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## COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

### LETTER OF INTENT

APRIL 2022, *REVISED OCTOBER 2022*

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#### OWNER:

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

#### APPLICANT:

CHALLENGER COMMUNITIES  
8605 EXPLORER DR. SUITE 250  
COLORADO SPRINGS, CO. 80920

#### CONSULTANT:

N.E.S. INC.  
ANDREA BARLOW  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
[abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)

#### SITE DETAILS:



incorrect this is a  
parcel

**TSN:** 5200000364; 5233000011; 5232400002; 5300000173

**ADDRESS:** VOLLMER RD

**ACREAGE:** 19.651 AC

**CURRENT ZONING:** RS-5000

**CURRENT USE:** VACANT

## REQUEST

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

1. A PUD Preliminary Plan for Sterling Ranch at Copper Chase; a 138 lot single family detached development.
2. A rezone from RS-5000 (Residential Suburban) to PUD (Planned Unit Development)
3. A Finding of water sufficiency with the Preliminary Plan and subsequent Final Plat to be approved administratively.
4. Deviations from ECM Sections 2.3.3.F.3, 2.5.2.C.4, 2.3.2 Table 2-7 and 2.52.C.3 in relations to the minimum tangent length between broken back curves, mid-block crossings, minimum centerline curve radius, intersection spacing and mid-block curb ramps
5. PUD modification to LDC 8.4.4.E.3 for private roads not built to County Standards and LDC 8.4.4.E.2 requesting a waiver to allow for private roads

## LOCATION

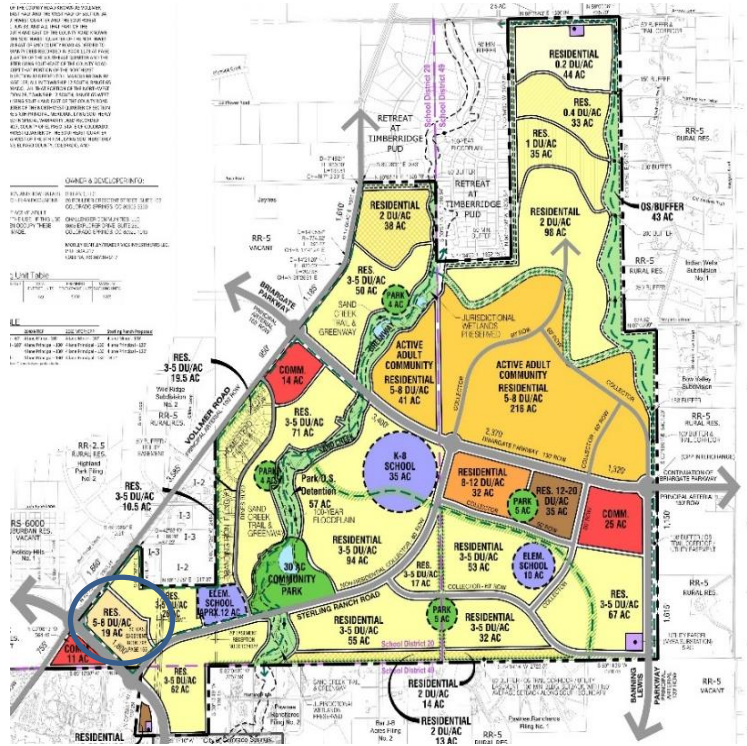
Copper Chase at Sterling Ranch is 19.6514 acres located east of the intersection of Marksheffel Road and Vollmer Road. The property is currently vacant, undeveloped land. The property is located southeast of the intersection of Vollmer Road and the proposed extension of Marksheffel Road.



## PROJECT CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Copper Chase area is identified on the Sketch Plan with a density range of 5-8 du/acre. Vollmer Road is to the North. To the northeast is an area designated as 3-5 du/acre. To the southeast is residential 3-5 du/acre, and to the southwest is 11 acres designated for commercial.

Existing zone on site is RS-5000 with proposed rezone to PUD. The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.



## PROJECT DESCRIPTION

The project proposes 138 single family detached units on 19.65 acres, for a proposed density of 7 dwelling units per acre. The lots front and are entered from the three streets, Blue Feather Point, Salt Fork Point, and Lost Trail Point. The project proposes a 5-foot side, a 20-foot front, and 15' rear setbacks are provided on all lots. The minimum lot area is 3,200 square feet.

A finding of water sufficiency is requested with the Preliminary Plan and the administrative approval of subsequent final plats.

**COMPATIBILITY/TRANSITIONS:** The site is surrounded by residential development, or vacant land zoned for residential. To the east is vacant land zoned RR-5. To the north are RR-2.5 lots. Sterling Ranch is to the west, zoned RS-5000.

