
STERLING RANCH NORTH SKETCH PLAN AMENDMENT & REZONES

LETTER OF INTENT

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
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ABARLOW@NESCOLORADO.COM

ACREAGE: 1,444 ACRES

MAX DENSITY: 4,800 DWELLING UNITS

CURRENT USE: VACANT LAND

REQUEST

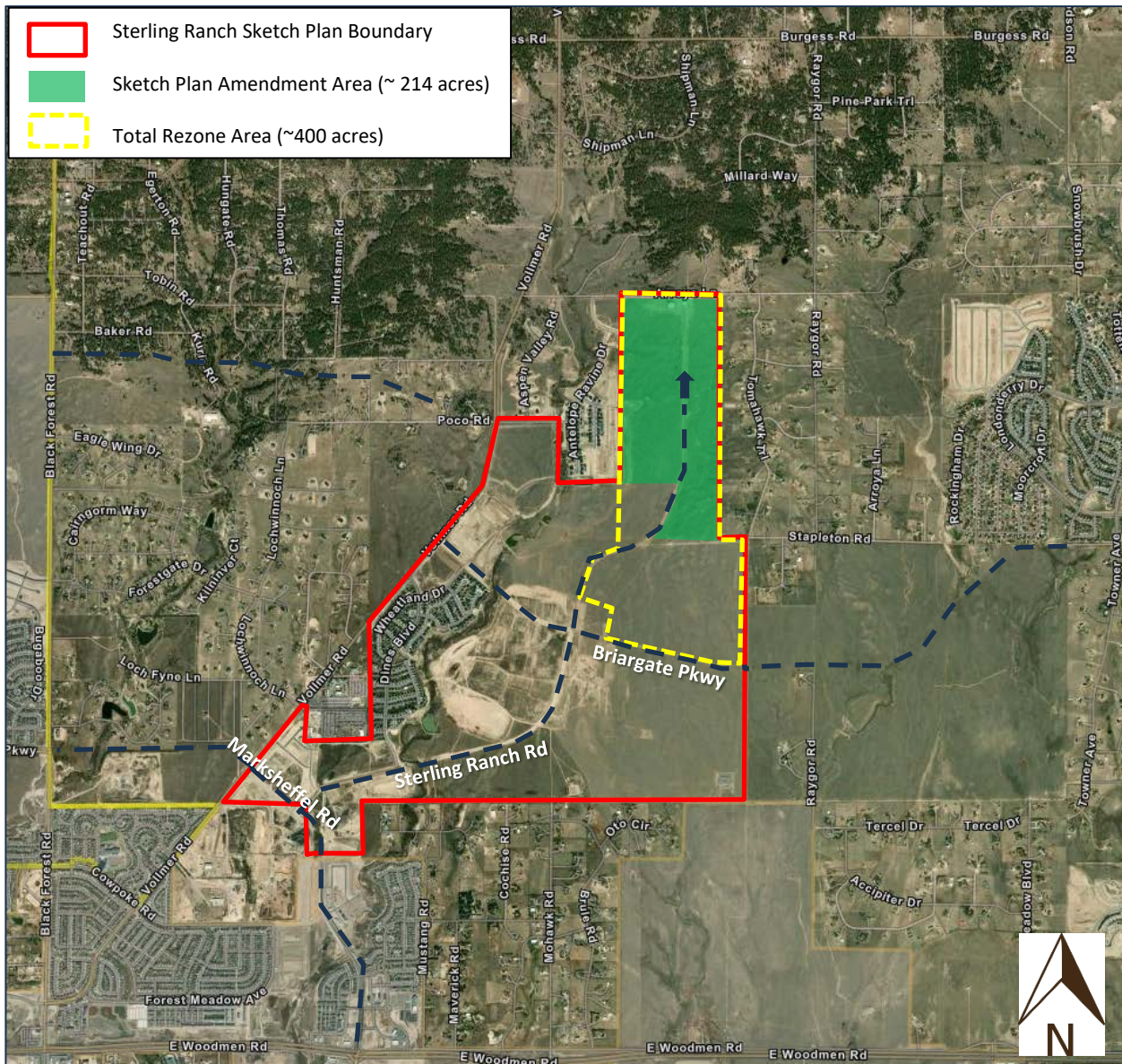
N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

