

Wolf Ranch Master Plan Villages VI at Wolf Ranch

City File Numbers:

CPC MP 05-00080-A4MJ14 – LEGISLATIVE

CPC PUD 14-00020 – QUASI-JUDICIAL

City Council

August 26, 2014

Meggan Herington, Principal Planner,
Land Use Review Division

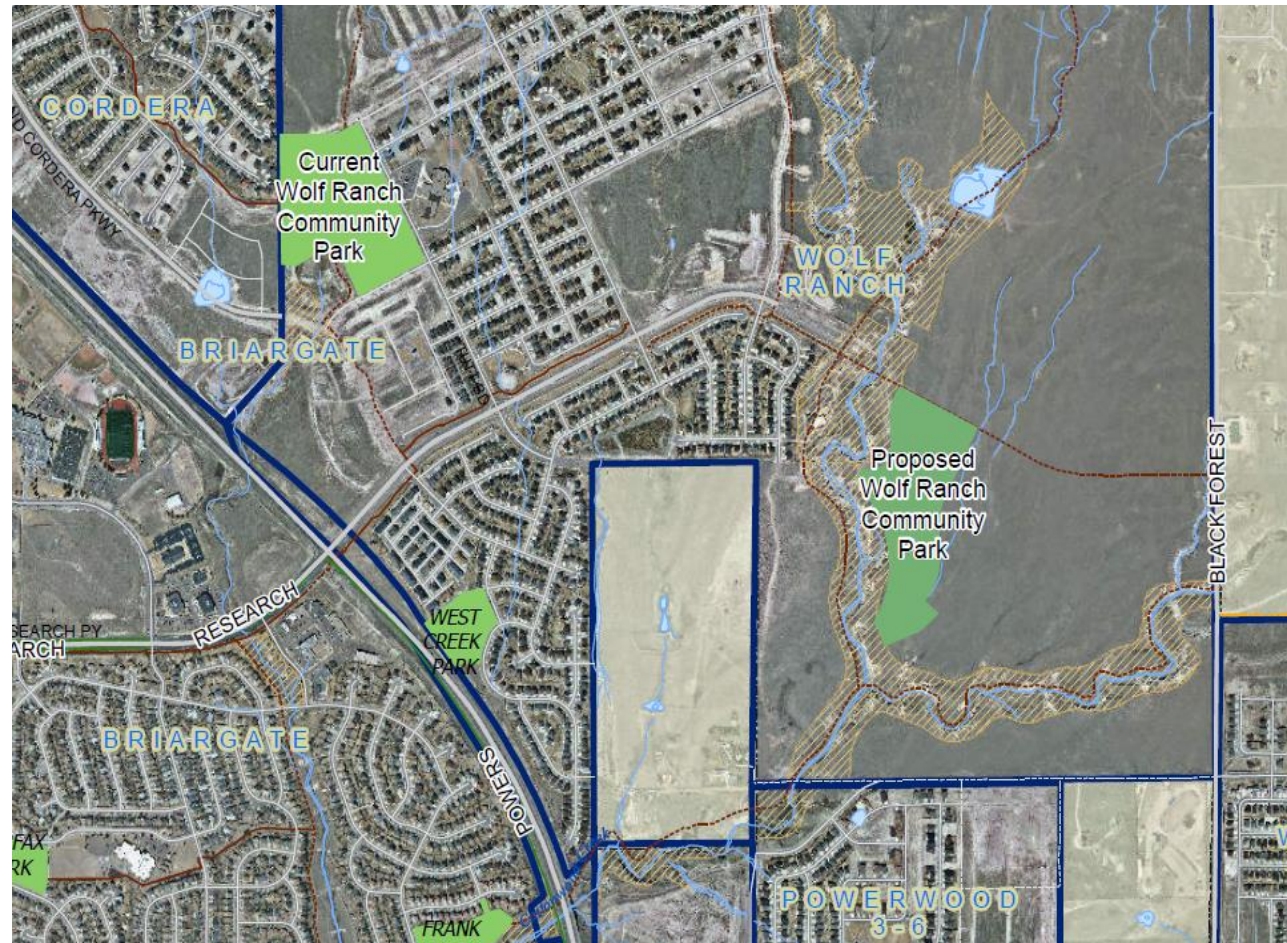
Chis Lieber, Manager of Design, Development and TOPS
Parks, Recreation & Cultural Services Department



