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# CONSENT CALENDAR

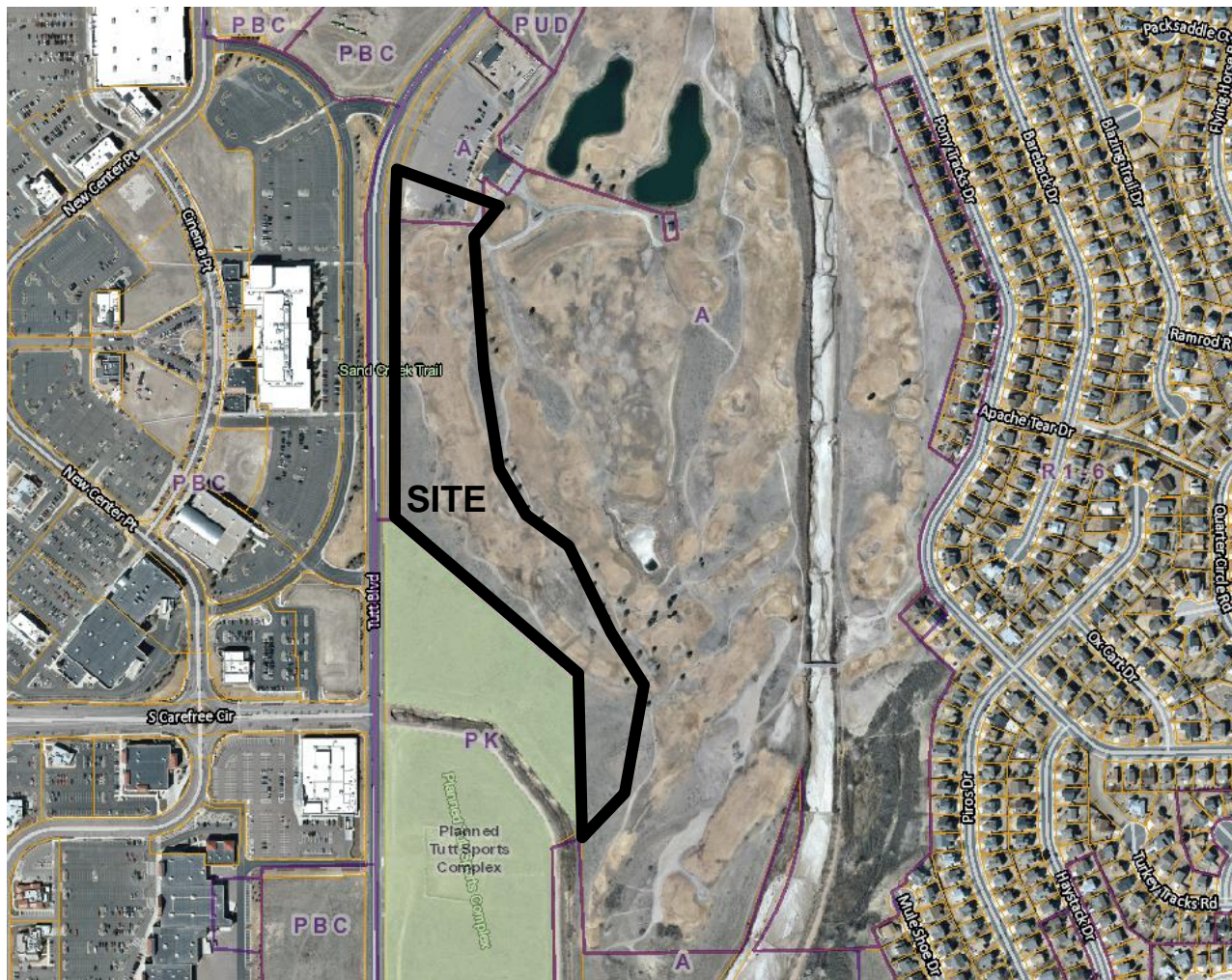
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## CITY PLANNING COMMISSION AGENDA

**ITEM NO.: A.1- A.2**  
**STAFF: STEVE TUCK**

**FILE NOS:**  
**CPC ZC 15-00006 – QUASI-JUDICIAL**  
**CPC CP 15-00007 – QUASI-JUDICIAL**

**PROJECT:** SPRINGS RANCH GOLF COURSE R-5 SITE  
**APPLICANT:** N.E.S. INC.  
**OWNER:** TOM TAUCHE INC.



### **PROJECT SUMMARY:**

1. **Project Description:** The applications propose rezoning 13.8 acres of the 195-acre Springs Ranch Golf Course from A/AO (Agricultural with Airport Overlay) to R-5 (Multi-family with Airport Overlay). A concept plan (**FIGURE 1**) shows the location of and the development constraints (e.g. building and landscape setbacks, vehicular access, building height restrictions, trail construction obligation, etc.) for the parcel. The concept plan does not show specific uses but uses permitted by the R-5 zone are anticipated. Vehicular access is from Tutt Boulevard, a minor arterial.
2. **Applicant's Project Statement:** **FIGURE 2**
3. **Planning and Development Team's Recommendation:** Approve the zone change from A/AO to R-5/AO and approve the concept plan subject to an informational revision.

### **BACKGROUND:**

1. **Site Address:** None
2. **Existing Zoning/Land Use:** A/AO/Springs Ranch Golf Course
3. **Surrounding Zoning/Land Use:** North: A/AO/Springs Ranch Golf Course (clubhouse)  
South: PK/AO/undeveloped City park (future Tutt Sports Complex)  
East: A/AO/Springs Ranch Golf Course  
West: PBC/AO/commercial (First & Main - Cinemark Theatre)
4. **Comprehensive Plan/Designated 2020 Land Use:** Golf Course or Cemetery
5. **Annexation:** 1984, Springs Ranch Addition
6. **Master Plan/Designated Master Plan Land Use:** Colorado Springs Ranch (implemented) /Golf Course
7. **Subdivision:** Not platted
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The site is developed with a portion of the golf course and is vegetated primarily with grasses. The most northerly portion of the site is a parking lot for the clubhouse and golf course.

### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Public notice was provided to 81 property owners, including single-family homeowners located adjacent to the east side of the golf course, with the closest over 850 feet away. The notice was mailed on two occasions: 1) after the submittal of the applications and for the neighborhood meeting on March 5, 2015 and 2) prior to the Planning Commission meeting on May 21, 2015. Approximately 24 people attended the neighborhood meeting and issues discussed included the status of the golf course, view corridors, master plan designation, building heights, and potential uses. **FIGURE 3** is the City's initial review letter and includes correspondence (one email) received after the neighborhood meeting. **FIGURE 4** is correspondence received after the City review letter was distributed. These three letters indicate support for the applications.

### **ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

1. **Review Criteria/Design & Development Issues:**  
**Springs Ranch Golf Course** – The Springs Ranch Golf Course is an 18-hole golf course on approximately 195 acres located both north and south of North Carefree Circle and east of Tutt Boulevard. The golf course assists in satisfying City park requirements for the Colorado Springs Ranch Master Plan. At the April 9, 2015 Parks Board meeting the Parks Board, with the support of Parks staff, approved the removal of the 14.8 acres from the golf course obligation in exchange for additional land to be provided to the City to facilitate the construction of the Sand Creek Trail. Park fees to be paid as a result of residential development on the site will be used to assist in constructing the Trail.

