

WOLF RANCH MASTER PLAN

Major Amendment

CPC MP 05-00080-A7MJ19

City Council

July 23, 2019

Katie Carleo, Principal Planner



BACKGROUND



BACKGROUND



Wolf Ranch Master Planned Area

- Originally annexed into the City in 1982
 - Part of the Briargate Addition No. 5 Annexation
- Previously a part of Briargate Master Plan

Establishment of Wolf Ranch Master Plan

- Removed from Briargate Master Plan – 2001
- Rezoned to Planned Unit Development (PUD)
- Established supporting PUD Zoning Guidelines
 - Details allowed land use classifications
 - Use Categories as depicted on Wolf Ranch Master Plan (Example: 'D Category')
 - Zoning classifications remain consistent
 - Master planned areas may shift with no zone change required
- Past amendments have been approved since the origination
 - 2014 major amendment relocation of community park

APPLICATION



Wolf Ranch Major Master Plan Amendment

3 MAJOR AREAS OF CHANGE

- Parkland/ Open Space and School
- Residential density and land use configuration
- Commercial

PARKLAND/ OPEN SPACE AND SCHOOL CHANGES

- Major change proposed to the open space and park configuration
 - Linear approach to open space along Cottonwood Creek
 - Consolidation of park space along open space creek area
 - Neighborhood parks altered slightly to establish more pocket parks linked by trails throughout neighborhoods
- School site changes
 - Relocation of dedicated school site in northeastern area of plan
 - Now location pulled south to access off Briargate Parkway
 - Staff did receive communication from School District 20 on June 15th a tentative agreement has been agreed upon for the proposed changes







APPLICATION



RESIDENTIAL AREAS OF CHANGE

- Overall density decrease with master planned area
 - Previously approved 7701 DU
 - Proposed 6825 DU – includes capped density north of Briargate Pkwy
- Residential planning area approximately 50% implemented (714.92 acres)
- Several land use category areas shifting

Land Use Summary

	RESIDENTIAL PLANNING AREAS	AREA	Max. DU/AC	TOTAL UNITS
	IMPLEMENTED RESIDENTIAL AREA	714.92 Ac.	4.01 (existing)	2867
	RESIDENTIAL B	377.15 Ac.	3.49	1316
	RESIDENTIAL C	238.57 Ac.	7.99	1372*
	RESIDENTIAL C/D	50.33 Ac.	6.51	328
	RESIDENTIAL D	72.27 Ac.	11.99	866
	RESIDENTIAL E	17.10 Ac.	24.99	427
	TOTAL RESIDENTIAL PLANNING AREAS	1470.34 Ac.		7,176
				6,825**

APPLICATION



COMMERCIAL AREA OF CHANGE

- Existing 13.71 acres commercial to be removed
- Establish Category D (7.99-11.99 DU/AC) for higher density residential

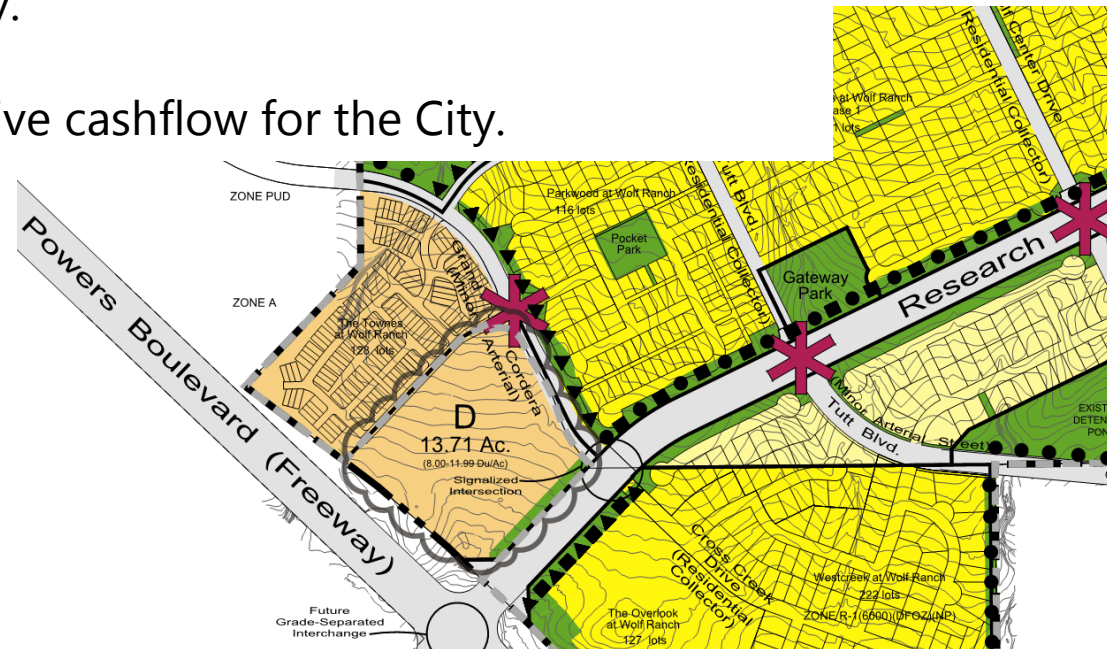
Fiscal Impact Analysis

Analysis of costs related to City infrastructure and service levels.