Vicinity Map

Master Plan Amendment
to relocate a community
park

PUD Development Plan for
74 single family lots, park
and open space/wetland
area

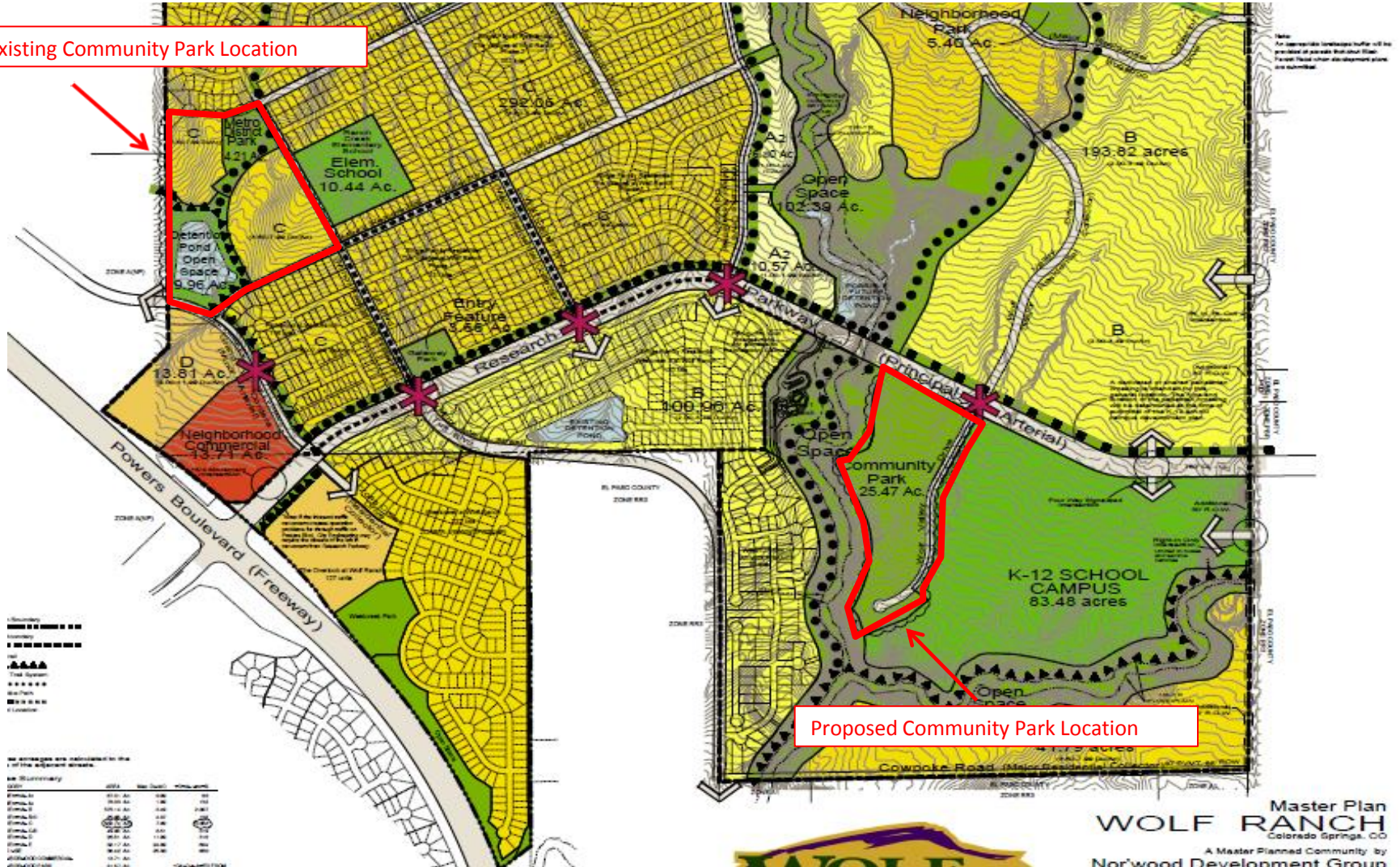


History of Wolf Ranch Master Plan

- Annexed in 1982 as part of Briargate
- Master Plan approved in 2001
- Property added to plan in 2004
- Zoned PUD
- Amended multiple times
 - School site and Community Park moved in 2005 to current locations
 - Other amendments transferred residential densities
 - Updated access locations