In 2011 two parcels, which were a part of the golf course and located north of the club house on the east side of Tutt Boulevard, were rezoned to PUD to allow three apartment buildings and a

convenience food store with gas (Circle K at the southeast corner of Tutt Boulevard and North Carefree Circle). The current applications have similarities to these projects.

**R-5 Zone** – The requested R-5 zone accommodates a wide range of residential uses, from single-family homes to multi-family projects which may include patio homes, townhomes and apartments. Congregate housing such as assisted living and religious institutions are also permitted uses in the R-5 zone.

The site is an appropriate location for higher density and intensity uses. Tutt Boulevard is a minor arterial and provides sufficient access along the west side of the property. The First & Main commercial center is located to the west, across from Tutt Boulevard. A City community park site is adjacent to the south, and the golf course will continue to exist along the parcel's east side and will separate the site from the homes across the course to the east. The aforementioned Sand Creek Trail is to be constructed along Tutt Boulevard and a transit stop exists on the east side of Tutt adjacent to the parcel. The applications represent an efficient use of the City's existing infrastructure (streets, utilities) and developable land without incurring negative impacts.

**Concept Plan** – The area within the concept plan is used today for a golf course hole and fringe area. The concept plan notes the 18-hole golf course will be maintained with the realignment of the course. Only 13.8 acres is proposed to be removed from the 195-acre course.

A reduced building height from 45 feet (R-5 maximum) to 30 feet is shown on the south portion of the site. This is the portion of the site nearest the single-family homes, but still over 850 feet away and across the course. The intent of the reduced building height is to enhance compatibility with the single-family area.

The north one acre of the site is developed with a portion of the parking lot serving the golf course and club house. Even with the removal of 65 of the 238 parking spaces the remaining parking area will exceed the City requirement of 102 (173 spaces will remain).

A revised concept plan was submitted in response to the City review letter in **FIGURE 3**. The revised plan is acceptable with a revision recommended to the note regarding the Sand Creek Trail. The plan satisfies the City review criteria for a concept plan.

2. Conformance with the City Comprehensive Plan:

The 2020 Land Use Plan within the Comprehensive Plan designates the site as Golf Course or Cemetery. While this project proposes using a portion of the designated golf course for residential uses, the 18-hole the golf course will be retained. The intent of the Plan is maintained while also implementing Policy LU 301 which states: "Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets with good pedestrian and bicycle access and connection to transit." These applications provide the opportunity to accomplish this policy.

3. Conformance with the Area's Master Plan:

The property is within the Colorado Springs Ranch Master Plan (**FIGURE 5**) and is designated as a golf course. This Master Plan is considered implemented (85% or more developed); therefore a master plan amendment is not required for these applications. The Plan continues to serve as a guide in the review of land use changes. The intent of the Master Plan is maintained as the 18-hole golf course will remain intact.

**STAFF RECOMMENDATION:**

**Item No.: A.1 CPC-ZC 15-00006 – Zone Change**

**Approve** the zone change from A/AO (Agricultural with Airport Overlay) to R-5/AO (Multi-family with Airport Overlay) for the Springs Ranch Golf Course R-5 Site, based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

**Item No.: A.2 CPC-CP 15-00007 – Concept Plan**

**Approve** the concept plan for the Springs Ranch Golf Course R-5 Site, based on the finding the plan complies with the review criteria in City Code Section 7.5.501.E (Concept Plan Review Criteria) subject to compliance with the following technical and/or informational modification to the concept plan:

Technical and/or Informational Modification to the Concept Plan

Revise note 11 on sheet 1 to: “Park fees will be paid in lieu of park land dedication for this site. Fees will be applied to the construction of the Sand Creek Trail between Constitution Avenue and North Carefree Circle.”



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719-471-0073  
 Fax 719-471-0267  
 www.nescolorado.com  
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**RECEIVED**  
**MAR 31 2015**  
**COLORADO SPRINGS**  
**CITY PLANNING**

**Springs**  
**Ranch Golf**  
**Course R-5**  
**Site**  
 Concept Plan

DATE: JANUARY 29, 2015  
 PROJECT NO.: A-10000  
 PREPARED BY: A. L. GARDNER

**SITE DATA**  
 Tax ID Number: 5331200045  
 Acreage: 13.8 acres  
 Master Plan: Springs Ranch Master Plan  
 CPC MPA 05-00027  
 Existing Land Use: Golf Course  
 Proposed Land Use: Permitted R-5 Uses  
 Existing Zoning: AVAO (Agriculture / Airport Overlay)  
 Proposed Zoning: R-5/AO (Multi-Family Residential / Airport Overlay)  
 Minimum Setbacks:  
 Front 20'  
 Side 5'  
 Rear 25'  
 40%  
 Maximum Lot Coverage: 45' & 30'  
 Maximum Building Height: 3525 Tutt Boulevard  
 Owner: Tom Tauche Inc.  
 Applicant: Colorado Springs, CO 80922  
 N.E.S. Inc.  
 619 N. Cascade Avenue  
 Colorado Springs, CO 80903

**NOTES**

- This Concept Plan is not to be used for preliminary platting purposes.
- Floodplain Statement: This site is within Zone X of the F.E.M.A. Flood Insurance Rate Map. Community Panel Number 08041C0539F, effective March 17, 1997.
- A 10 foot wide concrete trail shall be constructed along Tutt Boulevard and the frontage of Lot 1 Springs Ranch Golf Club. Trail shall be shown with future development plans.
- The golf fairway impacted by this Concept Plan area will be relocated within the remaining golf course to ensure that an 18-hole facility is retained.
- A replat of Lot 1 of Springs Ranch Golf Club shall be required with the development plan submittal that includes the section of the golf clubhouse parking lot that lies within the Concept Plan boundary. In the meantime, Lot 1 of Springs Ranch Golf Club shall have split zoning (Zones A and R-5).
- A transit stop will be constructed on Tutt Boulevard, the location and details of which shall be determined at the development plan stage.
- NOTICE: The Park zoned property to the south is owned by the City of Colorado Springs and is proposed to be developed as a Sports Complex.
- An aviation easement shall be recorded prior to recording a final plat. An aviation easement was recorded at reception number 097016874 for the portion of the site within Lot 1, Springs Ranch Golf Club.
- A street name shall be approved with the development plan for the interior street.
- The 7' Public Utility and Drainage Easement along the southern boundary of Lot 1 Springs Ranch Golf Club shall be vacated when the lot is replatted.
- Park fees will be required on this site. Fees collected will be applied to the construction of the Sand Creek Trail along Tutt Boulevard.

