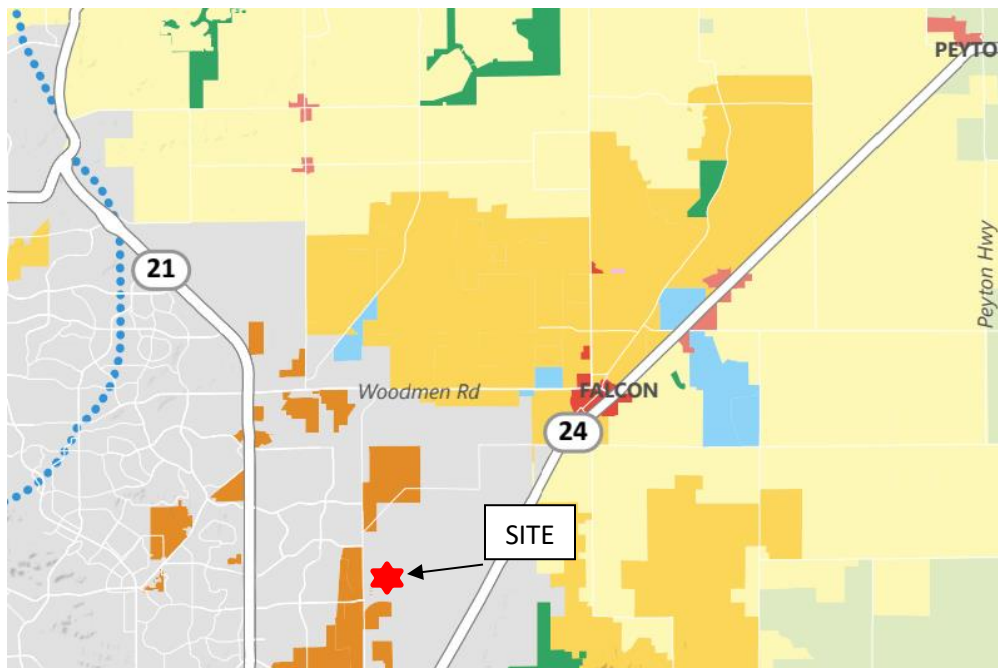
The Final Plat addressed the Final Plat Review Criteria in Chapter 7.2.1.D.3.F of the LDC as follows:

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

#### El Paso County Master Plan

Homestead North at Sterling Ranch Filing No. 1 is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype and as an area for New Development on the Areas of Change Map. Suburban Residential Placetypes is characterized by predominantly residential areas with single-family detached housing as the primary land use, generally with a density up to five units per acre. With 73 units on 43.3189 acres, the gross density of Homestead North at Sterling Ranch Filing No. 1 is 1.7 units per acre, this includes approximately 16.4 acres of Briargate and Sterling Ranch ROW. Excluding the 16.4 acres of Briargate Parkway and Sterling Ranch ROW the 73 units on 25.7386 acres is 2.8 units per acre. This is consistent with the Suburban Residential Placetype.

Homestead North at Sterling Ranch Filing No. 1 complies with the Master Plan Placetypes and Areas of Change Maps. It is also consistent with the Core Principles and Goals for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.



#### 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.

The March 2022 Water Resources Report for the Homestead North Phase 1 Preliminary Plan identified an existing 300-year water supply available to the Falcon Area Water and Wastewater Authority/ Sterling Ranch Metropolitan District of 697.39/Fa-acre-feet/year. The current balance of commitments of water supply for Falcon Area Water and Wastewater Authority are 380.23 AF of water which includes Retreat, Sterling Ranch Phase One (7 plats), Sterling Ranch Phase Two and Homestead North Phase 1. Homestead North Phase 1 proposes 147 single-family lots which will generate a water demand of 62.47-acre-feet/year and there is sufficient water available to serve this number of lots. The Sterling Ranch Metropolitan District No. 1 has issued a commitment letter to provide Homestead North Phase 1 with the required 62.47-acre-feet/year of which Homestead North at Sterling Ranch Filing No. 1 is a part. The State Engineer’s Office has issued findings of water sufficiency and dependability for the Homestead North Phase 1 Preliminary Plan, of which the Homestead North Sterling Ranch Filing No. 1 Final Plat is part. It is anticipated the County Attorney’s Office will issue similar finding and be provided when available.

The policies relevant to the Homestead North at Sterling Ranch Filing No. 1 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.*

Sterling Ranch 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 Sterling Ranch 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, Sterling Ranch 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.*

The Water Resources Report identifies sufficient water availability for this filing.

*Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

The suburban level development proposed by Homestead North at Sterling Ranch Filing No. 1 is served by centralized utilities provided by Sterling Ranch Metropolitan District No. 1.

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

A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans were previously provided with the Zoning and Preliminary Plan submittals, with findings of consistency having been made by the Planning Commission and Board of County Commissioners with the RS-6000 rezone. 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. Homestead North at Sterling Ranch Filing No. 1 is consistent with the approved Sketch Plan, Zoning and 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, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;**

The Homestead North at Sterling Ranch Filing No. 1 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.

- 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;**

The Water Resources Report identifies sufficient water availability for this filing.

- 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 prepared by JDS Hydro for the development. The purpose of the report was to show that the proposed wastewater discharge is within the acceptance criteria of the Sterling Ranch Metro District. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County. A commitment letter from the SRMD to provide wastewater service to the Homestead North Subdivision 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)];**

All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions.

- 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;**

Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering 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;**

As outlined in the preliminary plan, all lots will be accessible by new public streets that comply with the LDC and ECM except where deviations are approved to the intersection spacing between



Briargate Parkway and Jane Kirkham Drive and Perry Owens Dr. and Robert Allison Cir. 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;**

Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision as discussed above.

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

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

**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.

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;

All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

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

The subdivision complies with all applicable sections of the LDC. Noise wall along Briargate Parkway will be installed by developer and maintained by Sterling Ranch Metropolitan District.

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

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

\\nes02\projects\Morley\Homestead North Filing 1\Admin\Submittals\Final Plat\Homestead North Filing 1\_Letter of Intent.docx