

STERLING RANCH PHASE 2 PRELIMINARY PLAN

LETTER OF INTENT

JANUARY, 2019

OWNER/APPLICANT:	OWNER	OWNER	CONSULTANT:
SR Land	Challenger Communities LLC.	Morley Bentley/ Trader Vics	N.E.S. Inc.
20 Boulder Crescent St.	8605 Explorer Dr.	PO Box 217	619 N. Cascade Ave.
Suite 102	Suite 250		Suite 200
Colorado Springs,	Colorado Springs,	Galena,	Colorado Springs,
CO. 80903	CO. 80920	KS. 66739	CO. 80903

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A Preliminary Plan for Sterling Ranch Phase 2; a 212-unit single-family development, 10 tracts for landscaping, drainage and utilities, and 1 tract for a future school site on 11.02 acres.
2. A request for Early Grading and Metro District Improvements upon staff approval of Preliminary Plan. (LDC Chapter 6.2.6 Pre-Development Site Grading)

LOCATION

Sterling Ranch Phase 2 is located generally in the southwest portion of Sterling Ranch along Sterling Ranch Road and east of Marksheffel Road. Phase 2 consists of the properties located north and south of Sterling Ranch Road and west of Sand Creek.

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
Single Family		30.18	34.3
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify) <i>Furnish Dev.</i>		10.62	12
Street		13.99	15.9
Walkways			



Dedicated School Sites		11.63	13.3
Reserved Park Sites			
Private Open Areas		21.67	24.5
Easements			
Other (specify)			
TOTAL		81.99	100%

PROJECT DESCRIPTION/CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for Phase 1 on 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018.

Sterling Ranch Filing No. 2 on 49.64 acres plats the remaining area of the approved Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via newly constructed Marksheffel Road and Sterling Ranch Road. This plat is currently under review.

This request is for Sterling Ranch Phase 2, which is the remaining part of the 243 acres zoned RS-5000, contains 212 single-family lots, ten tracts for landscaping, drainage, and utilities, and one future school tract to be completed in multiple filings on 87.99 acres. The initial filing for Phase 2, Sterling Ranch Filing 3 (separate submittal to follow), is located east of School House Drive and south of Sterling Ranch Road and consists of 66 single-family lots and Tract H on approximately 19 acres. The remainder of the site will be future filings.

Schools: The Preliminary Plan includes a site for an elementary school which is consistent with the Sketch Plan. Recent discussions with school district 20 indicate that they still have a need for the school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable.

Trails and Open Space: The Preliminary Plan includes an interconnected system of trails and open space. Including Open Space along Sand Creek 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. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for Phase 2. Marksheffel Road will be extended north and west from its current terminus to connect with the future extension of Research Parkway at Black Forest Road. Sterling Ranch Road, is planned to run through the middle of the site on a southwest-to-northeast alignment between Marksheffel Road and Briargate Parkway and will provide much of the access for the project. Sterling Ranch Road is graded from Marksheffel Road to the Sand Creek Greenway. It is anticipated that Sterling Ranch Road up to Sand Creek Greenway and Marksheffel Road will be paved by the spring of 2019.

Drainage: The drainage improvements associated with Phase 2 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.

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

Revise to address what is proposed and updated timeline.

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.

Roads: Road improvements for Sterling Ranch Road and Marksheffel Road are included in Sterling Ranch Filing 2. The Preliminary Plan interior roadways will be constructed as part of their respective filings.

Geologic Hazards: Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which 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 Geologic Hazard/Land Use Study and Preliminary Subsurface Soils Investigation prepared by Entech Engineering Inc., dated October 31, 2006, and the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated January 20, 2009. **Update?**

Floodplain: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0535F, dated March 17, 1997. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

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. A Wetlands Delineation analysis was prepared by Core Consultants for the Sterling Ranch Development and identified Sand Creek and abutting wetlands as Waters of the U.S. The creek and wetland area run along the eastern boundary of Phase 2. Appropriate preservation or mitigation is provided regarding the area. Further analysis can be reviewed in Wetland Delineation Report and the 404 Permit submitted with this application.

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

Discuss the western drainageway wetlands (Wetlands #1, 2 and 3 in the report).

- Sterling Ranch Metropolitan District No. 2
- El Paso County Conservation District
- Pikes Peak Library District

PROJECT JUSTIFICATION

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Falcon-Peyton Small Area Plan, and the Black Forest Preservation 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, and Zoning submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. 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.

Sterling Ranch Phase 2 is consistent with the approved Sketch Plan and Zoning. As there have been no changes to the relevant County Plans since these approvals, the Preliminary Plan continues to be in compliance with the County Master Plan and the Black Forest Preservation Plan. Phase 2 continues to preserve the Sand Creek Greenway and has clustered development outside of the preservation area.

Black Forest Preservation Plan Goals & Policies

Goal 3.2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.

Goal 3.4 Utilize traditional (full) clustering alternatives to maximize useable and perceptual open space in higher density residential areas as designated in the Land use Scenario and Concept Plan if adequate guarantees for open space preservation can be provided.

Goal 8.2 **Protect and maintain the area's drainage courses in their natural condition** by promoting designs and densities which are sensitive to natural drainage patterns.

Preliminary Plan Review Criteria Chapter 7.2.1.D.2.e

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

Phase 2 lies within the Falcon-Peyton Small Area Plan identifying the area as proposed Urban Density Development and this is consistent. As stated previously, the Sketch Plan was thoroughly analyzed in its relationship to the County Plans and no changes have been made to these plans or the Phase 2 area.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land use compatibility with this purpose is

determined through zoning. This subdivision is consistent with the RS-5000 zoning and the approved Sketch Plan.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met and the subdivision is consistent with the approved Sterling Ranch Sketch Plan.

4. 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;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by Sterling Ranch Metropolitan District and the Amended Water Resources Report provided by JDS Hydro.

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;

Public sewage disposal is addressed in the Amended Wastewater Treatment Report provided by JDS Hydro.

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)];

Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. These matters are addressed in the previously approved 2006 Geology Hazard and Subsurface Soil Investigation Report provided by Entech Engineering.

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 are provided by the design;

These matters are addressed in the Preliminary Drainage Report prepared by M & S Civil Consultants Inc.

Provide a statement that adequate improvements will be provided.

8. Legal and physical access is or will be 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 that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

9. The proposed subdivision has established an adequate level of compatibility by

- 1. incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

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 east of this Phase 2 area. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands. Exposed bedrock was identified initially and is preserved within the Sand Creek Greenway.

Address Wetlands #1, 2 and 3.

- 2. incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Appropriate provisions are made in this regard in accordance with the Sketch Plan and surrounding area. Sidewalks are incorporated along the roadways for pedestrian connectivity. A County Regional Trail connection is provided along the east portion of the site along Sand Creek and provides pedestrian and bicycle connections to trails within Sterling Ranch and future trails to the south. A trail connection is shown along the north side of Sterling Ranch Road to connect the regional trail and the overall Sterling Ranch development. Local streets are accessed from a network of arterial roads and provide access to the individual lots. Sterling Ranch Metro District provides cost effective delivery of water and wastewater services.

- 3. incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

As necessary, appropriate landscaping setbacks and/or buffers are provided as required by the LDC. This plan incorporates a 50-foot Landscape Buffer and a 100-foot minimum building setback along the southern boundary as specified on the Sterling Ranch Sketch Plan.

- 4. incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

A Wetlands Delineation analysis was prepared by Core Consultants for the Sterling Ranch Development and identified Sand Creek and abutting wetlands as Waters of the U.S. The creek and wetland area run along the eastern boundary of Phase 2. Appropriate preservation or mitigation is provided regarding the area. Further analysis can be reviewed in Wetland Delineation Report and the 404 Permit submitted with this application.

Address Wetlands #1, 2 and 3.

- 5. incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

Traffic Analysis? The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on existing service and facilities.

- 10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Water and sanitary sewer service is to be provided by Sterling Ranch Metropolitan District. Electric Service is provided by Mountain View Electric Association Inc. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal. Recreation opportunities are provided through trail connections and preserved open space along the Sand Creek Greenway.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

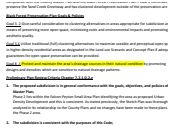
The site lies within the Black Forest Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter is included with this submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code.

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Protect and maintain the area's drainage courses in their natural condition

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Provide a statement that adequate improvements will be provided.

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Address Wetlands #1, 2 and 3.

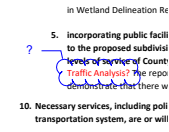
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Address Wetlands #1, 2 and 3.

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Address request to waive SKP-07-007 condition of approval #15b. (See comment letter.)