
STERLING RANCH SKETCH PLAN AMENDMENT

IMPACT IDENTIFICATION STATEMENT

OCTOBER 2023

OWNERS:

CLASSIC SRJ LAND, LLC

2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

ARTESIA LOT HOLDINGS LLC

4400 STATE HWY 121, STE 410
THE COLONY, TX 75056

VANTAGE HOMES CORP

9540 FEDERAL DR, STE 100
COLORADO SPRINGS, CO, 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
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

REQUEST

simplify document, remove repeated info from LOI and focus on impacts please

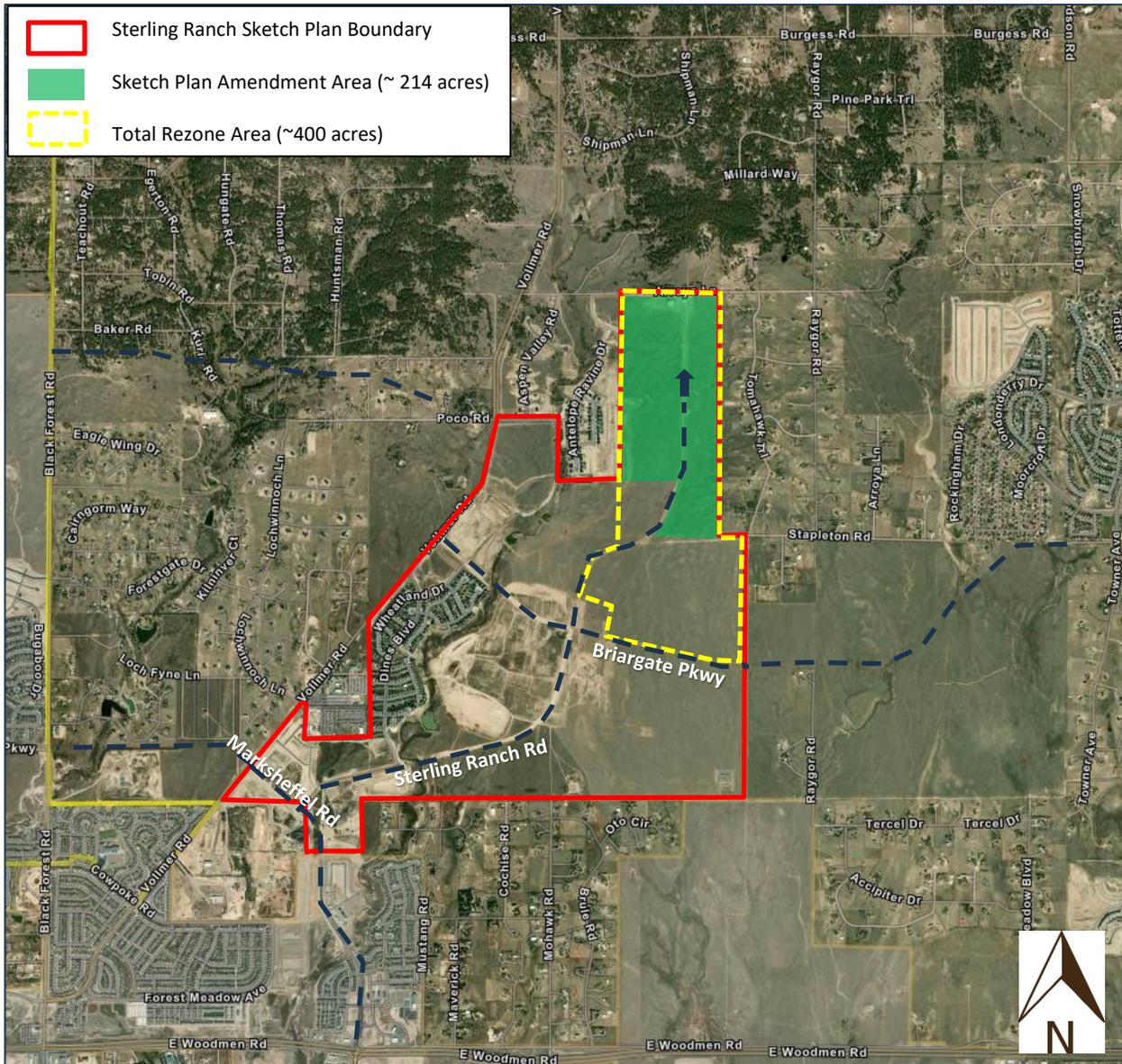
N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of an amendment to the approved Sketch Plan for Sterling Ranch to revise densities in the northern portion of the Sketch Plan area and minor corrections to reflect more accurate acreages.