Proposed Wolf Ranch Master Plan

Existing Community Park Location



Proposed Community Park Location

Master Plan
WOLF RANCH
 Colorado Springs, CO
 A Master Planned Community by
 Norwood Development Group



Park Standards and Guiding Principles

Park Standards

- **2000 Parks, Recreation and Trails Master Plan**
 - **Community Park Standards and Guidelines**
- **Colorado Springs City Code:**
 - **Chapter 4, Parks Recreation and Cultural Services**
 - **Chapter 7, Planning Development and Building (Parkland Dedication Ordinance)**

Guiding Principles:

- **Long-Term View**
- **Community-wide Benefit**
- **Sustainability and Efficiency**
- **Sound Planning and Design Principles**
- **Community Input**



Park Standards and Guiding Principles

Defining a Community Park

“Community Parks are generally 25-100 acres in size and are intended to serve the needs of several neighborhoods as well as community-wide needs.”

Typical Community Park Facilities Include:

50% Active Recreation

- Athletic fields
- Swimming pools
- Community recreation buildings
- Skate parks
- Sports courts
- Large playgrounds
- Parking lots
- Sports lighting
- Spaces for large community events

50% Passive Recreation

- Walking Paths
- Trails
- Picnic Areas
- Open Play areas
- Other non-programmed uses

Examples include:

- Cottonwood Park
- Memorial Park
- America the Beautiful Park

City and Metro District Parks Current Master Plan

Parkland Dedication Requirements

- Max. Residential Units**
- Number of Units based upon Avg. Density**
- Amount of Parkland Required per Ordinance**

8,160 units
7,372 units
158.48 acres

Required Parkland Configuration

- 1 Community Park**
- 5 Neighborhood Parks**
- Open Space and Trail Corridors**

26.31 acres
26.97 acres
267.13 acres

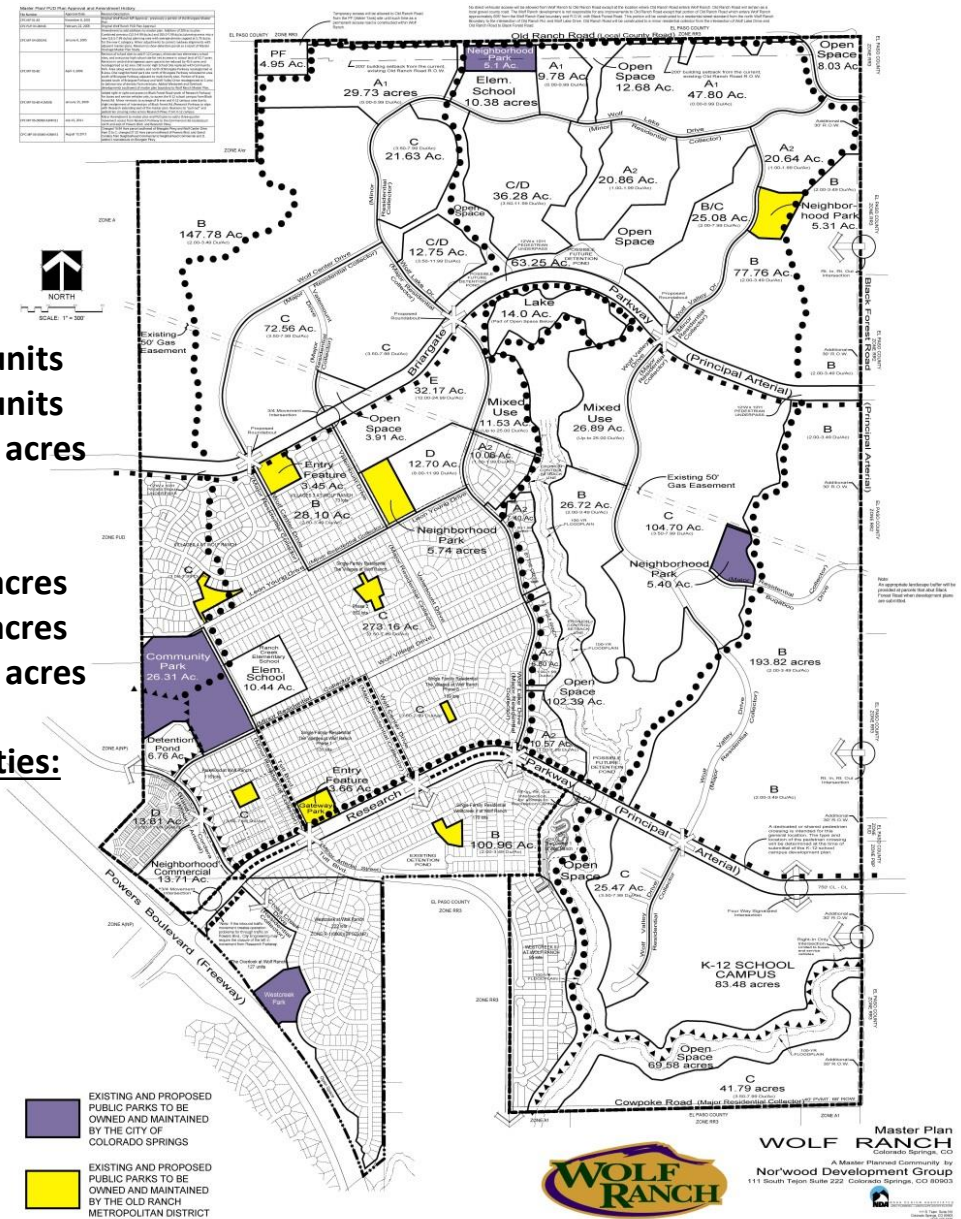
Ownership, Development and Maintenance Responsibilities:

City:

- 1 Community Park
- 3 Neighborhood Parks

Old Ranch Metro District:

- 2 Neighborhood parks
- Open Space and Trail Corridors
- Plus Pocket Parks (11.32 acres)



EXISTING AND PROPOSED PUBLIC PARK LANDS



**Master Plan
WOLF RANCH**
Colorado Springs, CO
A Master Planned Community by
Norwood Development Group
111 South Tejon State 222 Colorado Springs, CO 80905

Staff Recommendation: Approval of Proposed Community Park Site

Park Standards

- 2000 Parks, Recreation and Trails Master Plan - **Substantially Complies**
 - Community Park Standards and Guidelines - **Substantially Complies**

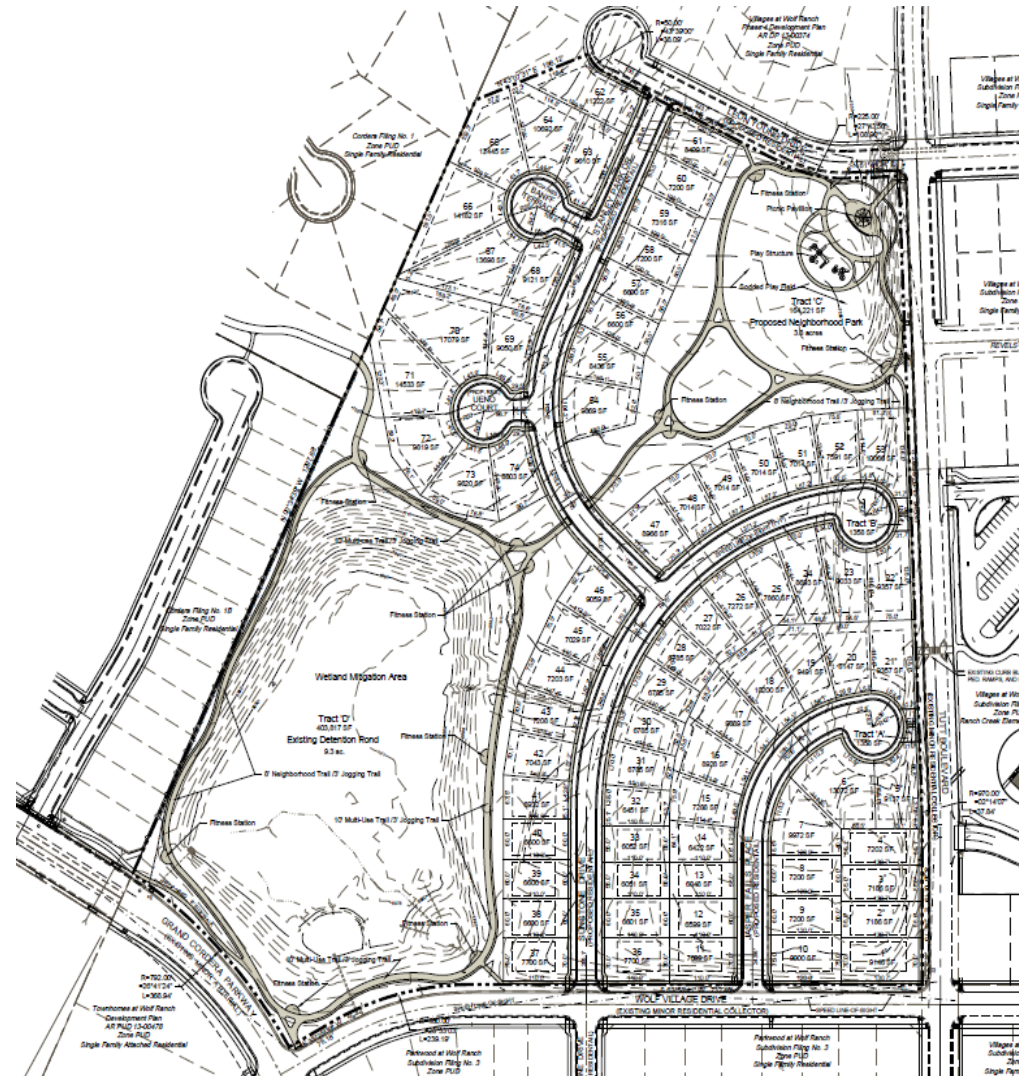
Guiding Principles:

- **Long-Term View**
 - Considers long term Community Park needs
 - Capacity to serve future areas
 - Focus on unserved populations
- **Community-wide Benefit**
 - Distributes service areas evenly
 - Superior vehicular access
 - Excellent regional trail access
- **Sustainability and Efficiency**
 - Minimizes service area overlay
 - Offers opportunities for shared use and partnership
- **Sound Planning and Design Principles**
 - Suitable grades and service infrastructure
 - Open space and trail connectivity
- **Community and Stakeholder Input**
 - Majority of neighborhood input received has been in opposition
 - Parks and Recreation Advisory Board recommends approval of the proposed Master Plan Amendment on May 9, 2014.



Villages VI at Wolf Ranch

- 74 SFR Lots
- 2.4 DU/Acre