**ACCESS AND CIRCULATION:** A full-movement access is provided at the intersection of Alzada Drive and Outcrop Point. A ¾ movement access is provided at the intersection of Bynum Drive and Salt Fork Point. Alzada Drive and Bynum Drive are both planned to be constructed as Urban Local streets as part of Sterling Ranch Filing No. 2.

**TRAFFIC:** A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Copper Chase at Sterling Ranch, which incorporates subsequent analysis related to traffic estimates generated by buildout of Sterling Ranch

Phase I and Phase II, and The Retreat at Timber Ridge. Sterling Ranch Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1.

**AIR QUALITY:** The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Rd, E Woodmen Rd, and Highway 24, providing shorter travel time to employment and commercial facilities.

**WATER:**

This development will be served by FAWWA, which is the overall service entity for Sterling Ranch and other adjacent properties. Copper Chase at Sterling Ranch includes 138 lots which fall into high-density development ratios for small lots, and roughly 1.368 acres of irrigated landscaping. The resulting water demand is 52.13 acres feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 YRs.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of 5,387 SFE. This leaves a net excess of currently available water of 1037 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One (which includes Copper Chase) on the 300-year basis.

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 2021, the system had approximately only 300 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. In addition to adding off-site sources, potential, additional supplies include renewable

resources and/or regional projects bringing new water to the area 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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

**WASTEWATER:** The wastewater commitment is for 23,736 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from Cooper Chase represents roughly 2.35 % of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has more than adequate wastewater treatment capacity to provide service to Copper Chase. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

**NOISE:** The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in December of 2021 is included with this submittal. The Noise Study found that with a minimum 6-foot-high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be a rigid material, with a density of at least four pounds per square foot. It identifies a 6-foot sound wall adjacent to Marksheffel Road and Vollmer Rd to address this recommendation.

**WILDLIFE:** Wildlife that has been viewed on the site and surrounding areas including rodents, deer, and carnivores. Potential for several species of mammals, rodents, fish, and vegetation is possible but unlikely to be impacted by the project. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

**FLOODPLAIN:** This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0529G, effective 12.07.2018.

**GEOLOGIC HAZARDS:** The site was found to be suitable for development. 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. No basements or slab on grade are allowed in this development; at this location a foundation depth of 30 inches is recommended. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Swales should be created to intercept surface runoff and carry it safely around and away from structures. Specific foundation recommendations should be made after grading is completed. A map of the hazard areas

and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

**WILDFIRE:** The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk near the northeast corner. **this is not correct- its being returned and other locations proposed**

**SCHOOLS:** Two school sites are identified on the Sketch Plan within the District 20 boundary. The Branding Iron Filing 2 Plat 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 Branding Iron school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable. A second 35-acre K-8 school site located east of the Sand Creek Channel on Briargate Parkway is identified on the Sketch Plan and is anticipated to serve this development in the future.

**TRAILS AND OPEN SPACE:** The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development.

Copper Chase includes 3.64 AC of open space in 10 tracts, which equated to 18.5% of the 19.65 AC site. Tract H is a centralized park with provides 1.39 AC of contiguous usable open space, which equates to 38% of the total 3.64 AC of open space. Safe pedestrian connections are provided through the open space areas to provide connectivity through the Copper Chase community, to the park and to the external sidewalk and trails.

**DRAINAGE:** The drainage improvements associated with the Copper Chase at Sterling Ranch are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch. 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 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. The utility commitment letters are submitted with this application.

**DISTRICTS SERVING THE PROPERTY:**

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

**PUD MODIFICATIONS:**

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits in Chapter 4.2.6.F.2.h – which allow for the creation a more livable environment, more efficient pedestrian system, and provision of additional open space (19% open space provided).

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
<b>1</b>	ECM Section 2.5.2.C.4	<b>Mid-block crossings</b>	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Blue Feather Point exceeds 600 feet without a mid-block crossing.	The deviation is being requested in order to promote a reasonable sidewalk layout to accommodate pedestrian traffic from a logical access point that is considered comparable or superior to that of the ECM standards.
<b>2</b>	ECM Section 2.3.3.F.3	<b>Broken Back Curves</b>	Minimum tangent length between broken back curves (200')	Blue Feather Point 101' minimum tangent length between broken back curves	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family and open space land uses on an irregularly shaped infill development parcel.
<b>3</b>	ECM Section 2.3.2, Table 2-7	<b>Minimum Centerline Radius &amp; Intersection Spacing Standards</b>	Minimum centerline radius (200') and minimum intersection spacing standards (175') for urban local roadways	125' Minimum Centerline Radius and 134' Minimum Intersection Spacing	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family land uses on an irregularly shaped infill development parcel.