This document provides the Impact Identification Statement required as part of the submittal requirements for a new Sketch Plan or major amendment to an existing Sketch Plan.

PROJECT LOCATION

The Sterling Ranch Sketch Plan consists of approximately 1,444 acres located east of Vollmer Road, south of Arroya Lane and west of Raygor Road. A new extension of Marksheffel Road from the City to Vollmer Road will cut across the southwestern corner of the Sketch Plan area. Briargate Parkway will bisect the property east to west and connect Vollmer Road to Stapleton Road to the east. Sterling Ranch Road will provide a southwest to northeast collector road connection from Marksheffel Road to Briargate Parkway, extending into the northern portion of the Sketch Plan area.

The proposed Sketch Plan amendment and rezone areas are in the portion of the Sketch Plan that lies north and east of the intersection of Briargate Parkway and Sterling Ranch Road. The Sketch Plan amendment area comprises approximately 214 acres and the three rezone areas comprises a total of approximately 400 acres.



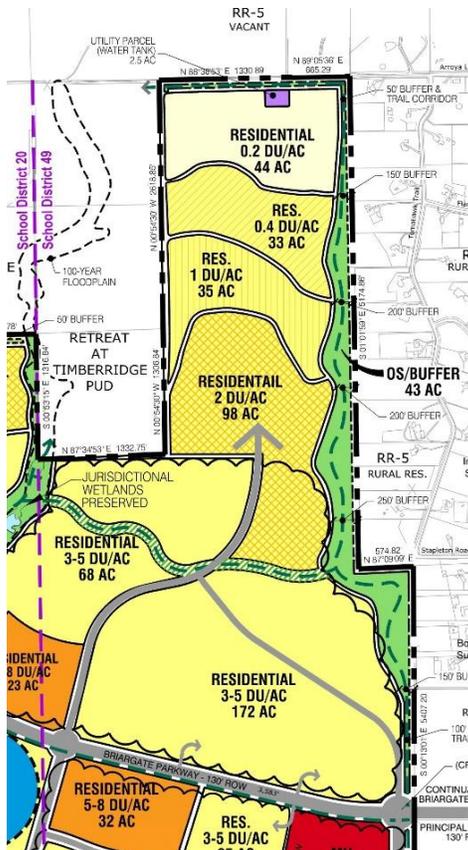
PROJECT DESCRIPTION

There are no changes to the overall approved Sketch Plan density cap of 4800 units proposed with this amendment. The Sketch Plan amendment proposes to change the densities in this northeastern section of the Sketch Plan to more accurately mirror the approved densities in the Retreat at TimberRidge, which was rezoned in 2017. The proposed changes to the Sterling Ranch Sketch Plan densities are as follows:

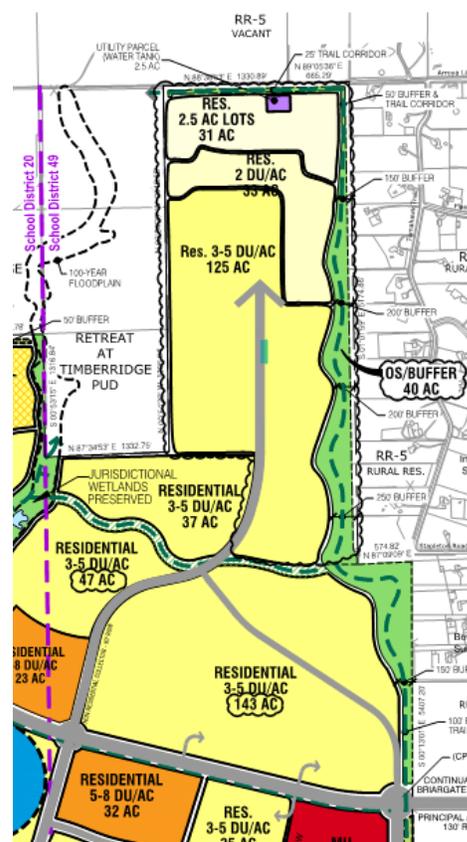
- 44 acres of 0.2 du/ac (5-acre lots) to 31 acres of 2.5 acre lots on the northern boundary adjacent to Arroya Lane
- 33 acres of 0.4 du/ac to 33 acres of 2 du/ac
- 35 acres of 1 du/ac and 98 acres of 2 du/ac to 125 acres of 3-5 DU/AC