1. An amendment to Sketch Plan (SKP 235) for Sterling Ranch 3rd Amendment, to revise densities in the northern portion of the Sketch Plan area and minor corrections to reflect more accurate acreages.
2. Three rezones of the northern portion of the approved Sketch Plan for Sterling Ranch to reflect the requested Sketch Plan amendments, as follows:
 - Rezone Smokestack at Sterling Ranch-P239 (33.97 AC) from RR-5 to RR-2.5.
 - Rezone Smokestack at Sterling Ranch-P2310 (37.87) AC from RR-5 to RR-0.5.
 - Rezone Smokestack at Sterling Ranch-P2311 (328.72) AC from RR-5 to RS-5000

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 CONTEXT

Sterling Ranch Sketch Plan was originally approved in 2008 for 5,225 dwelling units on 1,444 acres, and average density of 3.6 units per acre. Sterling Ranch is located north of developing urban areas under the jurisdiction of the City of Colorado Springs, and south of the Black Forest. The area around Sterling Ranch has experienced significant residential development in the past decade and is planned for continued development in the future.

Sketch Plan History

File #	Resolution #	Date	Description
SKP-07-007	08-476	11/13/2008	Original Sketch Plan Approval of 5,225 dwelling units and 56 acres of commercial uses. Establishment of the PUD Zoning requirement.
SKP-07-007	14-441	11/05/2014	Approval of a 2-year extension to the Sketch Plan and removal of Condition #2 of the original approval required PUD zoning.
SKP-183	Administratively Approved	12/5/2018	Amendment to modify densities, appropriately locate the water tank site, add proposed MVEA substation site, general modifications to reflect existing conditions and recent approvals.
SKP-22-004	Administratively Approved	12/19/2022	Amendment to modify/reduce densities, relocate school site and parks, change commercial to mixed use, remove buffer to Retreat at TimberRidge. Overall density cap reduced to 4,800 dwelling units.

The approved Sterling Ranch Sketch Plan is a guide to the future development of the property and provides a framework for creating quality neighborhoods with commercial services that are conveniently linked through transportation corridors and trails to schools, parks, and open spaces. Sterling Ranch includes a variety of suburban residential densities interspersed throughout the property, so that each phase of the plan can provide a diverse range of product types to serve the changing needs of the growing El Paso County community. The Sketch Plan also includes 47 acres of commercial/mixed-use development located along the major arterial roads to provide supporting services for residents in and around the Sterling Ranch community.

An interconnected system of trails, open spaces and neighborhood parks will be provided within the project to foster a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system that would supplement the standard sidewalks along streets. Parks have been located so that residents have a short walk to these facilities. Adjacent developed rural residential to the east and north is buffered with open space and trail corridors.

PROJECT DESCRIPTION

Sketch Plan Amendment

The purpose of this Sketch Plan Amendment is to modify residential densities within the northeastern portion of the Sketch Plan. There are no changes to the overall approved Sketch Plan density cap of 4800 units proposed with this amendment.

At the time the original Sketch Plan was approved, the property immediately adjacent to the northwest was in single ownership and zoned RR-5 for rural density 5-acre lots. In 2017, the adjacent property, now known as the Retreat at TimberRidge, was rezoned to PUD and is partially developed with suburban residential densities. Given this significant change in the character of the adjacent property, it is considered appropriate to revisit the densities in the northeastern section of Sterling Ranch to more closely mirror the change in development intensity within the Retreat at TimberRidge.