**SHEET INDEX**

Cover Sheet	1
Concept Plan	2
Utility & Public Facility Plan	3

**VICINITY MAP**



**LEGAL DESCRIPTION**

A tract of land being a portion of Lot 1, Springs Ranch Golf Club in the City of Colorado Springs as recorded at Reception No. 97031873 of the records of El Paso County, Colorado and a portion of the tract of land described at Reception No. 98010369 of the records of said El Paso County and located in the Northwest quarter (NW1/4) of Section 31, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the intersection of the common line between said Lot 1 and Tract A of said Springs Ranch Golf Club and the Southerly line of the thirty (30.00) foot sanitary sewer easement as shown on said Springs Ranch Golf Club, recorded at Reception No. 96148129 of the records of said El Paso County; thence S73°42'33"E on said Southerly line, a distance of 300.94 feet; thence S30°13'10"W a distance of 172.44 feet; thence S09°01'43"E a distance of 255.84 feet; thence S04°24'57"E a distance of 264.72 feet; thence S13°39'02"E a distance of 234.64 feet; thence S25°33'52"E a distance of 204.51 feet; thence S42°11'45"E a distance of 231.78 feet; thence S28°13'01"E a distance of 297.00 feet; thence S38°13'47"E a distance of 139.11 feet; thence S12°43'29"W a distance of 323.84 feet; thence S41°56'54"W a distance of 227.63 feet to the East line of Lot 1, Tutt Sport Complex as recorded at Reception No. 205058864 of the records of said El Paso County, the following two (2) courses are on the East and Northeasterly line of said Lot 1; thence: 1) N00°04'11"W a distance of 472.52 feet; 2) N48°00'39"W a distance of 808.30 feet to an angle point in said Lot 1; thence N00°50'17"E parallel with and forty (40.00) feet Easterly of Tutt Boulevard as dedicated to the public in Tutt Boulevard Subdivision Filing No. 2 as recorded at Reception No. 200122761 of the records of said El Paso County as measured perpendicular thereto, also being the East boundary line of the tract of land recorded at Reception No. 97129652 of the records of said El Paso County, a distance of 1010.00 feet to a point of curve; thence continuing parallel with and forty Easterly as measured perpendicular thereto and said East boundary line, on a curve to the right having a central angle of 13°05'14", a radius of 740.00 feet for an arc distance of 169.03 feet, whose chord bears N07°22'54"E to the POINT OF BEGINNING and containing 13.843 acres of land, more or less.

**FIGURE 1**

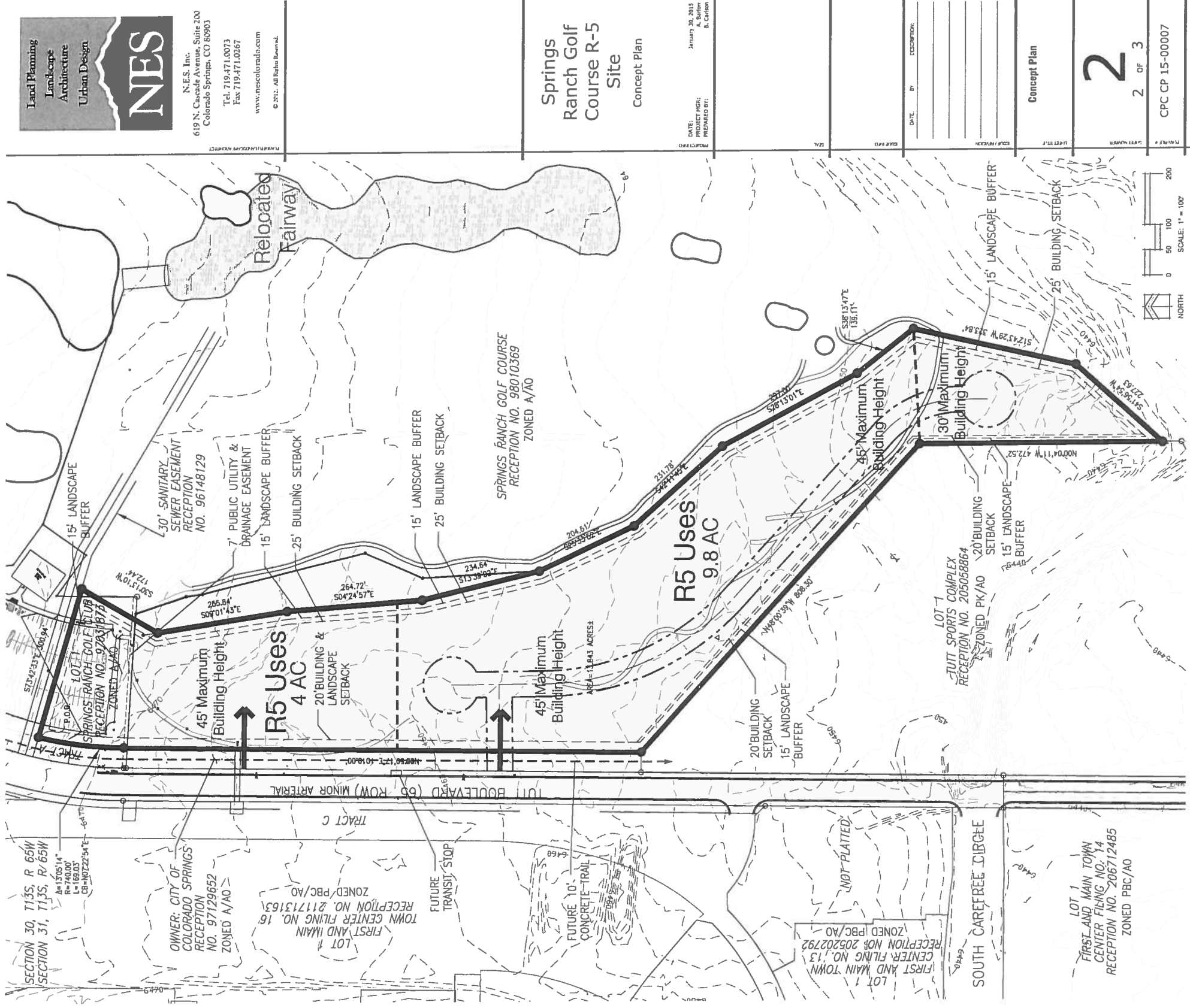




NES, Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel: 719.471.0073  
 Fax: 719.471.0267  
 www.nescolorado.com  
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Springs Ranch Golf Course R-5 Site  
 Concept Plan

DATE: January 20, 2015  
 PROJECT NO.: 2015010001  
 PREPARED BY: B. Carlson



Adjacent Clubhouse Parking to North

PARKING PROVISION	
Existing Parking:	238 spaces (3 handicapped)
Parking to be Removed:	65 spaces
Remaining Parking:	173 (3 handicapped)
CITY PARKING REQUIREMENT	
4 spaces per golf hole	= 72 spaces
1 space per 100 sf of restaurant/ bar area (restaurant=3,000sf)	= 30 spaces
<b>TOTAL</b>	<b>102 spaces required</b>