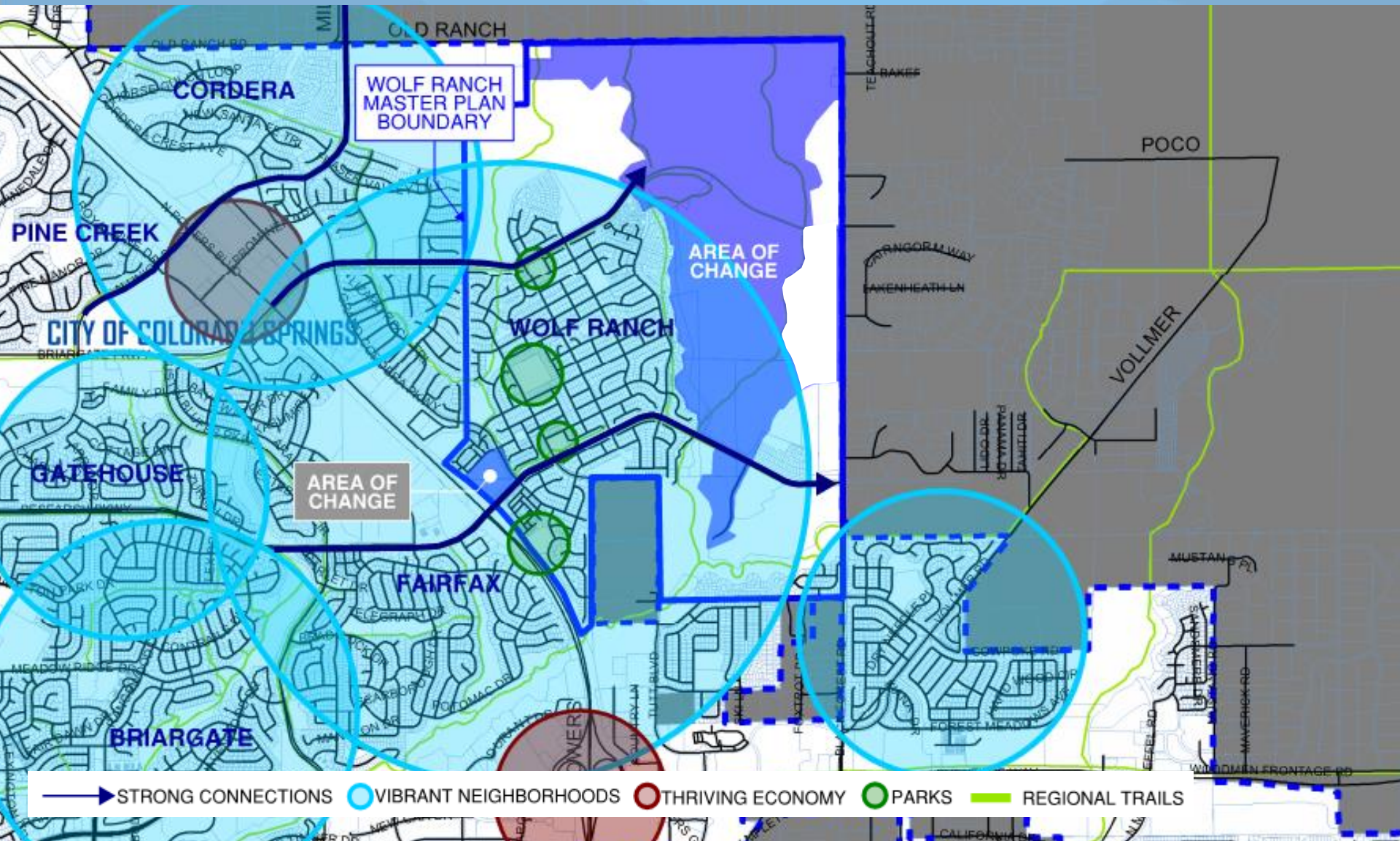
Tax revenue generated by property.

- 10-year horizon

Overall Result of negative cumulative cashflow for the City.



PlanCOS FRAMEWORK



→ STRONG CONNECTIONS ○ VIBRANT NEIGHBORHOODS ● THRIVING ECONOMY ● PARKS — REGIONAL TRAILS

STAKEHOLDER PROCESS



Public Notification and Neighborhood Meetings

- Internal Review Process
 - First public notice was sent to approximately 1036 property owners
 - Site posted/ postcards to property owners within 1000-foot buffer
 - Neighborhood meeting held January 28, 2019
 - Approximately 145 residents in attendance
 - Several emails received from adjacent residents with concern
 - Items of concern collected and included with review to owner
 - Owner addressed areas of concern with second submittal
 - Second neighborhood meeting held April 24, 2019
 - Approximately 72 residents in attendance
 - Review of adjustments made by owner
- Public Hearing
 - Site posted/ postcards to property owners within 1000-foot buffer
 - Emails received since agenda scheduled and included today

STAKEHOLDER PROCESS



NEIGHBORHOOD AREAS OF CONCERN

- **Density increase north of Briargate Parkway**
 - As seen on updated proposed plan the owner has limited the density north of Briargate to the previously approved total density (1919 DU/AC)
- **Changes to school site location**
 - Owner is working with School District 20 as the final approval for school site locations and best access and safety for school children
- **Concern for buffer along Black Forest Road**
 - Since the original proposal the owner has eliminated a large area of change to land use categories and density along the roadway
 - 25' landscape setback (plus 30' added ROW)
 - 6-foot opaque screen wall
- **Concern for buffer along northern boundary and transition to county**
 - A revised buffer to include open space, trail and larger building setback (200' from ROW) proposed
- **Access and increase to traffic along Black Forest Road**
 - No major changes to roadway configuration
 - Traffic study completed and adequate road capacity provided
 - As needed individual traffic analysis will occur at development plan

RECOMMENDATIONS



CPC MP 05-00080-A7MJ19 – MASTER PLAN

Approve the Wolf Ranch Master Plan, based upon the findings that the proposal meets the review criteria for master plans as set forth in City Code Section 7.5.408.