The approved Sterling Ranch Sketch Plan designates the northern portion of the Sketch Plan as low density residential. The density transitions from 0.2 du/ac along Arroya Lane (5-acre lots), to 0.4 du/ac (2.5-acre lots), 1 du/ac and 2 du/ac adjacent to the southern extent of the Retreat at TimberRidge. The intent at the time was to provide a density transition to the Black Forest as required by the Black Forest Preservation Plan and to the 5-acre properties to the north and east. In addition, the approved Sketch Plan includes a 50-250 feet wide open space and trail corridor along the northeastern boundary to provide a buffer to the 5-acre lots to the northeast of the Sketch Plan area. It should be noted that the previous amendment to the Sketch Plan (SKP-22-004) removed the 50-foot buffer between Sterling Ranch and the Retreat at TimberRidge, as the increased densities to the west would no longer require buffering or transition to the lower densities identified in this part of the Sterling Ranch Sketch Plan.

The currently proposed 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 include 80-foot wide lots with lot sizes around 17,000 sq.ft. in the southeast portion of the property, increasing to 0.5 and 1 acre lots further north and 2.5 acre lots adjacent to Arroya Lane. The Retreat at TimberRidge PUD also extends north and east across Arroya Lane with 2.5 acre and 5 acre lots north of Sterling Ranch.

With these changed conditions in mind, the proposed changes to the Sterling Ranch Sketch Plan 3rd Amendment densities are as follows:

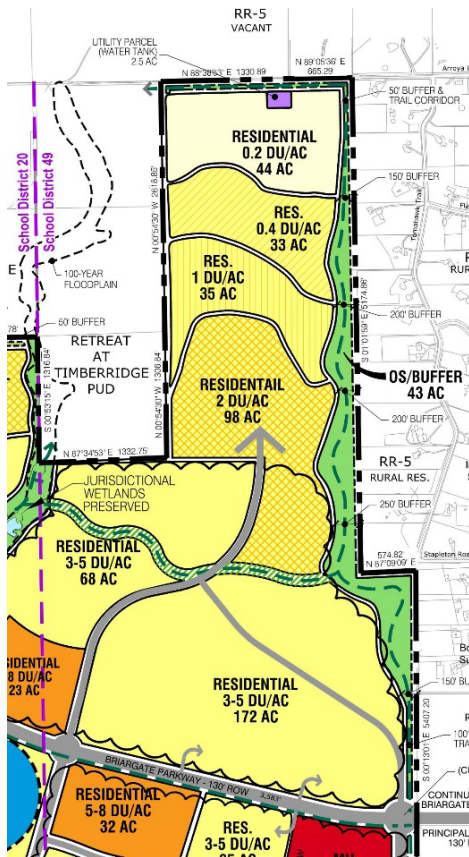
- 44 acres of 0.2 du/ac (5-acre lots) to 31 acres of 2.5 acre lots on the northern boundary adjacent to Arroya Lane
- 33 acres of 0.4 du/ac to 33 acres of 2 du/ac
- 35 acres of 1 du/ac and 98 acres of 2 du/ac to 125 acres of 3-5 DU/AC

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

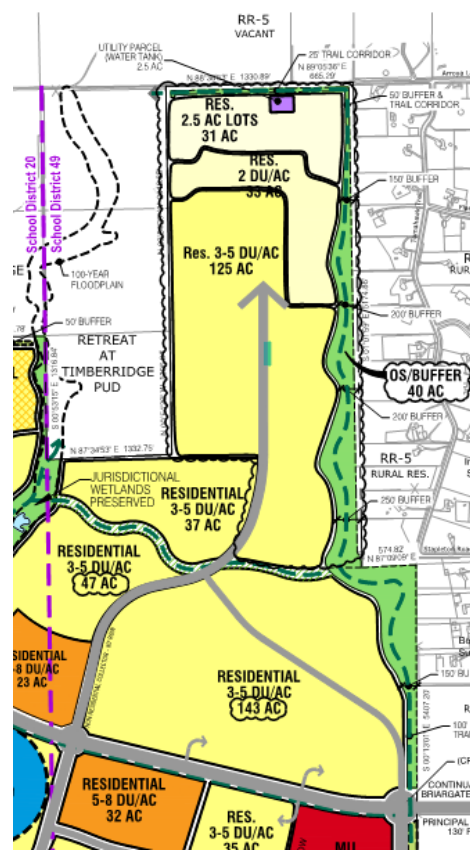
The originally proposed 50-250 feet wide open space and trail corridor will remain in place to provide a buffer to the rural 5-acre lot density to the east. The buffer widens from north to south, with the wider buffer adjacent to the higher proposed densities within Sterling Ranch. There are no changes 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.