FIGURE 1

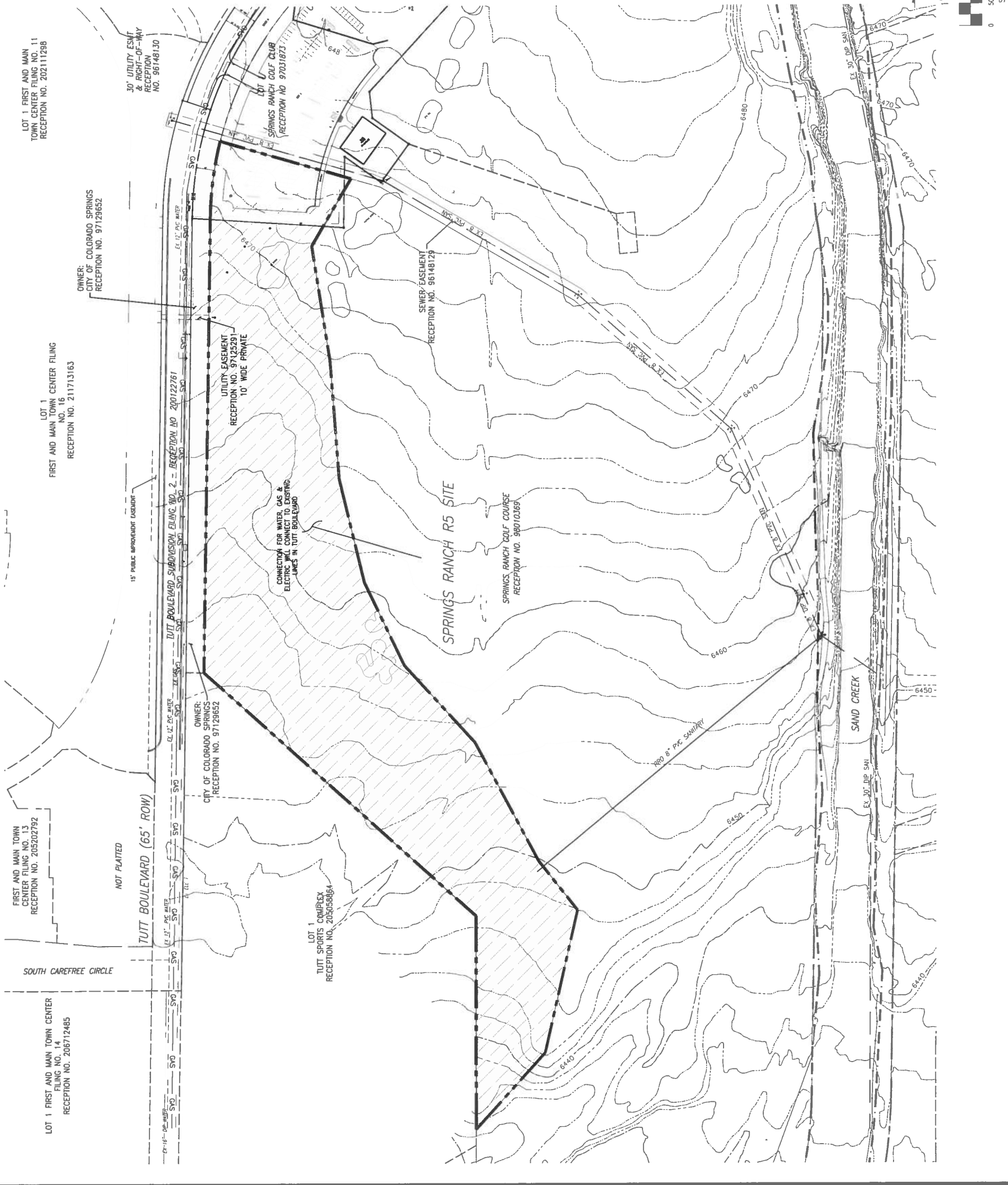
**General Notes for all Preliminary Utility Plans  
 (Required for all Development Plan submittals)**

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan

1. This drawing is a Preliminary Utility Plan and therefore, Colorado Springs Utilities shall make the final determination of the location of all water, wastewater, gas, and electric utilities, which may not be the same location as shown on the Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension and Service Standards ("Standards"), tariffs, rules, regulations and policies, City ordinances, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility service to the Property. Springs Utilities determines the location of all utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install all potable and non-potable water system facilities and appurtenances, and all wastewater collection system facilities and appurtenances and any water or wastewater service lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
4. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as permanent service is initiated.
5. Only with the prior written approval by Springs Utilities, Owner may cause the relocation of any utility service to a new location. Springs Utilities determines the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner, at its sole cost and expense, shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to provide easements to all utilities. Springs Utilities' "Inter-Utility Easement Agreement" form (or Executive Agreement form) without modification unless approved by Springs Utilities.
7. The water distribution system facilities must meet Springs Utilities' criteria for water quality, reliability and pressure, including looping requirements (see Section 4.08 of Springs Utilities' Water Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. When water quality is affected, Owner shall be responsible for the costs of testing and monitoring the system as necessary to incur in order to maintain water quality in its system as a result of Owner water system extensions. (Water-quality Maintenance Costs) Owner shall reimburse Springs Utilities for such Water-quality Maintenance Costs within thirty (30) days of receipt of an invoice for such costs.
9. Owner must contact Springs Utilities Field Engineering to secure approval of gas-service-line pressures in excess of Springs Utilities' standard gas-system pressure, and the location of all meters and transformers. (Contact North Work Center 688-4985 or South Work Center 688-5564).
10. Springs Utilities reserves the right to require any person to modify the grade of the earth on any Springs Utilities easement or rights of way without the written approval of Springs Utilities (City Code 12.2.540).
11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, policies, rules, regulations, resolutions, rules, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, rules, regulations and policies of Springs Utilities.

**NOTES**

1. THIS IS A CONCEPT FACILITIES PLAN ONLY - NOT TO BE USED FOR CONSTRUCTION
2. EASEMENTS WILL BE GRANTED PRIOR TO CONSTRUCTION
3. ALL PROPOSED UTILITY MAINS TO BE PUBLIC UNLESS OTHERWISE NOTED
4. NO TREES, STRUCTURES SHALL BE LOCATED WITHIN UTILITY EASEMENT AND/OR WITHIN 15' OF ANY COLORADO SPRINGS UTILITIES' MAINLINES



CPC CP 15-00007		SHEET 3 OF 3 FILE SW685648 5/1/15	
ROCKWELL CONSULTING, Inc.		DOUGLAS - SPRING 1870 W. 120th St. Suite 200 Overland Park, KS 66204 (781) 252-2537 • Fax (781) 475-1221	
TITLE	SPRINGS RANCH GOLF COURSE R5 SITE	DRAWN BY	MEW
SCALE	1"=100'	CHECKED BY	KDR
DATE	5/4/15	JOB NO.	94-113

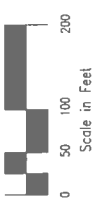


FIGURE 1



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## SPRINGS RANCH GOLF COURSE R-5 SITE

### PROJECT JUSTIFICATION

**FEBRUARY 2, 2015**

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#### LOCATION

The R-5 site is situated along the western boundary of the Springs Ranch Golf Course adjacent to Tutt Boulevard. It takes in the southern part of the existing Clubhouse property and extends southward toward the City park property. The site comprises approximately 13.8 acres of agriculturally zoned land and currently forms part of the golf course. To the east is the rest of the golf course property, with single family residential further east. To the west of Tutt Boulevard is the First & Main Commercial Center.





## REQUEST

Springs Ranch Golf Course requests approval of the following applications:

1. A Rezone from A (Agriculture) R-5 (Multi-Family Residential).
2. A Concept Plan for R-5 uses on 13.8 acres.

Concurrently with these requests, the owner is negotiating a land swap with the City Parks Department to off-set the loss of the 13.8 acre site from the golf course as part of a revised Parks Credit Agreement for the Golf Course. This will provide the parks department an expanded park area to the south, improved connections for the Sand Creek Trail across North Carefree Circle, and the extension of the trail system along Tutt Boulevard with future Development Plans.

## PROJECT JUSTIFICATION

### ZONE CHANGE

It is proposed to rezone the property from A (Agriculture) to R-5 (Multi-Family Residential). The permitted R-5 land uses range from single-family residential to multi-family residential, retirement homes, human service establishment, educational establishment, and religious institutions. The most likely uses for this site are some form of residential use and/or residential care facility.

#### **Zone Change Criteria (Section 7.5.603):**

**1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.**

The proposed R-5 uses will be harmonious with the surrounding land uses and neighborhood. They will provide an appropriate transition and buffer between the lower density residential to the east and the substantial First & Main commercial center to the west. The anticipated R-5 uses will not be detrimental to the public interest, health, safety, convenience or general welfare.