(Note: The acreages do not match as the currently submitted Sketch Plan has corrected all acreages).

The originally proposed parcel 50'-250' open space and trail corridor will remain in place to provide a buffer to the rural 5-acre lot density to the east. The buffer widens from north to south, with the wider buffer adjacent to the higher proposed densities within Sterling Ranch. There are no changes to the width or overall acreage of this buffer. Please note, the acreage has been adjusted from 43 acres to 40 acres, as that change was not accurately recorded when the buffer adjacent to the Retreat at TimberRidge was removed with amendment SKP-22-004.



Approved Sterling Ranch Sketch Plan



Proposed Sterling Ranch Sketch Plan

IMPACT IDENTIFICATION

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

AIR QUALITY:

The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Briargate Parkway, providing shorter travel time to employment and commercial facilities.

WATER:

The proposed residential development is not a source of water pollution. FAWWA can provide a sufficient supply of water in terms of quantity, quality, and dependability.

NOISE:

No noise impacts are anticipated with residential uses in this location. Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials, or railroads. There are no proposed expressways, principal arterials, or railroads within the Sketch Plan amendment area.

IDENTIFICATION OF POTENTIAL HAZARD AREAS

FLOODPLAINS:

This please remove the duplicative info and focus on basic impacts from development. This is typically a 1- MAX 3 page document.



determined to be outside the 0.2% annual chance of floodplain, on dated December 7, 2018

State there is no impact to floodplain, but steam may be filled in? or is it to be preserved

g for the Sketch Plan Amendme
e encountered where the geologic conditions will impose
d use. These include areas of artificial fill, expansive soils,
groundwater, potential seasonally shallow groundwater, and
groundwater will be mitigated with site grading and the
below grade. Specific recommendations should be made after
as been completed.

at prepared by Bristlecone Ecology in July 2023 indicates that no sensitive vegetation communities were found, and no state-sensitive vegetation communities are present. The project site is on the fringe of the Ponderosa Pine Woodlands, a globally and state stable vegetation community, but the site contains no pine trees and impacts are not expected. Development of the site will likely increase and improve arboreal habitat through the planting of trees in yards and in open spaces.

Noxious weeds are present on the project site in several areas but in generally limited quantities. A noxious weed impact management plan has been included with this submittal. A few sensitive species were present onsite and only in small numbers.

WILD LIFE IMPACT

State sensitive black-tailed prairie dogs were present

Will development control weeds with the landscape? What is the impact?

development of the site. State threatened burrowing owls may also be present at this colony; a survey would be necessary to confirm their presence/absence. Federally listed T&E is not expected to occur on the site. Preble's Meadow Jumping Mouse habitat is not present because the entire site is within the Colorado Springs Block Clearance Zone. It is recommended that vegetation clearing/grubbing on the site occur outside the nesting season to avoid impacting migratory birds. If timing is not possible, the report recommends conducting a pre-nesting survey during the nesting season to ensure impacts to nesting birds do not occur.

impact: relocation of prairie dogs

This should tell the reader the impact to wildlife with development not restate what was presented in the loi-



biotic resources present on the site that are presumed non-jurisdictional due to their lack of surface water connection to Sand Creek or other downstream WOTUS. If these wetlands are determined to be jurisdictional, a Section 404 permit from the USACE would be required around the ponded areas following CPW's guidance for identifying leopard frogs and turtles recommended during the appropriate season.

IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL OR ARCHEOLOGICAL INTEREST

There are no sites of historical or architectural interest. The site has been used for agricultural sand and gravel extraction, neither of which are identified as historically significant. The parcel has been vacant with development occurring immediately adjacent to it.

no impacts.

IDENTIFICATION AND LOCATION OF SITES OF NATURAL OR SCENIC IMPORTANCE

There are no sites of natural or scenic importance on the Sterling Ranch property.

SOCIAL IMPACTS

The proposed Sketch Plan Amendment is located in El Paso County. This is consistent with

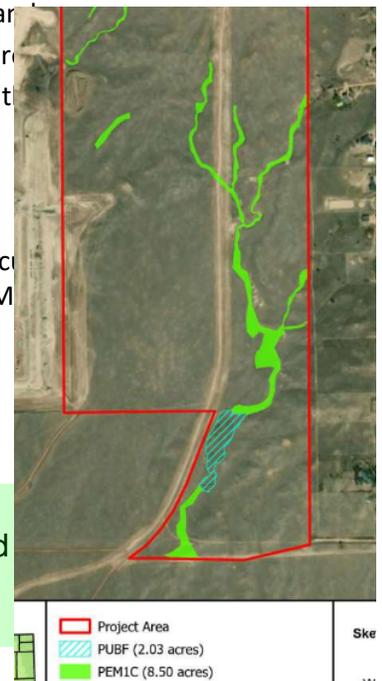
this is a very objective statement...perhaps identify the wetland/marsh is X_____ and will be impacted with fill or preserved?

JURISDICTIONAL IMPACTS

The following districts/entities will serve the property:

- Black Hills Energy – Natural Gas
- Mountain View Electric – Electric service
- FAWWA – Water & Waste water
- Black Forest Fire Protection District
- El Paso County School No. 49
- Pikes Peak Library

how does this impact these ?



Please remove the discussion on Master Plan - this is a repeat of the LOI

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County master plan documents for the Sketch Plan Amendment 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. The Sketch Plan Amendment is in general conformity with these plans as described below.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre. Supporting uses include single-family attached, multifamily residential, commercial retail, parks, and open space. The range of residential densities from 2.5-acre lots in the north to 3-5 du/ac in the south portion of the Sketch Plan amendment area is consistent with the Suburban Residential placetype characteristics. The overall composition of Sterling Ranch also conforms to the intent of the Suburban Residential placetype, as it is predominantly suburban single-family detached residential but also includes supporting and complementary, commercial, mixed-use, open space and connecting trail corridors.

In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Developer does not propose to annex Sterling Ranch into the City, the sites status as a Potential Area for Annexation is indicative of its urbanizing character and the need for urban level of services, which will be provided by Sterling Ranch Metropolitan District and FAWWA.

In the Areas of Change chapter of the County Master Plan, the area is identified as a “New Development Area,” which will experience significant transformation 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 new development within Sterling Ranch will bring about the transformation of this area as anticipated by the Master Plan.

The change in proposed residential densities within the northeastern portion of the Sketch Plan is 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.” Goal 1.1 seeks to “ensure compatibility with established character and infrastructure capacity.” The Sketch Plan Amendment is in line with the changed characteristics of the Retreat at TimberRidge to the west but continues to buffer the adjacent developed rural residential areas to the east with open space and trail corridors. The infrastructure improvements and extensions proposed by the Sketch Plan will provide the required capacity to support the planned level of development.

The Sketch Plan amendment 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 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The Sketch Plan encourages a variety of housing types, supports neighborhood focal points, and expands the off-street trail system, all of which are recommendations for emerging and future neighborhoods.

WATER MASTER PLAN

Relevant polices in the Water Master Plan include:

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.

The Sterling Ranch System includes both decrees and determinations. Local groundwater rights associated with three service area portions; Sterling Ranch, The Retreat, and The Ranch. The system includes a central system and some well and septic systems.

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.