A secondary regional county trail is now proposed along the eastern boundary. This will connect the proposed regional trail along Arroya Lane to the secondary regional trail proposed adjacent to Briargate Parkway connecting to The Ranch to the east.



Approved Sterling Ranch Sketch Plan

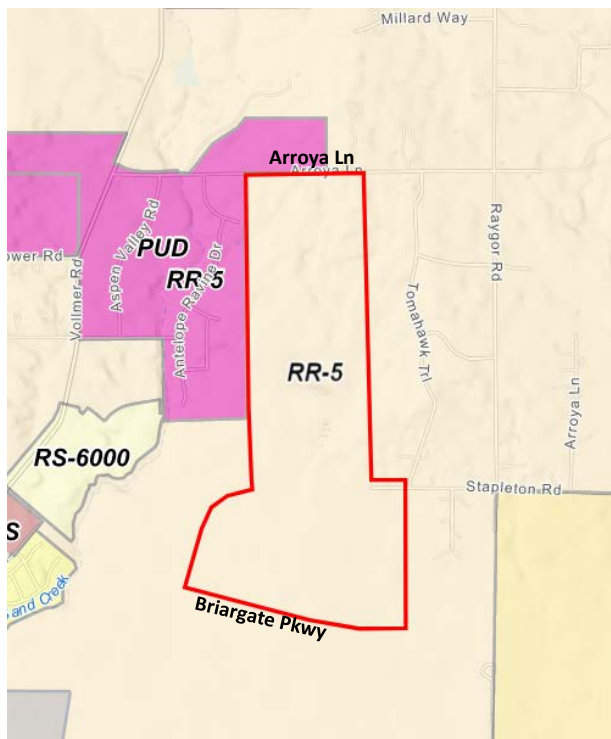


Proposed Sterling Ranch Sketch Plan

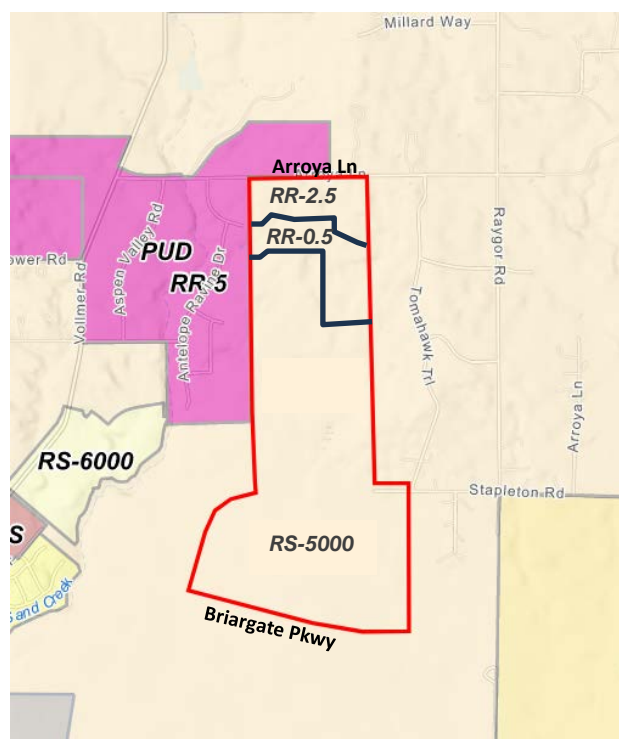
The proposed amendments to the Sketch Plan continue the original intent of the Sketch Plan as described above. The amendment revises the proposed density in the northwestern portion of the Sketch Plan to reflect the changed character of the property to the northwest with the approval and implementation of the Retreat at TimberRidge PUD. Appropriate density transitions continue to be incorporated and the open space corridor on the eastern boundary remains intact to provide a buffer to the rural 5-acre lots to the northeast.