**2. The proposal is consistent with the goals and policies of the Comprehensive Plan.**

The site is identified as part of the golf course on the 2020 Land Use Map. The reason for the release of this 13.8 acre parcel from the golf course for development is to support the continued viability of the golf course operation, which is ultimately consistent with the objectives of the Comprehensive Plan designation.

The proposed rezone of the property to R-5 is consistent with the following Comprehensive Plan objectives:

#### **Objective LU 4: Encourage Infill and Redevelopment**

Encourage infill and redevelopment projects that are in character and context with existing, surrounding

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development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Strategy LU 502e: Locate Higher Density Housing as a Transition and Buffer to Residential Areas

Locate higher density housing in relation to activity centers and gradually decrease the density of that housing as a transition and buffer to the surrounding residential areas.

Policy LU 601: Assure Provision of Housing Choices

Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

**3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.**

The site is part of the implemented Springs Ranch Master Plan. The property is designated as part of the golf course. The reason for the release of this 13.8 acre parcel from the golf course for development is to support the continued viability of the golf course operation, which is ultimately consistent with the objectives of the Master Plan designation.

**CONCEPT PLAN**

The Concept Plan is for R-5 uses on a 13.8 acre parcel. As noted above, the most likely R-5 uses for this site are some form of residential use and/or residential care facility.

The northern section of the Concept Plan incorporates a portion of Lot 1 of Springs Ranch Golf Club. This area includes the parking lot for the Clubhouse. Currently 238 spaces are available to serve the Clubhouse. The Concept Plan will remove approximately 65 spaces, leaving 173 spaces for the Clubhouse use. The City's parking standards require 4 spaces per golf-hole and 1 space per 100 square feet of bar/restaurant. The Clubhouse has a total area of 5,000 square feet; 2,000 square feet for the pro shop and 3,000 square feet for the grill. The minimum parking requirement for the Clubhouse is, therefore, 102 spaces, which will be more than adequately accommodated in the reduced parking lot.

Development of this site will involve the loss of one golf fairway. This will be relocated on the remaining golf course, as shown on the plan, to ensure that a functioning 18-hole golf course will remain.

A 20-foot building and landscape setback is provided adjacent to Tutt Boulevard as required by City code. The City owns a 50-foot strip between the property boundary and Tutt Boulevard which is intended for the extension of the Sand Creek Trail. Future developers of the property will be required to

construct a 10-foot concrete trail adjacent to the property boundary. This is reflected as a note on the Concept Plan.

A 15-foot landscape buffer is proposed along the northern boundary to the club house, along the southern boundary to the City's Park zoned property, and to the east adjacent to the golf course. The Concept Plan allows for some flexibility with the buffer on the eastern boundary, subject to the type of R-5 use proposed, and the location and massing of the buildings.

A future location for a transit stop is identified adjacent to the site on Tutt Boulevard. The precise location and design of the transit stop will be determined at development plan stage.

The Traffic Report prepared by LSC Transportation Consultants Inc. indicates that the two access points proposed on Tutt Boulevard are in locations that are appropriate distances from existing intersections and that the proposed R-5 uses would not warrant any new auxiliary lanes or other off site road improvements.

The Drainage Report prepared by Rockwell Consulting indicates that the site will drain to the southeast into Sand Creek Pond #1. The overall tributary area of Sand Creek Pond #1 is so large that the anticipated detention and water quality volumes from the development will have minimal impact on the pond.

#### **Concept Plan Review Criteria (Section 7.5.501)**

**1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?**

The proposed R-5 uses will be harmonious with the surrounding land uses and neighborhood and will provide an appropriate transition and buffer between the commercial development to the west of Tutt Boulevard and lower density residential to the east of the golf course.

**2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site?**

At this Concept Plan level insufficient information is known about the likely density and square footage of the development. The types of land uses likely to be developed on this site can be designed in such a manner that they permit adequate light and air on and off site.

**3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?**

The proposed R-5 uses will have a maximum height limit of 45-feet and the bulk of any future buildings can be mitigated through siting, building design, and placement of landscaping within the proposed landscape buffers. The bulk of the buildings will be considerably less than the large commercial



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buildings in the First & Main retail center to the east of Tutt Boulevard. The existing residential areas to the east are separated from the proposed development by the remainder of the golf course and this distance of approximately 1200 – 1500 feet will minimize the visual impression of the buildings.

**4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?**

At this Concept Plan level insufficient information is known about the internal circulation and parking. The points of access have been identified with regard to the appropriate distances from existing intersections on Tutt Boulevard. The Traffic Report accompanying this application addresses the location of the access points and the need for auxiliary turn lanes. The proposed extension to Sand Creek Trail and proposed transit stop on the western boundary of the site will enhance pedestrian and public transit accessibility to the site and the wider area.

**5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?**

The existing streets and public facilities have adequate capacity to support the proposed development.

**6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?**

The reason for the release of this 13.8 acre parcel from the golf course for development is to support the continued viability of the golf course operation. This will ensure that the existing property and surrounding neighborhood is preserved.

**7. Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?**

The proposed R-5 uses provide an appropriate transition between the commercial uses to the west and the lower density residential to the east. Landscape buffers are proposed to screen the development from the park and golf course uses to the south and east where necessary.

**8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?**

Yes – as noted above.



March 12, 2015

Ms. Andrea Barlow  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

RE: Zone Change and Concept Plan for Springs Ranch Golf Course R-5 Site – File Nos. CPC ZC 15-00006 and CPC CP 15-00007

Dear Andrea:

The City has completed the review of the above applications. Prior to scheduling the requests for a Planning Commission meeting the following 2 items shall be completed:

1. Submit to Land Use Review 6 copies of the concept plan (folded to no larger than 9" x 14", with the lower right corner exposed) with the following revisions:
  - a. Note the City file number of CPC CP 15-00007 in the lower right corner of each sheet.
  - b. Revise the existing zoning to A/AO and the proposed zoning to R-5/AO.
  - c. As required by Parks and Recreation (comment 2) revise note 3 to indicate the 10' wide concrete trail shall be constructed not only along the frontage of the R-5 site but also along the frontage of Lot 1, Springs Ranch Golf Club. Note the trail shall be shown on the development plans.
  - d. Delete note 7 as a Geologic Hazard Report or Exemption is not required.
  - e. Delete note 8 as the design of the buffer will be determined with the development plan.
  - f. As required by Police – Street Name Administrator note an interior street name shall be approved with the development plan for the interior street.
  - g. As required by Colorado Springs Airport note an avigation easement shall be recorded prior to recording a final plat. Note that an avigation easement was recorded at reception number 097016874 for the portion of the site within Lot 1, Springs Ranch Golf Club.
  - h. On sheet 2 indicate a maximum building height of 30' in the southerly portion of the site located closest to the single-family residences to the east. See the enclosed drawing which illustrates the 30' maximum height area. On sheet 1 revise the maximum building height note to include 45' and 30' as shown on sheet 2.
  - i. On sheet 2 show a rear building setback of 25' along the easterly property lines adjacent to the golf course.
  - j. On sheet 2 show a 15' landscape buffer along the common property lines with the City park site.
  - k. Note the zoning of the City park site as PK/AO instead of P4.
  - l. Add to the surrounding zoning designations the AO (Airport Overlay) suffix.
  - m. Show a 7' wide public utility easement and public drainage easement as established along the south property line of Lot 1, Springs Ranch Golf Club. Indicate if the easement is to be vacated.
2. Submit to Land Use Review 1 copy of the revised concept plan reduced to 11" x 17".