This is a large Sketch Plan, so a buildout period of 20 years has been assumed as reasonable. FAWWA has purchased water from three major well fields; being McCune, Bar-X and Shamrock West Ranch. FAWWA is in the process of constructing a northern supply system known as the Bar-X system in order to access this water and additional supplies in northern El Paso County. The total of all supplies available to FAWWA is 1903.03-acre-foot for 300 years, which would allow for over 5467 SFE. Since many of the maximum residences will be high density, the SFE requirement will be substantially lower than the water available. FAWWA is currently working on adding additional supplies to its inventory. FAWWA is in a

Please remove the discussion on Master Plan - this is a repeat of the LOI

very feasible position to be able to easily provide for the water supply needs of the full buildout of the Sterling Ranch Sketch Plan as proposed to be amended by this submittal.

The Sterling Ranch system has the opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities. Sterling wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.

2040 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. 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.

Please remove the discussion on Master Plan - this is a repeat of the LOI

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed secondary regional trail along the east side of the Sketch Plan which will connect from Briargate Parkway to Arroya Lane. A regional trail runs east-west along Arroya Lane and connects to the Sand Creek Regional Trail, which runs north-south along Sand Creek. These three trails support the El Paso County Parks and Trails Master Plan and provide connectivity to, from and throughout the Sterling Ranch Community.

A community park and several neighborhood parks are planned to serve the residents within Sterling Ranch. These parks will be owned and maintained by the Sterling Ranch Metropolitan District.

V1_ County Impact comment.pdf Markup Summary

dspdparsons (16)



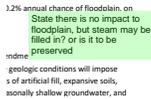
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 11/2/2023 8:39:07 AM
Status:
Color: ■
Layer:
Space:

simplify document, remove repeated info from LOI and focus on impacts please



Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 11/2/2023 8:37:42 AM
Status:
Color: ■
Layer:
Space:

This please remove the duplicative info and focus on basic impacts from development. This is typically a 1- MAX 3 page document.



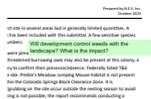
Subject: Planner
Page Label: 4
Author: dsdparsons
Date: 11/2/2023 9:04:23 AM
Status:
Color: ■
Layer:
Space:

State there is no impact to floodplain, but steam may be filled in? or is it to be preserved

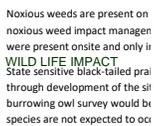


Subject: Image
Page Label: 4
Author: dsdparsons
Date: 11/2/2023 9:07:18 AM
Status:
Color: ■
Layer:
Space:

Will development control weeds with the landscape? What is the impact?



Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 8:34:19 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 8:34:39 AM
Status:
Color: ■
Layer:
Space:

WILD LIFE IMPACT

at this colony; a
ly listed T&E
it is not present
- It is
season to avoid
collecting a
birds do not occur
due to their lack o
the lo-
NSU are
with the

Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 8:35:41 AM
Status:
Color: ■
Layer:
Space:

This should tell the reader the impact to wildlife with development not restate what was presented in the loi-

either of which are identified as historically significant. More recent
development occurring immediately adjacent to it.
IDENTIFICATION AND LOCATION OF WETLANDS
or scenic importance on the Sterling Ranch property.
This is a very objective
statement... perhaps identify the wetland
marsh is X _____ and will be
impacted with fill or preserved?
By great
actives.

Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 9:08:11 AM
Status:
Color: ■
Layer:
Space:

this is a very objective statement...perhaps identify the wetland /marsh is X_____and will be impacted with fill or preserved?

is will across the property
landfill
.....

IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL
The are no sites of historical or architectural inters
sand and gravel extraction, neither of which are ic
parcel has been vacated with development occurs
no impacts.

Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 8:36:47 AM
Status:
Color: ■
Layer:
Space:

no impacts.

IDENTIFICATION AND LOCATION OF SITES OF NATURAL &
There are no sites of natural or scenic importance
SOCIAL IMPACTS

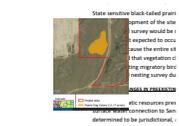
IDENTIFICATION AND LOCATION OF SITES OF NATURAL &
There are no sites of natural or scenic importance
SOCIAL IMPACTS

Subject: Planner
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 8:37:23 AM
Status:
Color: ■
Layer:
Space:

how does this impact these ?



Subject: Image
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 9:08:02 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: 5
Author: dsdparsons
Date: 11/2/2023 9:09:52 AM
Status:
Color: ■
Layer:
Space:

