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## **HOMESTEAD NORTH FILING NO. 3 PRELIMINARY PLAN**

### **LETTER OF INTENT**

**AUGUST 2022**

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**OWNER:**

SR LAND LLC  
20 BOULDER CRESCENT, STE 103  
COLORADO SPRINGS, CO 80921

**APPLICANT:**

SR LAND LLC  
20 BOULDER CRESCENT, STE 103  
COLORADO SPRINGS, CO 80921

**CONSULTANT:**

N.E.S. INC.  
ANDREA BARLOW  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
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**SITE DETAILS:**

**TSN:** 5228000030 & 5228000038

**ACREAGE:** 40.8271 ACRES

**CURRENT ZONING:** RR-5

**CURRENT USE:** VACANT LAND

**PCD FILE #:**

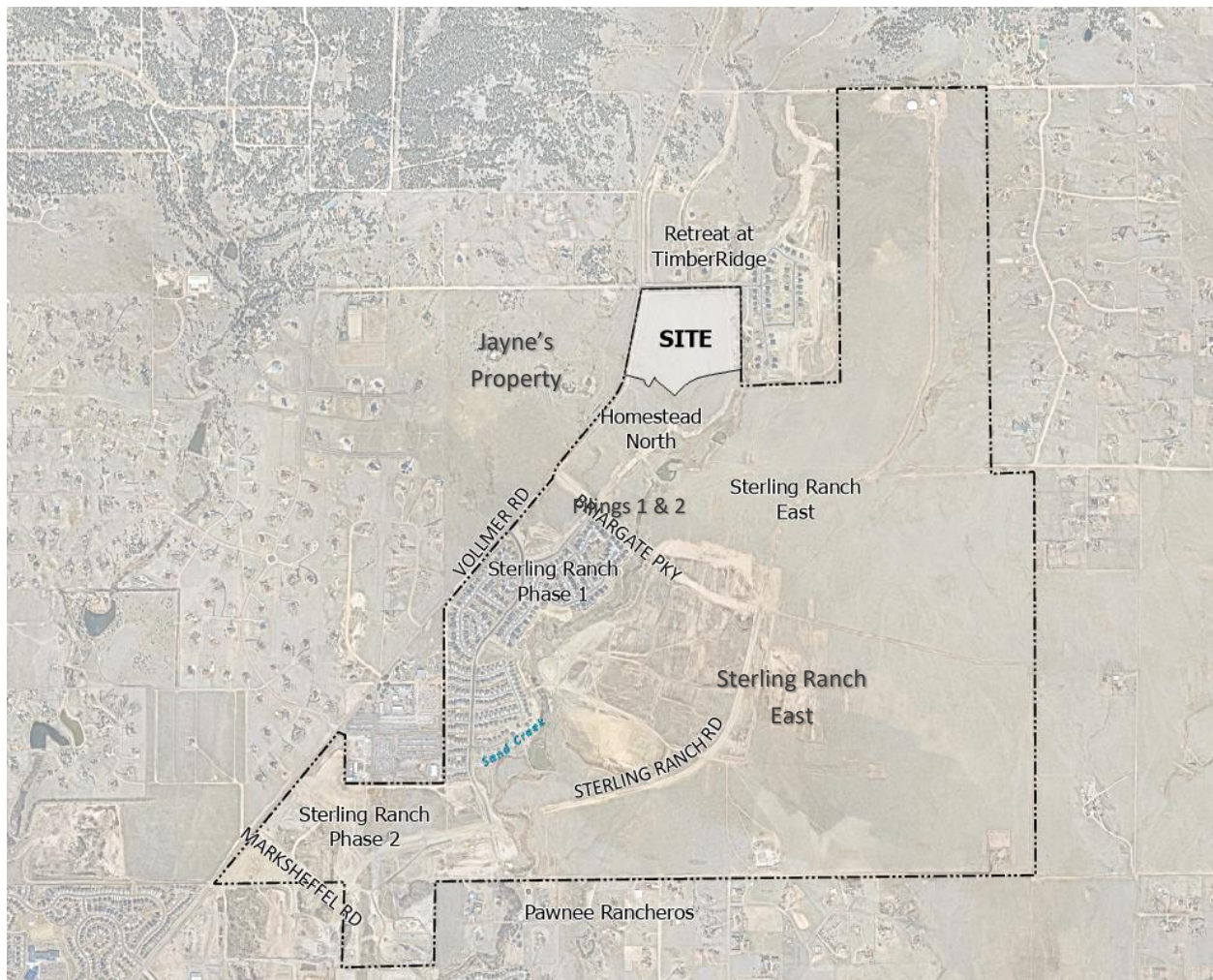
### **REQUEST**

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

1. Homestead North Filing 3 Preliminary Plan; a 77 single-family lot development.
2. A Finding of water sufficiency with the Preliminary Plan and subsequent Final Plat to be approved administratively.

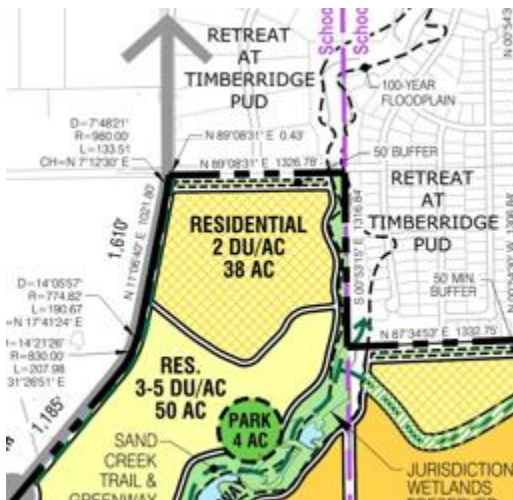
## LOCATION

Homestead North Filing No. 3 Preliminary Plan includes 40.8271 acres and is part of the overall Sterling Ranch master planned community. The property lies east of Vollmer Road, west of the Sand Creek channel, and north of the proposed extension of Briargate Parkway. The Retreat at TimberRidge development lies immediately to the north of the site and to the east of Sand Creek. The lots immediately to the north have been platted as 2.5 acre lots to provide a transition to the 5-acre lots in the Black Forest further north. The lots on the east side of Sand Creek are planned at a minimum lot size of 12,000 sf. To the west of Vollmer Road is the Jayne's property. This property is currently zoned RR-5 but a Sketch Plan is presently under review to change the land use to suburban density development. To the south is the recently approved Homestead North Preliminary Plan area for which two separate Final Plats are under review (Homestead North Filings No. 1 and No. 2). This area is zoned RS-6000, providing a 6,000 sf minimum lot size. The remainder of the Sterling Ranch property is situated to the east and south.



## PROJECT DESCRIPTION & CONTEXT

The property is currently zoned RR-5. A rezone of the property to RS-6000 has been submitted concurrently for review. Homestead North Filing No. 3 Preliminary Plan includes 77 single-family lots, 7.1071 acres of road right-of-way, and 11.77 acres of tracts and open space. The open space areas include a Regional Trail adjacent to Sand Creek through this development and other local trails will be included for circulation and recreational use. Neighborhoods parks are proposed in tracts B and C. The Preliminary Plan includes a 50-foot landscape tract along Vollmer Road and a 40' right-of-way dedication along Vollmer Road for future road widening. Lot building setbacks, heights and lot coverage will meet the RS-6000 standards. A 50-foot buffer is provided along the northern boundary adjacent to Poco Road. The lots adjacent to Poco Road are all a minimum of 0.5 acres.



The approved Sterling Ranch Sketch Plan identifies this site as Residential with a maximum density of 2 du/ac. The Preliminary Plan has a total acreage of 40.8271 acres and proposes 77 single-family residential lots, which equates to a density of 1.88 du/ac. The Preliminary Plan is therefore consistent with the approved Sketch Plan.

## COMPATIBILITY/TRANSITIONS:

This Preliminary Plan continues the suburban density approved in Homestead North Filings 1 and 2, the eastern portion of the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area. The Preliminary Plan includes a range of lot size, with larger half-acre lots and a 50-foot buffer along the northern boundary, which then transitions to lots ranging from 8,939 sf to 18,041 sf, with an average lot size for the subdivision of 12,200 sf or 0.28 acres. This buffer and the gradual decrease in lot size from north to south provides an appropriate transition from the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south. The average lot size is also compatible with the 12,000 sf minimum lot size in the Retreat at TimberRidge on the east side of Sand Creek.

While the Jayne's property to the west of Vollmer Road is currently zoned RR-5 for rural residential lots, a Sketch Plan is currently under review to change the land use to suburban density development of a similar density and lot size to that being proposed with this Preliminary Plan.

**TRAFFIC:** A Traffic Impact Analysis, prepared by LSC Transportation Consultants, is included in this submittal. Access to Filing 3 is via extensions of Aspen Valley Road and Billy Clairborne Dr. from Filing 2 and via an extension of Aspen Valley Road from the Retreat at TimberRidge to the north. All roads within the subdivision are urban local residential roads with a 50-foot public right-of-way. The lots will not have direct access onto Vollmer Road.