Map Amendments (Rezones)

The area to be rezoned begins at Arroya Ln and extends south to Briargate Parkway. The proposed rezones reflect the revised density areas in the northeastern portion of the Sketch Plan. The rezone areas are larger than the concurrent Sketch Plan density area as the zoning boundary also includes the adjacent portion of the open space buffer. The 33.97-acre area immediately south of Arroya Ln is to be rezoned from RR-5 to RR-2.5 to require a minimum of 2.5 acre lots. The 37.87 acres south of the RR-2.5 zone will be rezoned from RR-5 to RR-0.5 to require a minimum of 0.5 acre lots. The remaining 328.72 acres will be rezoned from RR-5 to RS-5000 to allow a minimum of 5,000 sq.ft. suburban density lots. This area includes the area proposed for 3-5 du/ac density in this Sketch Plan amendment, together with the remaining area north of Briargate Parkway already designated as 3-5 du/ac density on the Sketch Plan.



Current Zoning



Proposed Rezoning

COMPATIBILITY/TRANSITIONS:

The Sketch Plan amendment and associated rezones continue the suburban density in the approved Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Plan area. There are no changes to the overall approved Sketch Plan density cap of 4800 units proposed with this amendment.

As noted above, the adjacent property, now known as the Retreat at TimberRidge, was rezoned in 2017 from RR-5, rural density 5-acre lots to PUD and is partially developed with suburban residential densities. Given this notable change in the character of the adjacent property since the Sketch Plan was originally approved, it is considered appropriate to revisit the densities in the northeastern section of Sterling Ranch to more closely mirror the change in development intensity within the Retreat at TimberRidge. The approved densities in the Retreat at TimberRidge include 80-foot wide lots with lot sizes around 17,000 sq.ft. in the southeast portion of the property, increasing to 0.5 and 1 acre lots further north and 2.5 acre lots adjacent to Arroya Lane. The Retreat at TimberRidge PUD also extends north and east across Arroya Lane with 2.5 acre and 5 acre lots north of Sterling Ranch.

The Sterling Ranch Sketch Plan amendment proposes to revise the density along the northern boundary adjacent to Arroya Lane from 5-acre lots to 2.5 acre lots. This is consistent with the 2.5 acre lots in the Retreat at TimberRidge adjacent to and north of Arroya Lane. The amendment then proposes to amend the previously designated 2.5-acre lot area to 0.5-acre lot minimums, which again is consistent with the adjacent Retreat at TimberRidge density; and provides a transition from the 5-acres lots to the east to the proposed RS-5000 lots internal to the Sketch Plan area. There is also a buffer along the east boundary of the SKP area, which is approximately 150' wide to provide additional transition from the 5-ac lots. The remainder of the Sketch Plan amendment area is to be revised to 3-5 du/ac density with RS-5000 zoning to accommodate suburban density similar in scale to the lots in the southern portion (Phase D) of the Retreat at TimberRidge, which includes 80' wide lots of approximately 17,000 sf. It is considered that these density transitions are wholly consistent with the densities within the Retreat at TimberRidge to the west.

It should be noted that the previous amendment to the Sketch Plan (SKP-22-004) removed the 50-foot buffer between Sterling Ranch and the Retreat at TimberRidge, as the increased densities to the west would no longer require buffering or transition to the lower densities identified in this part of the Sterling Ranch Sketch Plan.

With regard to RR-5 zoned 5-acre lot Indian Wells and Bow Valley Subdivisions directly east, the originally proposed 50-250 feet wide open space and trail corridor will remain in place to provide a buffer to the rural 5-acre lot density to the east. This buffer varies in width based on the adjacent density within Sterling Ranch. The buffer is proposed to be between 200-250 feet wide immediately adjacent to the 3-5 du/ac density (RS-5000 zoning) and approximately 150 feet wide adjacent to the 0.5-acre lot density (RR-0.5 zoning). The 0.5-acre lot density also extends south along the eastern edge of the Sketch Plan to aide in the density transition. The buffer reduces to 50 feet wide adjacent to the larger 2.5-acre lots (RR-2.5 zoning) on the north end of the Sketch Plan. There are no changes to the width or overall acreage of this buffer from the originally approved Sketch Plan. 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 on the west boundary was removed with amendment SKP-22-004.

