

STERLING RANCH EAST RS-5000 MAP AMENDMENT (REZONING)

LETTER OF INTENT

JUNE 2022

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

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: **5200000547**, 5200000552, 5200000553, 5200000554, 5228000037, 5228000038, 5233000015, 5233000016, 5233000017, 5233000018

ACREAGE: 306.971 ACRES

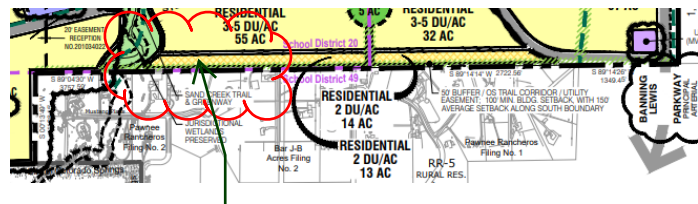
CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

PCD FILE #: **P-22-012**

REQUEST

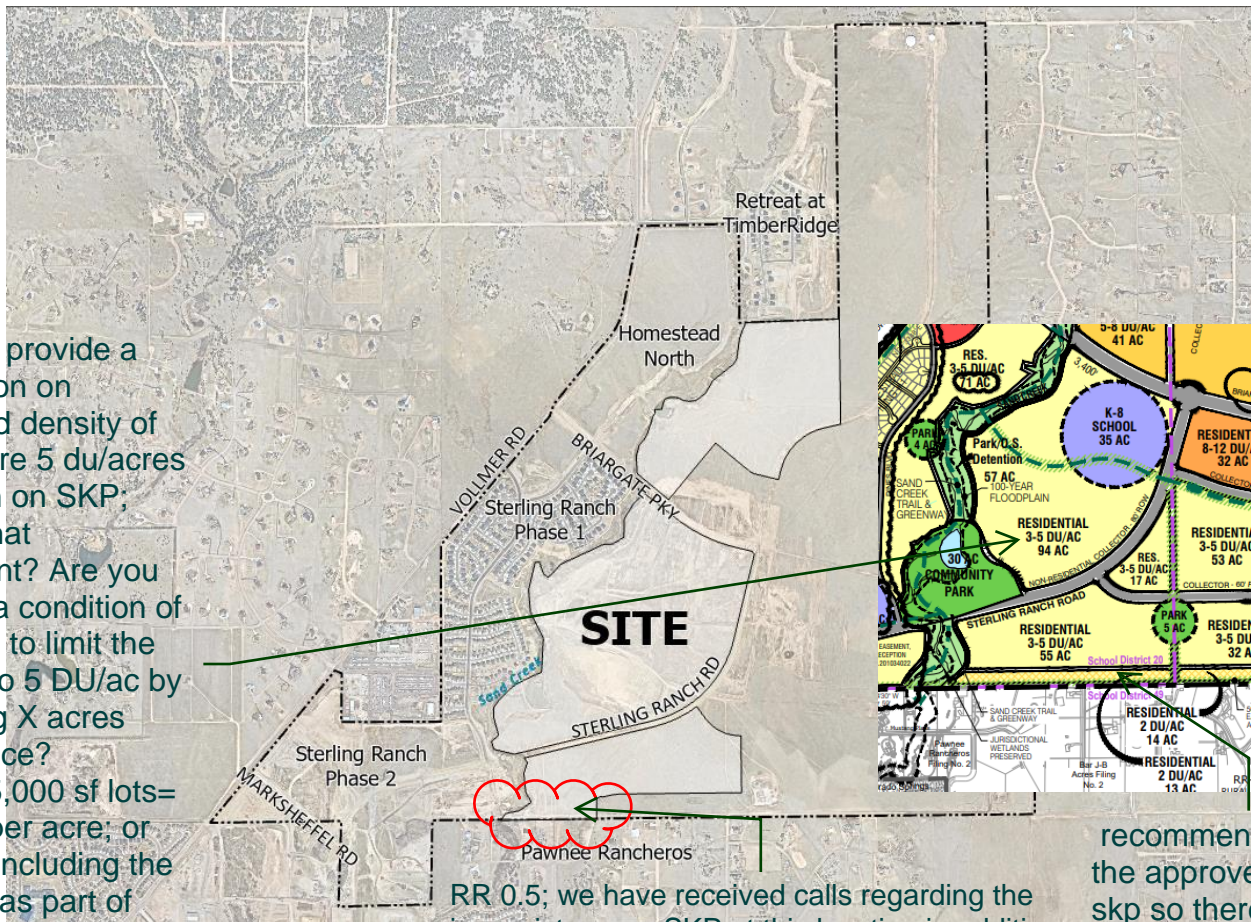
N.E.S. Inc. on behalf of Classic Consulting requests approval of a Map Amendment (Rezoning) from RR-5 to RS-5000.



this area is to be
RR0.5 per SKP

LOCATION

The Sterling Ranch East RS-5000 rezone area includes 306.971 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies north and south of the proposed extension of Briargate Parkway and north, west and south of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Retreat at TimberRidge development lies immediately to the north. The remainder of the Sterling Ranch property is situated to the east and south. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south.



Can you provide a discussion on proposed density of 8.7 where 5 du/acres is shown on SKP; how is that consistent? Are you proposing a condition of approval to limit the density to 5 DU/ac by providing X acres openspace? 43,560/5,000 sf lots= 8.7 DU per acre; or are you including the channel as part of that calculation to be openspace...