The Traffic Report concludes:

- Filing 3 will have access to Vollmer Road and Briargate Parkway via the access points approved as part of Homestead North Filings No.1 and No.2. These access points include a full-movement site access (Sam Bass Drive) to Vollmer Road about 1,410 feet north of Briargate Parkway and 1,370 feet south of Poco Road and an additional right-in-only access (Jane Kirkham Drive) to Vollmer Road 704 feet north of Briargate Parkway and about 704 feet south of Sam Bass Drive.
- An access is also planned to Briargate Parkway 750 feet east of Vollmer Road aligning with Wheatland Drive. In the short term, full-movement access will be allowed at this intersection, as only a half section of Briargate Parkway is planned to be constructed between Vollmer Road and Wheatland Drive. Once Briargate Parkway is widened to the full Principal Arterial cross-section and the roadway is extended east of Wheatland, the north leg serving Homestead North will be restricted to right-in/right-out only and the south leg will be restricted to three-quarter movements (left-in/right-in/right-out only).
- The plan shows an “internal” full-movement access to Poco Road about 675 east of Vollmer Road as part of the currently proposed Homestead North Filing 3.
- The proposed site-access points to Vollmer Road and Briargate Parkway are projected to operate at a satisfactory level of service as stop-sign-controlled intersections, based on the short-term and 2040 total traffic volumes and lane geometry.

**WATER:** Water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, provided by RESPEC/JDS Hydro, is included with this submittal. A finding of water sufficiency is requested with the Preliminary Plan and it is requested that the subsequent Final Plat be approved administratively. The expected water demand for Homestead North Filing No. 3 is 41.31 acre-feet. While there is currently a net deficit in available water, FAWWA has an additional contracted supply at Bar-X and at McCune Ranch that will be more than enough to meet the demands of this subdivision. By closing on these purchases, FAWWA has provided sufficient supply and infrastructure in the area to serve this development. A water commitment letter from FAWWA is included with this submittal.

**WASTEWATER:** Wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Wastewater, provided by RESPEC/JDS Hydro, is included with the Preliminary Plan submittal. The anticipated wastewater demand for Homestead North Filing No. 3 is 13,244 gal/day on an average daily-maximum monthly basis. This projected loading is 1.316 % of the contractual capacity available to FAWWA and therefore there is more than adequate wastewater treatment capacity to serve this subdivision. A wastewater commitment letter from FAWWA is included with this submittal.

**OTHER UTILITIES:** The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas supply. Will serve letters are included with the submittal.

**DRAINAGE:** The drainage improvements associated with Homestead North Filing No. 3 are consistent with the Master Development Drainage Plan for Homestead North at 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.

**FLOODPLAIN:** Areas along Sand Creek on the eastern boundary of the site are in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0535G, 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 much of the site is deemed by FEMA to be 'minimal'.

**WETLANDS:** The adjacent Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process with the US Army Corps of Engineers for impacts to this area. This proposed Preliminary Plan area includes a small portion of the Sand Creek Channel, which is incorporated as part of the open space and trail system for Sterling Ranch.

**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. Development of the site will reduce available wildfire fuels in this area.

**GEOLOGIC HAZARDS:** Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as potentially unstable slopes, low lying floodplain areas, seasonal shallow groundwater, expansive soils, and artificial fill. 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 Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., included in this submittal.

**SCHOOLS:** Homestead North Filing No. 3 is within Academy School District 20. Two school sites are identified on the Sterling Ranch Sketch Plan within the District 20 boundary. An elementary school site is proposed south of Sterling Ranch Road on the east side of Sand Creek. A 35-acre K-8 school site is located southwest of the intersection of Sterling Ranch Road and Briargate Parkway. The School District has indicated that these school sites satisfy the land dedication requirements for Sterling Ranch within District 20.

**TRAILS AND OPEN SPACE:** The Sterling Ranch master planned community includes a community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. The Homestead North Filing No. 3 Preliminary Plan provides 11.77-acres of neighborhood parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Homestead North

Filings 1, 2, and 3 are being planned as one community, with various park experiences provided throughout the area. Parks have been located so that residents have a short walk to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District. This Preliminary Plan proposes an easement for the construction of a County Regional Trail on the west side of Sand Creek through this development, which will provide trail connectivity through the Sterling Ranch community and beyond.

**DISTRICTS SERVING THE PROPERTY:**

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association
- Black Hills Energy - Gas
- Sterling Ranch Metro District
- FAWWA
- Black Forest Fire Protection District

**RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS**

**YOUR EPC MASTER PLAN**

The project site is denoted as a Suburban Residential placetype in the County Master Plan and is surrounded by this same placetype on all four sides (see Master Plan extract below). 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 Homestead North Filing No. 3 Preliminary Plan, which has a density of 1.88 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed parks and open space areas are consistent with the supporting land uses for this placetype.

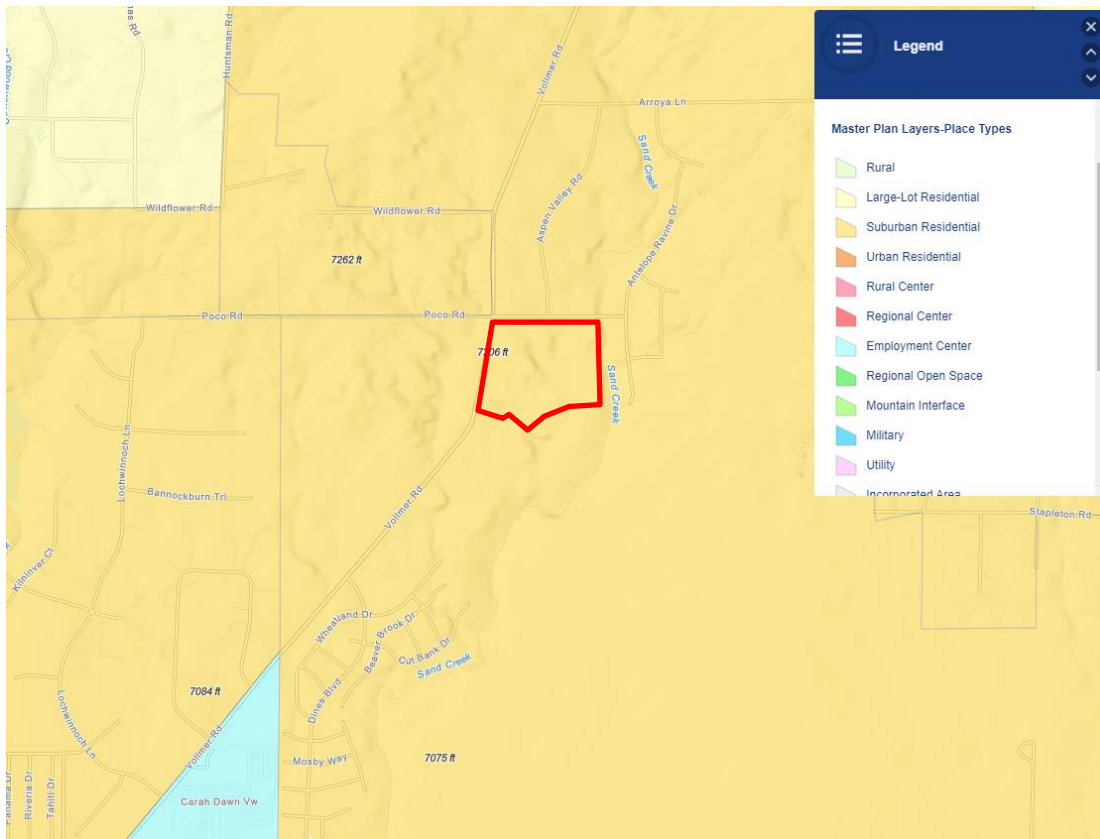
In the Key Area Influences chapter, this site is also designated as a Potential Area for Annexation. This is indicative of the sites' suburban character and need for centralized services. The owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District/FAWWA is already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

In the Areas of Change chapter of the County Master Plan, the parcel 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 Homestead North Filing No. 3 Preliminary Plan will implement this transformation through new development that is consistent with the densities and uses 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 Homestead North Filing No. 3 Preliminary Plan is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North Filings 1 and 2, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.



## WATER MASTER PLAN

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 Preliminary Plan will meet the following Goals of the Water 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.*

Sterling Ranch is an urban level development that will be served by centralized services provided by the Falcon Area Water and Wastewater Authority (FAWWA). The total Sterling Ranch commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. FAWWA has additional contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune Ranch, which is more than enough to meet the currently committed demands.

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 from McCune Water SR Water LLC and the Bar X Water. In addition to adding these 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 for system interconnections.

#### **EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

The MTCP identifies Vollmer Road adjacent to this Preliminary Plan being improved from a 2-lane rural road to a 2-lane urban minor arterial with a 100-foot right-of way by 2040. The current Vollmer Road right-of-way is 60-foot. The Preliminary Plan proposes a 40’ right-of-way dedication along Vollmer Road for this future road widening.