Listed below are comments received from the various City departments or other review agencies regarding the application. **If the comments listed below are not referenced in the items above, then**

**LAND USE REVIEW DIVISION**

30 S. Nevada Ave., Suite 105 • Tel: 719-385-5905 • Fax: 719-385-5167  
Mailing Address: P.O. Box 1575, Mail Code 155 • Colorado Springs, CO 80901-1575

**the comments are for information purposes and are not required to be addressed prior to scheduling the applications for a Planning Commission agenda.**

Engineering Development Review –

Zone Change: No comments

Concept Plan:

Please note that a Geologic Hazard Report or Exemption is not required unless there is a geologic hazard identified on the site. Note 7 should be revised as appropriate.

For more information contact Lydia Maring at 385-5546.

Traffic Engineering –

Zone Change: No comments

Concept Plan:

The Traffic Impact Analysis (TIA) has analyzed this project based only for apartment buildings traffic generation. If other type dwelling was to be proposed on future development plans, then a modified Traffic Impact Analysis will be required.

For more information contact Zaker Alazzeah at 385-5468.

Mountain Metropolitan Transit –

This concept plan applications is acceptable to Transit. The requested future bus stop has been included in the notes and on the concept plan.

For more information contact Christoph Zurcher at 385-6524.

Colorado Springs Utilities –

Action Items:

1. None, approval is recommended.

Information Items:

1. The applicant or their engineer should contact Contract Administration for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development (668-8111).
2. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
3. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
4. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
5. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
6. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
7. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.



8. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via [www.csu.org](http://www.csu.org).
9. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will determine the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differs from the approved Development Plan.

For more information contact Ann Werner at [awerner@csu.org](mailto:awerner@csu.org) or 668-8262.

Parks & Recreation –

1. Park fees will be required on this site. Fees collected will be applied to the construction of the Sand Creek Trail along Tutt Boulevard.
2. Please include in Note #3 the construction of the 10 foot-trail along the frontage of the existing golf course club house.

For more information contact Connie Perry at 385-5375.

Fire Prevention –

No 'disapproved' comments.

Attention comments:

No exceptions: CSFD does not have any exceptions with the concept plan as submitted.

For more information contact Steve Smith at 385-7362.

Police – No objections or suggestions.

For more information contact Robert Harris at 444-3168.

Police - Street Name Administrator -

An interior street name is required.

For more information contact Wendy Hamilton at [hamiltwe@ci.colospgs.co.us](mailto:hamiltwe@ci.colospgs.co.us)

Regional Building Department - Enumerations –

An address will be assigned for the location of the Transit stop.

The address 3525 Tutt Boulevard should be placed on the mylar in the location of the Club House.

Contact Wendy Hamilton for approval on road names for the multi family. An e-mail from Wendy or someone in that department directly to Enumerations is required.

Enumerations will review the mylar prior to plat for address placement, road naming, title block (legal description) and floodplain.

\$10.00 per lot and tract fee will be due at the time of the review of the Mylar. The Golf Course plat will not require an addressing fee.

More comments to follow at the development stage of the multi-family project.

For more information contact Amy Vanderbeek at 327-2930.

Regional Building Department – Floodplain Administration –

There is 100-year. Floodplain on this parcel but the area under consideration is well outside the floodplain. RBD Construction Review/Floodplain Administration has no objection to this submittal.

For more information contact Michael Augenstein at 719-799-2869.

Colorado Spring Airport –

At its monthly meeting held on 2/25/15, the Airport Advisory Commission (AAC) concurred with the Airport staff's "no objection" recommendations and supplemental comments for the subject land use review items.

Please note the following comments:

1. An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
2. If any proposed vertical development and/or use of temporary construction equipment at this site will exceed the height of existing structures, further coordination with the Airport is needed to determine if the applicant will be required to submit an airspace evaluation case to the Federal Aviation Administration (FAA).
3. More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

For more information contact Kris Andrews at 550-1915.

Enclosed is correspondence received during the review of the applications.

Failure to submit the requested items within 180 days from the date of this letter will result in the application being formally withdrawn from consideration. Once withdrawn, any subsequent resubmittal will require the filing of a new application and payment of application fees.

If you have questions please call me at 385-5366.

Sincerely,



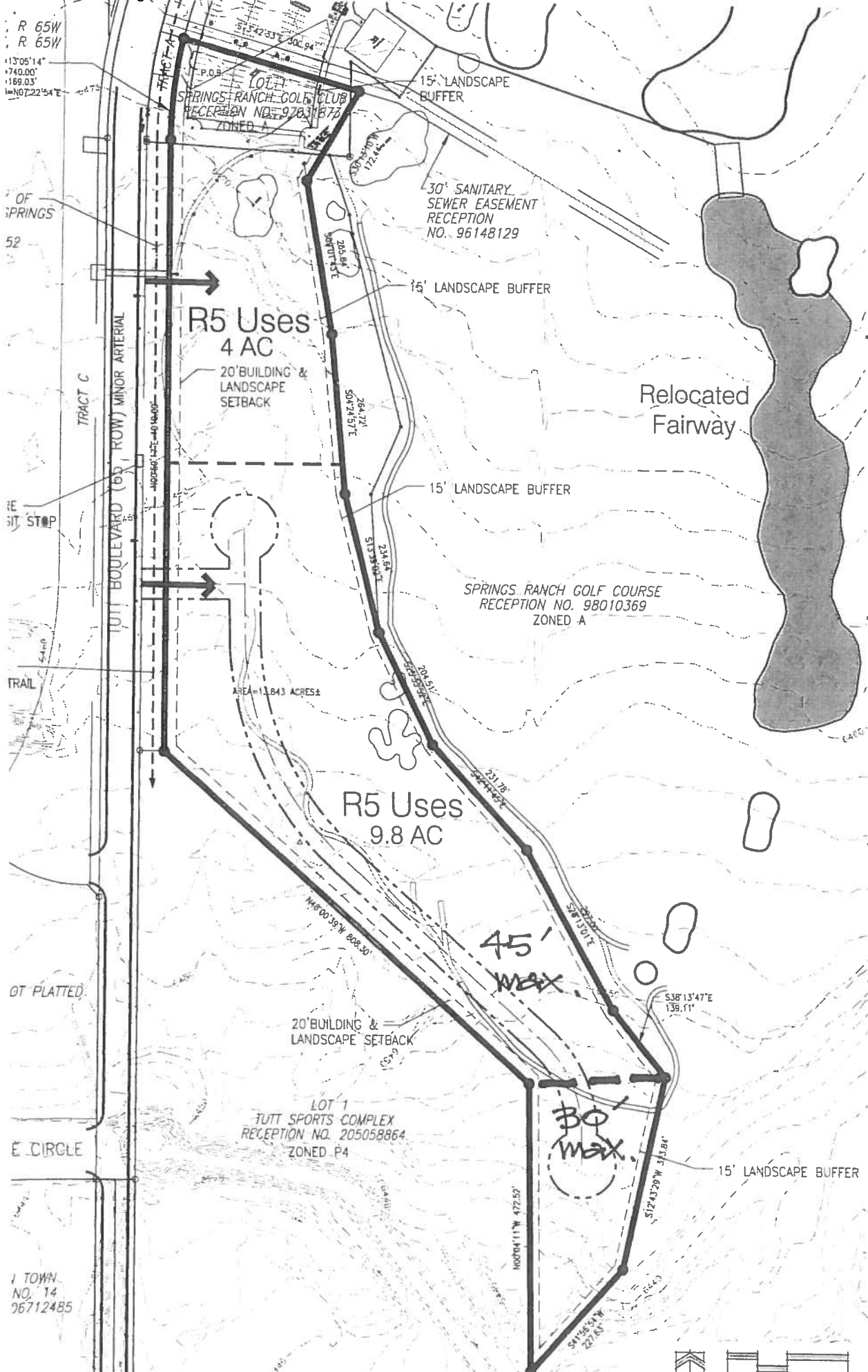
Steve Tuck  
Principal Planner

C: File Nos. CPC ZC 15-00006 and CPC CP 15-00007  
Steven T., [stevent@stevent.com](mailto:stevent@stevent.com)