Access and Traffic: The primary access change with this Sketch Plan amendment is a continuation of the non-residential collector classification of Sterling Ranch Road north of Briargate Parkway to serve the higher density development now proposed in this area. A Traffic Technical Memorandum was created by LSC in September 2023 and concluded that, as the residential dwelling unit cap for Sterling Ranch Sketch Plan is not proposed to be increased and the number of dwelling units assumed in the MTIS for the parcels within the amendment area are within the range allowed by the proposed updated residential densities, the conclusions and recommendations in the approved Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study, by LSC Transportation Consultants, Inc. dated March 17, 2023, are still valid.

Utilities: Water and wastewater will be provided by FAWWA. The site is within the service area of Mountain View Electric Association, Inc. for electric supply, and within the service area of both Black Hills Energy and Colorado Springs Utilities for natural gas supply. It is understood that Black Hills Energy will provide gas service to areas north of Briargate Parkway.

Floodplain: The Sketch Plan and rezone areas are located in zone X outside of the floodplain. This is depicted by FEMA flood panel 08041C0535G effective 12/07/2018.

Wetlands: The Natural Features and Wetlands Report prepared by Bristlecone Ecology in July of 2023 found aquatic resources to exist on site, but these are presumed to be non-jurisdictional due to the lack of surface connection to Sand Creek or any downstream WOTUS. A formal wetland delineation is recommended to accurately determine the boundaries of wetlands and would be required for an approved jurisdictional determination request.

Wildfire: The primary wildland fuel type is grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential for Sterling Ranch, with the northern portion of the Sketch Plan listed as a moderate risk for as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

Drainage: A Master Development Drainage Plan Amendment, prepared by Classic Consulting and Engineering, is included in this submittal. The report concludes that the proposed Sketch Plan Amendment remains consistent with the pre-development drainage conditions accounting for the increased density and revised developed flows contained within and the future construction of the required upsized FSD pond facilities. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions. All drainage facilities within this report were sized according to the latest El Paso County Drainage Criteria requirements.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Falcon School District 49
- FAWWA – water and wastewater

- Black Forest Fire Protection District
- Mountain View Electric Association
- Black Hills Energy - Gas

PROJECT JUSTIFICATION

SKETCH PLAN REVIEW CRITERIA

The Sterling Ranch Sketch Plan amendment request addresses the Sketch Plan Amendment Review Criteria in Chapter 7.2.1.D.1.c of the LDC as follows:

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

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 site's 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 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.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

Sterling Ranch Road runs north/south through the Sketch Plan area, and connects to Briargate Parkway. 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.

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 located west of the proposed SKP area within the Retreat at TimberRidge. These three trails support the El Paso County Parks and Trails Master Plan and provide connectivity to, from and throughout the Sterling Ranch Community.

While there are no parks within the Sketch Plan amendment area, there is a community park and several neighborhood parks are planned to serve the all residents within Sterling Ranch. These parks will be owned and maintained by the Sterling Ranch Metropolitan District.

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;

The amended Sketch Plan meets all applicable submittal requirements for El Paso County.

3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

The Sketch Plan amendment and associated rezones continue the suburban density in the approved Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Plan area. The adjacent property, now known as the Retreat at TimberRidge, was rezoned in 2017 from RR-5, rural density 5-acre lots to PUD and is partially developed with suburban residential densities. The current amendment to the Sterling Ranch is intended to reflect the change in development intensity within the Retreat at TimberRidge to the west and north, while maintaining the compatibility with rural residential development to the east.