- Average Lot Size 8,432 sf
- Typical SFR Setbacks
- Ranch style along Tutt
- Limited access to Tutt
- 3.8 acre metro district park
- With multi-use trail
- Traffic study
 - SFR generates less trips
 - Intersections function at same level



Stakeholder Process/Issues

- Notification to 347 property owners
- Neighborhood meetings
 - November 2012
 - March 12, 2014
 - Written comments in support and opposition
 - Petition of opposition
- Neighbor issues include:
 - Oppose moving park site
 - Increased traffic
 - Promises made by Master Plan

Stakeholder Process/Issues

- **Move community park**
 - Moving the park will not impact service
 - Proposed site has better service opportunities
- **Traffic Study addresses residential use**
 - Shows trip generation, distribution, assignment and operation analysis of existing and proposed use
 - Indicates that residential use will reduce trips from the area
 - Intersection operations same for both uses
- **Amending Master Plan**
 - This is the 6th amendment to the master plan
 - Code recognizes the need to amend plans and outlines review criteria

Recommendation

- Parks and Recreation Advisory Board voted 5-1 to approve the park move,
- City Planning Commission voted 8-1 to approve the Master Plan amendment and Development Plan,
- Staff recommends approval of the applications as presented finding that they are in conformance with City Code and the elements of the City Comprehensive Plan.

Questions?