Enclosures



N.E.S. Inc.  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719.471.0073  
 Fax 719.471.0267  
 www.nescolorado.com  
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Springs  
 Ranch Golf  
 Course R-5  
 Site  
 Concept Plan

DATE: January 30, 2015  
 PROJECT MGR: A. Sarkow  
 PREPARED BY: B. Carlson

*Maximum building heights*

DATE	BY	DESCRIPTION

Concept Plan

2  
 2 OF 3

FIGURE 3



## Tuck, Steve

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**From:** Steven T. <stevent@stevent.com>  
**Sent:** Sunday, March 08, 2015 5:10 PM  
**To:** Tuck, Steve  
**Subject:** Comments on Plans File No. CPC ZC 15-00006 and CPC CP 15-00007 (Please view in HTML or Rich Text)  
**Attachments:** SRMP.jpg

8 March 2015

To: Steve Tuck  
[stuck@springsgov.com](mailto:stuck@springsgov.com)

Good Day Steve,

I thank you for providing helpful information during the 5 March 2015 Public Meeting at the Springs Ranch Golf Clubhouse. Per the provisions on the Planning & Development Land Use Review mailer, I would like to submit some comments on the concept plans pertaining to a proposed zone change & reconfiguration of the Springs Ranch Golf Course, specifically [CPC ZC 15-00006] and [CPC CP 15-00007]. Having viewed the associated documents posted at <http://www.springsgov.com>, I offer the following perspective for consideration:

The posted documentation identifies Zone Change Criteria (Section 7.5.603).

The first Criteria states, "1. *The action will not be detrimental to the public interest, health, safety, convenience, and general welfare.*" I'm concerned that a re-zoning & reconfiguration as proposed could be detrimental to the public interest and general welfare of many Springs Ranch residents, as a result of increased congestion and visual decay, given the potential (and likelihood) of multi-story, multi-family residential buildings replacing the otherwise pleasant, peaceful, and pastoral nature presently provided by the agriculture-like space currently occupied by Golf Course fairways.

The second Criteria states, "2. *The proposal [shall be] consistent with the goals and policies of the comprehensive plan.*" And, adjacent to this stated Criteria is proposal rationale stating that, ".....*The reason for the release of this 13.8 acre parcel from the golf course for development is to support the continued viability of the golf course operation.....*" During the 5 March 2015 Public Meeting, the Springs Ranch Golf Course owner spoke publicly, and my understanding is that this Golf Course is experiencing some financial problems, prompting concerns about upcoming notes on debt. Apparently, the Golf Course may not be collecting enough income to offset the costs of operating the Golf Course.

The proposed [zoning & reconfiguration] appears to be an attempt to sell off yet another part of the Golf Course to collect some cash to address a short-term fiscal exigency, but from my view doesn't appear to address the root cause of the Golf Course's balance sheet problems -- if the business model of the Golf Course remains unchanged (and continues to lose money), I don't see how the proposed rezoning/reconfiguration by itself could ".....*support the continued viability of the golf course operation.....*" in the long run. After all, if we don't fix what's broken, temporary workarounds would seem to only delay, and perhaps even *enable*, the inevitable.

Moreover, by rezoning/reconfiguring, the Golf Course design would become geometrically compressed (and in my opinion aesthetically inferior as a result), possibly degrading the advertising appeal of the Golf Course, and thus further risking ".....*the continued viability of the golf course operation.....*". And, once 3-story apartments (or whatever) are built, this potentially regrettable decision would be irreversible.

The third Criteria states, "*When a master plan exists, the proposal [shall be] consistent with such a plan.*" Attached is a scan of the "Springs Ranch Master Plan" distributed around the time I and numerous other

residents purchased our homes new in the mid-to-late 1990s. The Plan clearly shows the pledged, detailed layout of the Golf Course. Since that time however, this Plan has apparently been slowly eroding away, with the construction of a gas station, and a sizeable 3-story-high multi-family residential complex, on what used to be part of the Golf Course property off Tutt (as presented in the Master Plan). And, the currently proposed rezoning/reconfiguration would seem to be the most substantial sell-off of this Master Plan yet. When will our conscience finally intervene to stop these dominos?

Like many others, I chose to devote a considerable allocation of my hard-earned pay to afford the [lot premium] included in my new home purchase, largely because of this exact attached Plan. But, as we fast forward 18 years -- were we to proceed with the proposed rezoning/reconfiguration, I personally would feel the same as if I were to experience "bait and switch" or a "breach of contract".

During the 5 March 2015 Public Meeting, an audience member asked the Golf Course owner if he would be open to considering help, in the form of an outside investor and/or a business partner. Notably, and without hesitation, the owner indicated his disinterest in the idea, and appeared to express his personal desire to maintain control of the operation of the business.

I understand the Golf Course owner's attachment to, and passion for, his job/business, and I certainly can sympathize with the rough times he may be experiencing. However, and not to sound indelicate, but business people sometimes have to set aside their emotions and maintain objectivity for what is in the best interest of "*.....continued viability.....*" With no offense intended, this issue shouldn't be all about the personal preferences of one individual in a position of power; the issue should consider the "*public interest*" and "*general welfare*" of the Springs Ranch *community*.

