



VILLAGES AT STERLING RANCH AMENDMENT MEMO

To: Lori Seago
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cc: Loren Moreland, Falcon Area Water and Wastewater Authority Board Member

From: Emery Layton, PE
Project Manager
RESPEC
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Date: March 20th, 2026

Subject: Villages at Sterling Ranch Amendment Memo

This memorandum outlines changes between the previously approved Villages at Sterling Ranch PUD and Final Plat water resources report, and the amended Villages at Sterling Ranch Final Plat water resources report to include the potential for additional auxiliary dwelling units within the Villages at Sterling Ranch subdivision. It also formally requests an additional water allocation to the subdivision from the Falcon Area Water and Wastewater Authority (FAWWA) central water system.

The previously submitted water resources report dated August 30th, 2024, and correlating commitment letter dated November 5th, 2024 for the Villages at Sterling Ranch PUD and Final Plat allocated 67.34 annual acre feet of water to serve this subdivision. Within this report and commitment letter it was noted that 38 of the 227 lots (lots 55-92) have the potential to add and auxiliary dwelling unit (ADU) of approximately 670 SF. The water report also included 4.835 AF for active irrigation, with no allotment for passive irrigation.

The March 2026 amendment to the Villages at Sterling Ranch PUD and Final Plat is to allow for the potential for 135 additional lots (lots 93-227) to build an ADU to not exceed 500 SF. As previously stated in the water resources report, each lot with an ADU will be served by a single water service and will not require upsizing for this purpose. The established water demand ratios within FAWWA are based on lot size. Because of this, the addition of ADUs to 135 lots does not increase the total residential water demand. If the DWR Guideline 2016-1 were applied to these units, the Villages units would still fall into the single-family use category.

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Upon completion of the Villages at Sterling Ranch PUD and Final Plat Amendment, the final landscaping plan was subsequently updated. This update added 6.01 acres of common area passive irrigation and resulted in an additional 6.01 acre-feet per year of water demand on the central water system. This addition of passive irrigation brings the net total of water demand to 73.21 acre-feet per year. This represents an increase of 5.57-acre feet (8.23%) from the previously approved plan to the amended plan.

We respectfully request that FAWWA allocate the additional 5.57 acre-feet of water to support the updated landscaping and irrigation requirements. The 5.57 acre-feet increase for Villages at Sterling Ranch Final PUD totals less than a 10% increase in total water commitment for the subdivision from the previous analysis.

Thank you,