## **EL PASO COUNTY PARKS MASTER PLAN**

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 and a trail easement is identified on the Homestead North Filing No. 3 Preliminary Plan for the regional trail on the west side of the creek. The regional trail will be connected to local trails that will provide circulation, recreational opportunity throughout the subdivision, and will access to the neighborhood parks. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

## **PROJECT JUSTIFICATION**

The Homestead North Filing No. 3 Preliminary Plan is consistent with the Preliminary Plan approval criteria set forth in Chapter 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;**

As demonstrated above, Homestead North Filing No. 3 Preliminary Plan is in general conformance with the goals, objectives, and policies of Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan.

**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. The proposed subdivision of 77 residential lots, parks and open space provides a compatible and transitional land use from north to south between the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south.

The development will provide much needed new housing opportunities for existing and future County residents that is supported by an appropriate level of services, utilities, and recreational opportunities. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network.

**3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard or deviation from an Engineering Criteria Manual standard.

The approved Sterling Ranch Sketch Plan identifies this site as Residential with a maximum density of 2 du/ac. The Preliminary Plan has a total acreage of 40.8271 acres and proposes 77 single-family residential lots, which equates to a density of 1.88 du/ac. The Preliminary Plan is therefore consistent with the approved 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 (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**

Water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, provided by RESPEC/JDS Hydro, was included in the Preliminary Plan submittal. A request for a finding of water sufficiency is included with this Preliminary Plan and it is requested that the subsequent Final Plat be approved administratively. FAWWA has sufficient supply and infrastructure in the area to serve this development. A water commitment letter from FAWWA is included with this submittal.

- 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;**

Wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Wastewater, provided by RESPEC/JDS Hydro, was included in the Preliminary Plan submittal. The anticipated wastewater demand for Homestead North Filing No. 3 is 1.316 % of the contractual capacity available to FAWWA and therefore there is more than adequate wastewater treatment capacity to serve this subdivision. A wastewater commitment letter from FAWWA is included with this submittal.

- 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 such as artificial fill, potentially unstable slopes, expansive soils, subsidence, floodplain, and seasonal shallow groundwater. 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 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;**

These matters are addressed in the Drainage Report prepared by JR Engineering. Drainage improvements associated with the Homestead North Filing 3 are consistent with the Master Development Drainage Plan for Homestead North at 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. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. There are no off-site improvements associated with this Preliminary Plan as required off-site improvements have been addressed as part of Homestead North Filings No.1 and No.2. There are no deviations to ECM standards proposed with this Preliminary Plan.

**9. LEGAL AND PHYSICAL ACCESS IS 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 in the proposed subdivision have direct legal and physical access to a public right-of-way.

**10. 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 primary natural physical feature on the site is the Sand Creek channel, which is preserved and incorporated into the overall design for Sterling Ranch and this Preliminary Plan. This area will include a regional trail, landscaped open space areas and trail connections that will enhance the creek corridor. The subdivision includes two neighborhood parks in Tracts B and C that are accessible to all residents in the subdivision.

**(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;**

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation.

**(3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;**

Homestead North Filing No. 3 Preliminary Plan includes a range of lot size, with larger half-acre lots and a 50-foot buffer along the northern which then transitions to lots ranging from 8,939 sf to 18,041 sf, with an average lot size for the subdivision of 12,200 sf or 0.28 acres. This buffer and the gradual decrease in lot size from north to south provides an appropriate transition from the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south. The average lot size is also compatible with the 12,000 sf minimum lot size in the Retreat at TimberRidge on the east side of Sand Creek.

**(4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND**

The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This phase of development will not impact the main Sand Creek Channel or existing wetlands.

**(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;**

The Traffic Report prepared by LSC Consultants demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact the level of service of the existing surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans.

**11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

A fire protection report, traffic study and commitments letters for fire, electricity, natural gas, water and wastewater have been provided. Adequate access is provided to Homestead North Filing No. 3 via extensions of Aspen Valley Road and Billy Clairborne Dr. from Filing 2 and via an extension of Aspen Valley Road from the Retreat at TimberRidge to the north. The Preliminary Plan provides 11.77-acres of parks, open spaces and trails and an easement for the Sand Creek Regional Trail. This provides future residents with easy access to recreational facilities in the Sterling Ranch community. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

**12. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE.**

A fire protection report has been included with this submittal. Homestead North Filing No. 3 is within the Black Forest Fire Rescue Protection District. The proposed subdivision lies approximately 3.5 miles from Station No. 1 at 114455 Teachout Road. Current district locations provide a 99% five-mile response coverage, with significant overlap in the central portion of the district. All alarm responses are made within an eight-mile average for the district. As shown the in report, at full build-out, two district stations will adequately cover and serve all areas within the district. A Fire Commitment letter from the Black Forest Fire Rescue Protection District has been included with this submittal.

**13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.