RR 0.5; we have received calls regarding the inconsistency w SKP at this location in addition to requests for wall to separate Pawnee and mustang Ranches from Sterling Ranch.

recommend inserting the approved 2018 skp so there is context for the reader

PROJECT DESCRIPTION & CONTEXT

The Sterling Ranch East map amendment request is for a zone change from RR-5 to RS-5000 for approximately 306.971 acres. The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed rezone as primarily residential at a density of 3-5 du/ac per acre. The area north of Briargate is identified in the approved Sketch Plan as an Active Adult Community with a residential density of 5-8 du/ac. A 35-acre school site and a community park are also included in the rezone area. A Sketch Plan Amendment is concurrently under review which removes the Active Adult Community designation to the north of Briargate and reduces the density of the are within the proposed RS-5000 rezone area to 3-

5 du/ac. This amendment also relocates a 12-acre school site from the west side of Sand Creek to the east side of Sand Creek within the proposed RS-5000 rezone. The school relocation was at the request of and following discussion with School District 20. The proposed RS-5000 zoning is consistent with the densities on the Sterling Ranch Sketch Plan. Inclusion of the supporting school and park sites within the rezone area is also consistent with the Sketch Plan.

Sterling Ranch Phases 1 and 2, to the west of Sand Creek and south of Briargate Parkway are zoned RS-5000. This area is partially built-out and occupied, with the remainder either platted or preliminary planned for residential development. A 19 Ac parcel (Copper Chase) at the east corner of Marksheffel Road and Vollmer Road, is currently under review for a rezone to PUD for residential to match the 5-8 du/ac proposed in the approved Sketch Plan. To the west of Sand Creek and north of Briargate Parkway is Homestead North at Sterling Ranch Filings Nos. 1 and 2 which are zoned RS-6000. The proposed rezoning of the remaining Homestead North Filing No. 3 to RS-6000 is also under review with the County.

To the east is vacant land within Sterling Ranch designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, a school site, and neighborhood parks. Directly north is the Retreat at Timber Ridge, zoned PUD. Phase D of the development is adjacent to the north boundary of the rezone area and includes lots with a minimum size of 12,000 sq. ft.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south. The approved Sketch Plan includes a 2 du/ac density and buffer between the proposed suburban development in Sterling Ranch and the existing rural residential lots to the south. This area is not within the currently proposed RS-5000 rezone area. A concurrent application is under review to rezone this 29.9-acre area from RR-5 to RR-0.5, consistent with 2 du/ac identified on the Sketch Plan.

adjust rezone map,
legal etc

The zone change to RS-5000 is compatible with the existing RS-5000 zoning to the west and provides a transition between the PUD zoning to the north, the RS-6000 zoning to the northwest and the RR-0.5 proposed to the south, to the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway. This rezone continues the suburban density approved in Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.

name of PUD and whats the density of PUD? The PUD
could be 2 acre lots; the reader doesnt know

UTILITIES: Water and wastewater will be provided by the Sterling Ranch Metropolitan District. The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of both Black Hills Energy and Colorado Springs Utilities for natural gas supply.

FLOODPLAIN: Areas along Sand Creek on the western boundary of the site are located in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018), indicating an approximate one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly within the open space/park areas proposed along Sand Creek. The remainder of the site where development is planned is not located in a flood hazard zone, indicating that flood risk for the majority of the site is deemed by FEMA to be 'minimal'.

WETLANDS: The adjacent Sand Creek drainageway includes jurisdictional wetlands and Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This proposed

rezone area does not impact the main Sand Creek Channel or existing wetlands. As part of the concurrent Preliminary Plan application, the east side of the channel is incorporated as part of the open space and trail system for Sterling Ranch.

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

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 along the east side of the site, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Black Hills Energy - Gas
- Sterling Ranch Metro District – water and wastewater
- Black Forest Fire Protection District

PROJECT JUSTIFICATION

The request is consistent with the criteria in Section 5.2.5.B for a Map Amendment (Rezoning) as follows:

- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

The relevant County master plan documents for the Map Amendment (Rezone) are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The proposed RS-5000 zoning, which will accommodate

densities of less than 5 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics.

 [See density discussion comment](#)

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded and will supply water and wastewater services.

In the Areas of Change chapter of the County Master Plan, the area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The proposed RS-5000 zoning will implement this transformation through new development that is consistent with the densities for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." The proposed RS-5000 zoning is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.

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.

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1975 SFE in the Sterling Ranch Service Area. The total Sterling commitments stand at 858.87 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 161.48 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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 FAWWA 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.

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.

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. It is possible that future agreements could be made.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development and will be facilitated by this rezone. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

The proposed rezone area is on the edge of a zone identified for a potential regional park on the Parks Master Plan. This need has been met by the new Falcon Regional Park in Meridian Ranch to the east. The rezone area will include the Sterling Ranch community park and other smaller neighborhood parks to serve residents. These parks will be owned and maintained by the Sterling Ranch Metropolitan District.

this is a ways away

how many parks acreage are planned within this rezone area; is there a regional trail at creek?

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of

Sterling Ranch, although multiple local trails will be included for circulation and recreational use through the rezone area. These trails will be owned and maintained by the Sterling Ranch Metropolitan District.

2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. §30-28-111 §30-28-113, AND §30-28-116;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS;

proposed PUD named ___ density of X
The zone change to RS-5000 is compatible with the existing RS-5000 to the west and provides a transition between the PUD zoning to the north, the RS-6000 zoning to the northwest and the RR-0.5 proposed to the south, to the higher density areas of Sterling Ranch that are concentrated along Briargate Parkway. This rezone continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.
mention that a requested for the RR0.5 is concurrent to buffer the RR5 from this RS5000

4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.

Future development of this portion of the property will meet the use and dimensional standards for the RS-5000 zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for proposed residential density and it provides a transition between residential use types. The project has adequate access to Vollmer Road and Briargate Parkway and has access to adequate utilities.

via sterling Ranch road