The Sterling Ranch Sketch Plan amendment proposes to revise the density along the northern boundary adjacent to Arroya Lane from 5-acre lots to 2.5 acre lots. This is consistent with the 2.5 acre lots in the Retreat at TimberRidge adjacent to and north of Arroya Lane. The amendment then proposes to amend the previously designated 2.5-acre lot area to 0.5-acre lot minimums, which again is consistent with the adjacent Retreat at TimberRidge density; and provides a transition from the 5-acres lots to the east to the proposed RS-5000 lots internal to the Sketch Plan area. There is also a buffer along the east boundary of the SKP area, which is approximately 150' wide to provide additional transition from the 5-ac lots. The remainder of the Sketch Plan amendment area is to be revised to 3-5 du/ac density with RS-5000 zoning to accommodate suburban density similar in scale to the lots in the southern portion (Phase D) of the Retreat at TimberRidge, which includes 80' wide lots of approximately 17,000 sf. It is considered that these density transitions are wholly consistent with the densities within the Retreat at TimberRidge to the west.

With regard to the rural residential development to the east, the originally proposed open space and trail corridor will remain in place to provide a buffer to the rural 5-acre lot density to the east. This buffer varies in width based on the adjacent density within Sterling Ranch. The buffer is proposed to be between 200-250 feet wide immediately adjacent to the 3-5 du/ac density (RS-5000 zoning) and approximately 150 feet wide adjacent to the 0.5-acre lot density (RR-0.5 zoning). The 0.5-acre lot density also extends south along the eastern edge of the Sketch Plan to aide in the density transition. The buffer reduces to 50 feet wide adjacent to the larger 2.5-acre lots (RR-2.5 zoning) on the north end of the Sketch Plan. There are no changes to the width or overall acreage of this buffer from the originally approved Sketch Plan. All proposed uses are single-family residential which is the same use as on adjacent properties.

4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;

FAWWA will be the water service providers to Sterling Ranch. Please see the District Boundary Descriptions and the Water Resources Report submitted with this application, along with the Letter of Commitment. Water, wastewater, storm water and park/recreational services will be provided by FAWWA. A finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;

As the proposed amendment does not increase the maximum dwelling unit cap, there is no change to the impact on services already assessed with the approved Sketch Plan. The proposed Sterling Ranch Sketch Plan lies within service area boundaries for the Black Forest Fire Protection District, School District 49, Black Hills Energy for gas service, and Mountain View Electric Association. There are no school sites in the Sketch Plan Amendment area. School needs will continue to be reviewed with future developments.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

The site contains two types of soils; Columbine gravelly sandy loam and Pring coarse sandy loam. The report prepared by Entech Engineering for the approved Sketch Plan concluded that these soils present typical constraints on development and construction, which may be overcome by proper engineering design and construction. The amendment to the Sketch Plan does not impact previous assessment of soils.

7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;

The report prepared by Entech Engineering for the Sketch Plan Amendment found this site was suitable for the proposed development. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of artificial fill, expansive soils, shallow bedrock, and seasonally shallow groundwater, potential seasonally shallow groundwater, and areas flowing water. Groundwater monitoring is occurring per the Geologic Hazard Report recommendations to assess basement viability and mitigation. Seasonal shallow Groundwater will be mitigated with site grading and the installation of sewer underdrains in areas below grade. Specific recommendations should be made after additional investigation and site grading has been completed.

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];

On the "Master Plan for Extraction of Mineral Resources" known commercial mining deposits are shown in the Sketch Plan Area. The property was formerly used for mineral extraction by Pioneer Sand & Gravel but these operations have now ceased. Notice to mineral estate owners will be completed by the applicant prior to public hearing.

9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;

The Natural Features and Wetlands Report 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.

There are aquatic 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. It is intended that the wetlands will be impacted by the development. Surveys around the ponded areas following CPW's guidance for identifying leopard frogs and their habitats are recommended during the appropriate season.

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.

State sensitive black-tailed prairie dogs were present in an 11.17-acre colony and would be removed through development of the site. State threatened burrowing owls may also be present at this colony; a burrowing owl survey would be necessary to confirm their presence/absence. Federally listed T&E species are not expected to occur on the site. Preble's Meadow Jumping Mouse habitat is not present on the site 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 disturbing nesting migratory birds. If timing is not possible, the report recommends conducting a migratory bird nesting survey during the nesting season to ensure impacts to nesting birds do not occur.