4	ECM Section 2.5.2.C.3	<b>Mid-Block Ramps on Local Roadways "T" Intersections</b>	All "T" intersections shall have a minimum of four curb ramps	2 PED ramps at Blue Feather Point and Lost Trail Point northeastern intersection. 2 PED ramps at Blue Feather Point and Salt Fork Point northeastern intersection. 2 PED ramps at Blue Feather Point and Blue Feather Point intersection.	Promote safer pedestrian circulation paths that function similar to or superior to that of the ECM standards and responds to market demands of lot density and various site constraints.
5	LDC Chapter 8.4.4.E.2	<b>Private Roads Require Waiver</b>	Use of private roads shall be limited	Private roads to serve only this subdivision.	Private roads allow more flexibility for the development to accommodate a smaller product that provides diversity in housing choices and increases usable open space within the development

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. In this area of development for the 138 lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing that the current attached sidewalks and open space trail connections wont already facilitate.

Section 2.3.3.F.3 of the ECM states that 200 feet is the minimum tangent length between broken back curves. Along Blue Feather Point the minimum tangent length between broken back curves is 101 feet to create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family and open space land uses on an irregularly shaped infill development parcel.

Section 2.3.2, Table 2-7 of the ECM states that 200 feet is the minimum centerline radius and 175 feet is the minimum intersection spacing for urban local roadways. Along Blue Feather Point the minimum centerline radius is 125' and the minimum intersection spacing is 134 feet. The design of Blue Feather Point creates a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family land uses on an irregularly shaped infill development parcel.

ECM Section 2.5.2.C.3 of the ECM states that all "T" intersections shall have a minimum of four curb ramps. Two curb ramps are proposed at the northeastern intersections of Blue Feather Point and Lost Trail Point, Blue Feather Point and Salt Fork Point and Blue Feather Point and Blue Feather Point. This curb ramp placement promotes safer pedestrian circulation paths that function similar to ECM standards.



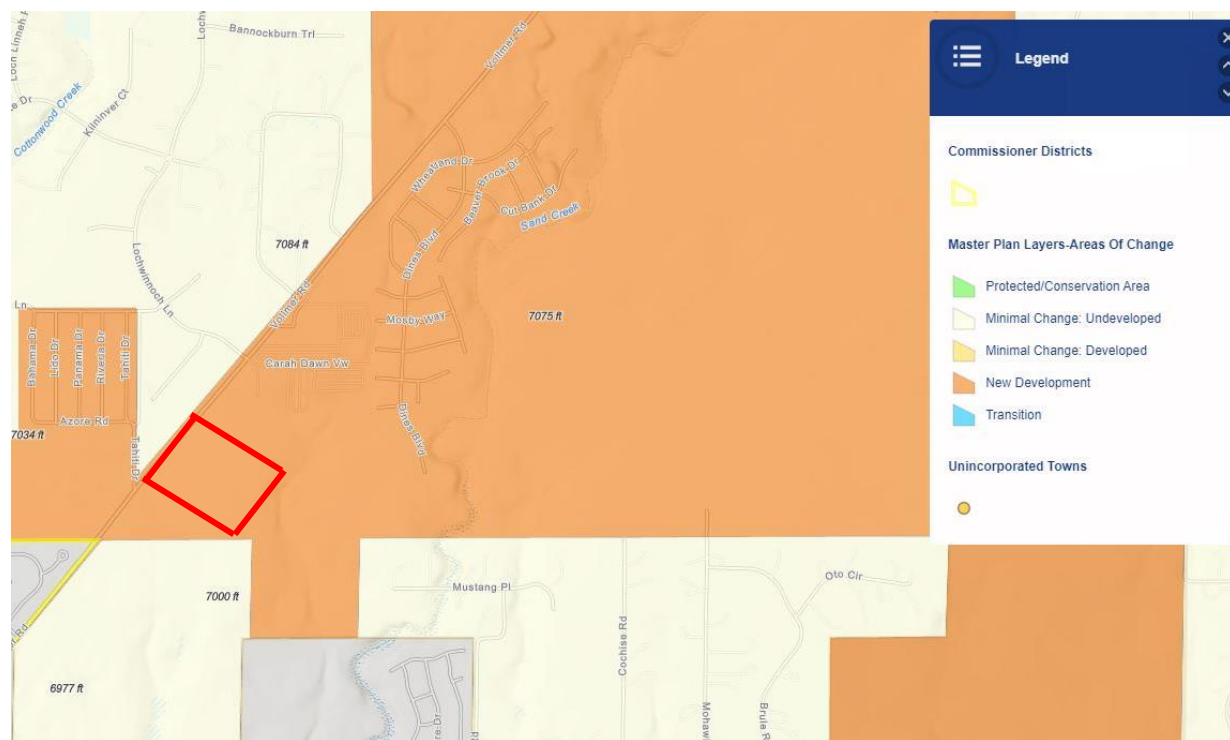
## RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County Plans for Sterling Ranch are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master 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. 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.

