

STERLING RANCH EAST FILING 6 REZONE AND PRELIMINARY PLAN

IMPACT IDENTIFICATION STATEMENT

OCTOBER 2024

OWNER/APPLICANT:

Classic SRJ Land LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc.
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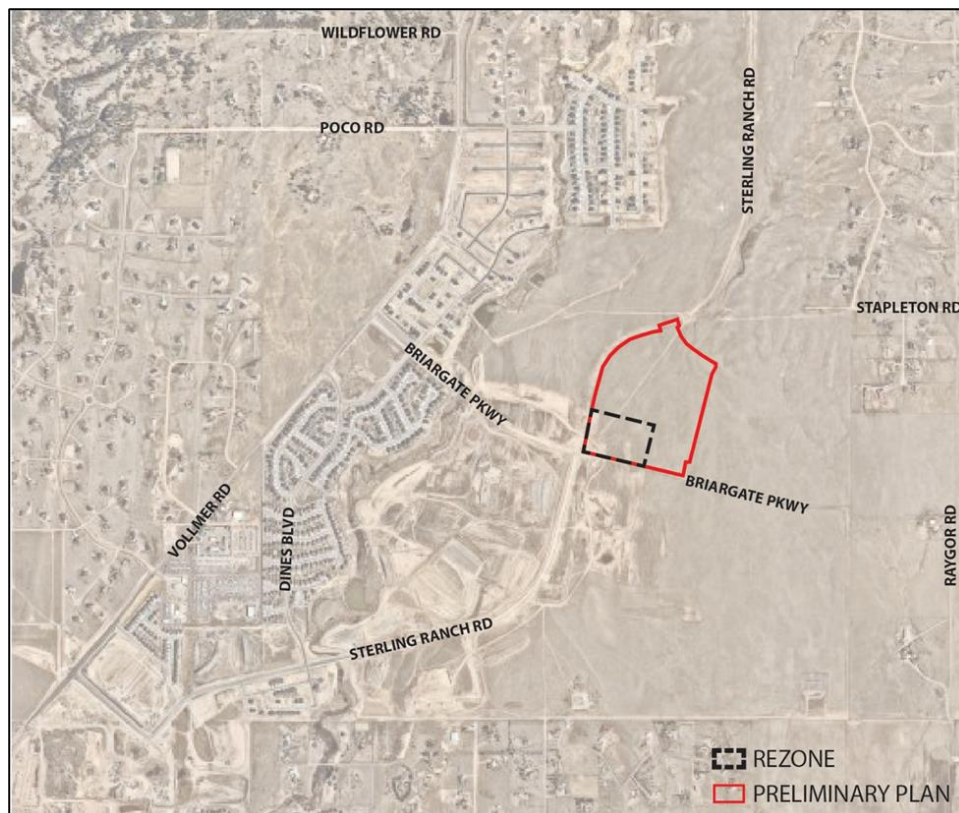
REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC, requests approval of the following applications:

1. One Map Amendment (Rezone) to rezone 11.191 AC from PUD to RS-5000.
2. A Preliminary Plan for Sterling Ranch East Filing 6, which covers 56.13 AC.
3. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

LOCATION

Sterling Ranch East Filing 6 is located northwest of the intersection of the future Briargate Parkway extension and the future Sterling Ranch Road. The site is surrounded by a growing area of El Paso County, close to the City of Colorado Springs' municipal boundary.



PROJECT DESCRIPTION

The Sterling Ranch East Filing 6 Rezone and Preliminary Plan proposes to rezone 11.191 acres from PUD to RS-5000 and to allow 198 single-family detached lots on 56.13 acres. A 3.32-acre neighborhood park is located in Tract F, southeast of the future intersection of Sterling Ranch Road and Vancouver Street. The residential lots will be accessed off a network of Urban Local roads.

IMPACT IDENTIFICATION

IDENTIFICATION OF POTENTIAL SOURCES AND ZONES OF AIR, WATER, AND NOISE POLLUTION.

AIR QUALITY: The proposed residential use will not negatively impact air quality.

WATER: The proposed residential development is not a source of water pollution.

NOISE: The Land development Code requires the impacts of noise pollution to residents to be mitigated. The entire development is outside the DNL 65 Noise Contour. Therefore, no noise mitigation is required for aircraft noise from Peterson AFB / Colorado Springs Airport. Additionally, the estimated 2039 Time Frame DNL 65 Noise Contour will not overlap any portion of the project site.

A noise wall will be constructed along all lots adjacent to Briargate Pkwy and Sterling Ranch Road. The wall will be built along the rear lot lines of all adjacent properties and will be maintained by the Metro District.

IDENTIFICATION OF POTENTIAL HAZARD AREAS

FLOODPLAINS: No floodplains exist on the site.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Report was prepared for the Preliminary Plan submittal and identified minor development constraints on the site including areas of artificial fill, hydrocompaction, potential for expansive soils, and seasonally shallow groundwater areas. The report concludes that the majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.

VEGETATION & WILDLIFE:

Bristlecone Ecology provided a Natural Features and Wetlands Report in October 2023 for the Sterling Ranch Sketch Plan Amendment.

The Report identified the project site as being within the Foothill Grasslands ecoregion in Colorado. Topography of the Project consists mainly of a mix of flat to rolling grasslands. There are no trees or shrubs present on the site. Much of the site has been disturbed by cattle grazing, but vegetative cover is relatively extensive. Diversity is moderate for this ecoregion, and the structure of vegetation in the uplands is somewhat poorly developed. Several noxious weeds are present at the site, mostly scattered throughout the property in low densities where disturbance is most present. In general, the site provides moderate to poor quality habitat for wildlife. The site is dominated by one primary vegetation community, represented by typical Foothill Grasslands vegetation such as prairie Junegrass, needle-and-

thread grass, and blue grama. Riparian and wetland vegetation is scarce to nonexistent. State-listed and State sensitive species were not observed. The site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded. While there is grassland habitat available for the state sensitive black-tailed prairie dog, none were observed during site reconnaissance. The site is not suitable for state threatened burrowing owl. Both federally protected Eagle species are unlikely to occur except by accident because the site lacks suitable habitats.

The construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER: There are no National Wetland Inventory (NWI) mapped wetlands on the site. Based on the field reconnaissance there are no wetlands on the site.

IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL OR ARCHEOLOGICAL INTEREST

None of the past uses of the site are identified as historically significant.

IDENTIFICATION AND LOCATION OF SITES OF NATURAL OR SCENIC IMPORTANCE

There are no sites of natural or scenic importance.

SOCIAL IMPACTS

Sterling Ranch East filing 6 is a proposed residential development within the Sterling Ranch Sketch Plan Boundary. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing 6. Sterling Ranch East filing 6 is comprised of 56.13-acres and proposes 198 new single-family detached lots and a 3.32-acre park. The development is surrounded by approved and future residential uses and will contribute to additional housing variety in the County that has proximity to various parks, trails and commercial uses.

JURISDICTIONAL IMPACTS

The following districts will serve the property:

- Sterling Ranch Metro District
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Black Hills Energy will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The site is not covered by a small area plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

YOUR EL PASO MASTER PLAN

Objective LU3-4: The Urban Residential placetype should consist of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available.

Objective HC1-3: Prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype as opportunities arise.

The proposed infill development provides an additional housing choice in an urban-residential area. The product is similar in scale and density to the surrounding residential, existing and proposed.

WATER MASTER PLAN

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

Sterling Ranch East Filing 6 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. In order to meet future water demands, FAWWA has contractual arrangements 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, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

TRAFFIC IMPACT FEES: This site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.

REFERENCE DOCUMENTS

1. WATER RESOURCES REPORT, PREPARED BY: RESPEC, SEPTEMBER 2024
2. NATURAL FEATURES AND WETLANDS REPORT, PREPARED BY: BRISTLECONE ECOLOGY OCTOBER 2023
3. SOILS & GEOLOGY STUDY, PREPARED BY: ENTECH ENGINEERING INC. SEPTEMBER 2024

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