10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION; AND

The proposed Sterling Ranch Sketch Plan area lies within the Black Forest Fire Protection District. An updated will serve letter from the Fire Department is provided.

11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.

The report prepared by Entech Engineering for the approved Sketch Plan concluded that the geotechnical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plans and will identify specific constraints and will either mitigate or avoid them. The property is not in an airport overlay area, and is not within a floodplain. As discussed in #9 above, there are aquatic resources present on the site, however, they are presumed non-jurisdictional due to their lack of surface water connection to Sand Creek or other downstream WOTUS. These resources are intended to be impacted by the development, and all necessary permits will be sought.

REZONE REVIEW CRITERIA

The three rezoning requests are 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;

See above analysis for conformance with the 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.

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 zoning map amendments fulfil the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between 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;

The proposed rezones continue the suburban density in the approved Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Plan area. The rezones reflect the concurrent Sketch Plan amendment which is intended to reflect the change in development intensity within the Retreat at TimberRidge to the west and north, while maintaining the compatibility with rural residential development to the east.

The proposed rezone from RR-5 to RR-2.5 proposes to revise the density of the 33.97 acres along the northern boundary adjacent to Arroya Lane to allow a minimum of 2.5 acre lots, which is consistent with the 2.5 acre lots in the Retreat at TimberRidge adjacent to and north of Arroya Lane. The 37.87 acres immediately south is proposed to rezone from RR-5 to RR-0.5, which again is consistent with the adjacent Retreat at TimberRidge density; and provides a transition from the 5-acres lots to the east to the proposed RS-5000 lots internal to the Sketch Plan area. There is also a buffer along the east boundary of the SKP area, which is approximately 150' wide to provide additional transition from the 5-ac lots. The 328.72-acre RS-5000 zoning then extends to the south to Briargate Parkway. This includes the approximately the area proposed to be amended to 3-5 du/ac density with the concurrent Sketch Plan amendment, as well as approximately 186 acres already designated as 3-5 du/ac density on the approved Sketch Plan. The RS-5000 zoning will accommodate suburban density similar in scale to the lots in the southern portion (Phase D) of the Retreat at TimberRidge to the west and the recently approved RS-5000 zoning of the adjacent Sterling Ranch Phase One Preliminary Plan. The RS-5000 zoning will also provide a transition between Briargate Parkway, and the more intense land uses proposed along it, to the lower density residential to the north.

With regard to the rural residential development to the east, the originally proposed open space and trail corridor, which was reduced from 43-acres to 40-acres as explained above, will remain in place to provide a buffer to the rural 5-acre lot density to the east and this is incorporated in each of

the adjacent zoning boundaries. This buffer varies in width based on the adjacent proposed density/zoning within Sterling Ranch. The buffer is proposed to be between 200-250 feet wide immediately adjacent to the RS-5000 zoning, approximately 150 feet wide adjacent to the RR-0.5 zoning, and 50 feet wide adjacent to the RR-2.5 zoning. The RR-0.5 zone extends south along the eastern edge of the Sketch Plan to aid in the density transition.

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 RR-2.5, RR-0.5 and RS-5000 zones as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for proposed residential density and it provides appropriate transitions between residential use types. The project has adequate access to Briargate Parkway via Sterling Ranch Road and has access to adequate utilities. The proposed use in the areas of the map amendments is single-family residential, which is a permitted use in the RR-5 zone district as well as the RR-2.5, RR-0.5, and RS-5000 zone districts.

Land Use	RR-5 Zone	RR-2.5	RR-0.5	RS-5000
Dwelling, Attached (SF)	Allowed	Allowed	Allowed	Allowed
Dwelling, Detached (SF)	Allowed	Allowed	Allowed	Allowed
Dwelling, Multi-family	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Dwelling, Two-family	Not Permitted	Not Permitted	Not Permitted	Allowed