### **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 while supporting multi-family, neighborhood commercial, and parks. The Copper Chase at Sterling Ranch PUD Preliminary Plan proposes 138 single family detached residential units, which aligns with this placetype. This plan also aligns with the curvilinear pattern of streets that characterizes the suburban residential 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 land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development. Copper Chase is presently an undeveloped portion of the County that is adjacent to a built out area and will be developed to match the character of that adjacent development.



The PUD Preliminary Plan is also 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” and goal 1.3, “encourage a range of development types to support a variety of land uses.” Copper Chase supports a variety of single-family housing choices in the localized area while preserving single family characteristics of the nearby developments such as Single Ranch Filing No. 2 and Sterling Ranch Filing No. 4. The proposed layout provides over 19% open space, connection to Sterling Ranch Trails and Open Spaces and detached single family housing.

Copper Chase 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.” Copper Chase proposes a smaller detached single family residential product type that is complimentary to the proposed single family residential uses within Sterling Ranch. This development proposes detached single-family housing that is similar to the immediately adjacent developments of Sterling Ranch Filing No. 2 and Sterling Ranch Fil. No. 4.

Transportation & Mobility core principals and goal 4.2, “ Promote walkability and bikability where multimodal transportation systems are feasible” and Community Facilities & Infrastructure and goal 5.1, “ Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life,” are supported by Copper Chase. This development is connected to the Sterling Ranch Phase I Preliminary Plan which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of open spaces, trails and parks. A proposed community trail runs along Marksheffel Road on the south side of the development connecting to the Sterling Ranch open space/trail network and 4.8 AC park in the northwest corner of Sterling Ranch Filing No. 4. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. This is reflected by Copper Chase’s adjacency to a 4.8 AC park within Sterling Ranch.

#### **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.*

This development will be served by FAWWA, which is the overall service entity for Sterling Ranch and other adjacent properties. Copper Chase at Sterling Ranch includes 138 lots which fall into high-density development ratios for small lots, and roughly 1.368 acres of irrigated landscaping. The resulting water demand is 52.13 acres feet.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of

5,387 SFE. This leaves a net excess of currently available water of 1037 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One (which includes Copper Chase) on the 300-year basis.

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 2021, the system had approximately only 300 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. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

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.”

Copper Chase will be centrally serviced by FAWWA which will become the overall service entity, for not only the Sterling Ranch Metropolitan District, but the Retreat and the future ranch as well. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This is consistent with the historic needs of nearby developments.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 YRs. FAWWA currently has a total supply of 1901.83 acre-feet. This leaves a net excess of currently available water of 1037.64AF over 300years; thereby creating a more than sufficient water supply to meet the needs of Sterling Ranch East Phase one on the 300-year basis.

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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

#### **2040 MAJOR TRANSPORTATION CORRIDOR PLAN**

The 2040 Functional Classification map shows adjacent roads Vollmer and Black Forest Roads as minor arterials. Woodmen Road is an expressway.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the county road capacity improvements to Vollmer Rd between Marksheffel Rd and Stapleton Drive. There will be rural county road upgrades to Vollmer Rd north of the site. The extension of Briargate Parkway will add a new roadway connection just north of the site. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected a minor collector by 2040.

#### **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 Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and

to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development. The Copper Chase PUD Development/Preliminary Plan includes internal pedestrian connections to provide access through the development and to the external trails and amenities within Sterling Ranch.

### **PROJECT JUSTIFICATION**

Chapter 4.2.6.D 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. The PUD/Preliminary Plan for Copper Chase at Sterling Ranch is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.D & 4.2.6.E of the LDC as follows:

#### **1. The proposed PUD District zoning advances the stated purposes set forth in this Section;**

The Copper Chase at Sterling Ranch PUD will advance the following purposes of the PUD District designation:

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*

The proposed smaller lot residential development is meeting a need and demand for more attainable housing product.

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

The Copper Chase at Sterling Ranch PUD includes smaller lots that require more design flexibility than afforded by standard zoning districts.

- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*

The growing demands of the local population are for smaller homes that are more affordable and have less maintenance. The Copper Chase at Sterling Ranch PUD provides the flexibility to provide a housing product that meets this demand.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities.

**2. The application is in general conformity with the Master Plan;**

The relevant County Plans for Copper Chase at Sterling Ranch PUD are the Your El Paso County Master Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. Copper Chase at Sterling PUD is in general conformity with these plans as described above.

**3. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;**

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. The proposed subdivision of residential lots is consistent with the County Master Plan and provides a transition between the surrounding single-family lots to the north and east and future commercial to the south.

**4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.

**5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

The development provides a transitional use of a higher density single-family detached that provides a buffer from the commercial to the lower density residential.

**6. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The units are limited to 35-feet, which is compatible with the surrounding existing and proposed development. The proposed development is buffered from future commercial to south by Mark Sheffel Road and associated landscaping, a noise wall and landscaping is proposed along Vollmer Road on the northwest and the site is buffered by landscape tracts associated with Sterling Ranch Filing No. 2 on the east.

**7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved.

**8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

Copper Chase includes 3.64 AC of open space in 10 tracts, which equated to 18.5% of the 19.65 AC site. Tract H is a centralized park with provides 1.39 AC of contiguous usable open space, which equates to 38% of the total 3.64 AC of open space. Safe pedestrian connections are provided through the open space areas to provide connectivity through the Copper Chase community, to the park and to the external sidewalk and trails. These trails provide access to walking and biking opportunities within the broader Sterling Ranch community.

**9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

The Traffic Impact Memo demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

**10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Vollmer. There are no environmental features within the site.

**11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

There are no mineral rights owners on this property.

**12. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**

PUD deviations are requested of the Engineering Criteria manual Section 2.5.2.C.4, 2.3.3.F, 2.3.2 Table 2-7 and 2.5.2.C.3. The justification for these is set out above. The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in

Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

**13. The owner has authorized the application.**

Yes.

**PUD Preliminary Plan**

The Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

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

See above analysis.

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

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing diversity in a developing area. The site provides a transition from the proposed commercial and intersection to the proposed lower density residential to the north and east.

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

The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.

**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 the Sterling Ranch Metropolitan District and the 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.**

The wastewater commitment is for 23,736 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from Cooper Chase represents roughly 2.35 % of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has



more than adequate wastewater treatment capacity to provide service to Copper Chase. Public sewage disposal is further addressed in the Wastewater Report prepared 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)];**

The site was found to be suitable for development. 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. No basements or slab on grade are allowed in this development; at this location a foundation depth of 30 inches is recommended. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Swales should be created to intercept surface runoff and carry it safely around and away from structures. Specific foundation recommendations should be made after grading is completed. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

**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 Drainage Report prepared by M&S Civil. The drainage improvements associated with the Copper Chase at Sterling Ranch are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch. 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.

**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 private streets. Deviations and PUD modifications have been submitted for the private streets.

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

**a. Incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

There are no natural physical features on the site. More than sufficient open space is provided to meet the PUD 10% open space requirement.

**b. 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 provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project and connect to the surrounding Sterling Ranch trails and open space.

**c. Incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

The site is surrounded by landscape tracts that are part of this project and in Filing 2 along Marksheffel Road and Vollmer Road, as required by the LDC and the Sterling Ranch Sketch Plan.

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

There are no environmentally sensitive areas on the property.

**e. 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;**

The Traffic Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding County Roads as identified through the Sketch Plan process and the Phase 1 Preliminary Plan. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

Water and sanitary service is provided by the Sterling Ranch Metro District. Natural gas is provided by Colorado Springs Utilities. The required will serve letters are included with this submittal.

**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 Protection District. A service commitment letter from the District is included with the 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, subject to the PUD modification and deviation requests.

### **PUD Modifications**

Section 4.2.6.F.2.h of the LDC requires that, in approving a PUD modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- *Preservation of natural features;*
- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

The proposed PUD modifications and ECM deviation support a smaller product type supportive of diverse housing choices within the area. These smaller lots create additional open space to provide a total of 3.64 AC of open space, including a 1.39 AC park. A safe and efficient pedestrian system is proposed to provide circulation and connection to open space both within the development and to Sterling Ranch Open Space and Trail system. In sum these modifications allow for a more livable environment with over 18.5% (3.64 AC) of open space, safe pedestrian connections and adds to the diversity of housing choices in the Sterling Ranch community.

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# Letter of Intent\_v2.pdf Markup Summary 11-14-2022

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