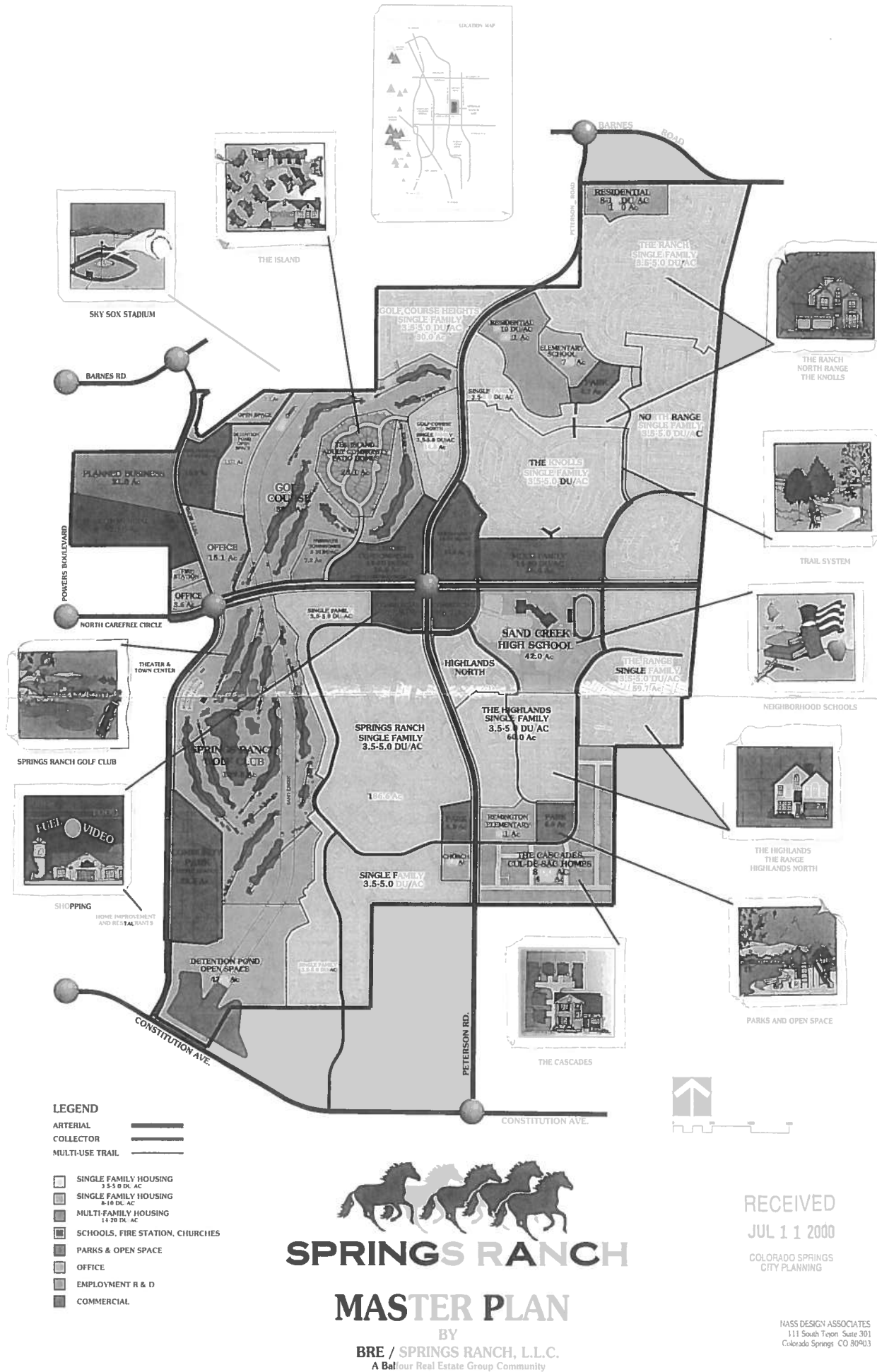
I purchased my home new in the mid-to-late 1990s. My current residence may very well be the last home I ever buy. I take good care of my house/property, I love the neighborhood, and I cherish the view. I didn't purchase my home in whimsical fashion, and I certainly didn't make this lifetime investment with the understanding that the neighborhood Plan, the view, and the associated past handshakes/agreements could slowly-but-steadily deteriorate as a result of discussions about \$\$\$.

I offer the above-stated perspective for your consideration. While my position is not necessarily an exact substitute for those of others in the community, remember that many people are very busy and don't have the time to voice their concerns to the extent of which I've offered to articulate -- consider that a silent populous may also share these concerns.

I would please request a reply acknowledging receipt -- thanks in advance.

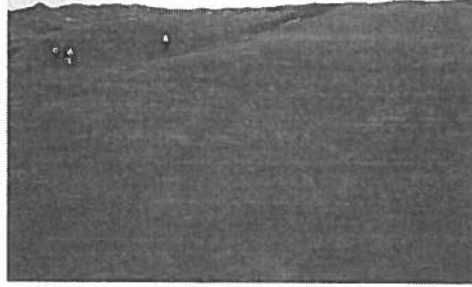
Very respectfully,

Steven T.  
Resident, Springs Ranch



**SPRINGS RANCH**  
**MASTER PLAN**  
 BY  
**BRE / SPRINGS RANCH, L.L.C.**  
 A Balfour Real Estate Group Community

**FIGURE 3**



**To: Mr. Steve Tuck, City Planner, Colorado Springs**

**Email: [stuck@springsgov.com](mailto:stuck@springsgov.com)**

**Re. Springs Ranch Golf Club**

**Reference CPC ZC 15-00006 zone change and CPC CP 15-00007 – Concept Plan**

Dear Mr. Tuck:

To give you some perspective, I have been playing the majority of my golf at Springs Ranch Golf Club since about 2 years after it opened. With what is happening now with golf courses, we need to be able to keep those that we have. Here in the Colorado Springs area, we have lost Appletree Golf Course, Gleneagle Golf Course almost lost Kings Deer Country Club and there are rumors of closing the former Woodmoor Country Club. These are all public courses, not private.

A recent report on local news stated that Patty Jewett had 500 golfers play on a Saturday. It's evident that golfers in our area need more access to public courses than less.

Springs Ranch Golf Club gets a serious amount of play throughout the year, when it is playable because it is a well-planned links course that appeals to all levels of ability. It is in the best interest of the community to do what it takes to support the necessary changes to the golf course to insure that it remains part of the fabric of and option for both Colorado Springs golf and for those beyond who often travel from Denver when their only option is to come south.

I am in agreement with the zone change and the concept plan and trust that you view the use of the land to be a benefit to the community.

Bill Robinson  
Colorado Springs  
(719) 596-3709

## Tuck, Steve

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**From:** Barbara and Jim Fonner <barbfon@hotmail.com>  
**Sent:** Thursday, April 02, 2015 3:32 PM  
**To:** Tuck, Steve  
**Cc:** Ed Kujalowicz  
**Subject:** Springs Ranch Golf Club Rezoning

Attn: Mr. Steve Tuck, Colorado Springs City Planner

Dear Mr. Tuck,

The purpose of this message is to let you know that we fully support the rezoning plan that affects our local golf course. Specifically, we mean the following items:

***Golf Course: Springs Ranch, Hole #9, bordering Tutt Blvd. in Colorado Springs***

***Rezoning reference: CPC ZC 15-00006 Zone change and 15-00007 Concept plan***

We understand that this zone change to the "residential classification" would be beneficial, and necessary, for the Springs Ranch Golf Course to continue as a viable business concern. Furthermore, we understand that the ownership already has in place a planned workaround to satisfactorily replace the existing hole #9 by means of a modified hole layout redesign. We positively support both of these actions.

We have golfed individually, as a couple, and in the senior leagues of this golf course since moving here in 2002. What strikes us is how the management makes the environmentally-sound effort to keep native grassy areas and the riparian sections of Sandy Creek intact. Their stewardship of the land, and efforts to preserve the links-type nature of the golf course assures that golfers have a unique opportunity to enjoy an "old-world" experience similar to courses in Scotland, the birthplace of golf. Add to this the fact that management strives to keep the course open for play as "year-round" as possible, and you readily see what a treasured asset it is. As very active seniors, we certainly take advantage of playing there often throughout the year. We have noticed that the open nature of its topography seems to foster snow-free fairways, quickly, after storms end.

In summary, we urge you to do what is within your power and authority to see that the referenced rezoning plan is ratified. We're sure that you would have the hearty thank-you of the many golfers who we've played with at Springs Ranch, for the past 13 years.

Barbara & James Fonner  
7117 Grand Prairie Drive  
Colorado Springs, CO 80923  
(719) 532-0195 home phone



## Tuck, Steve

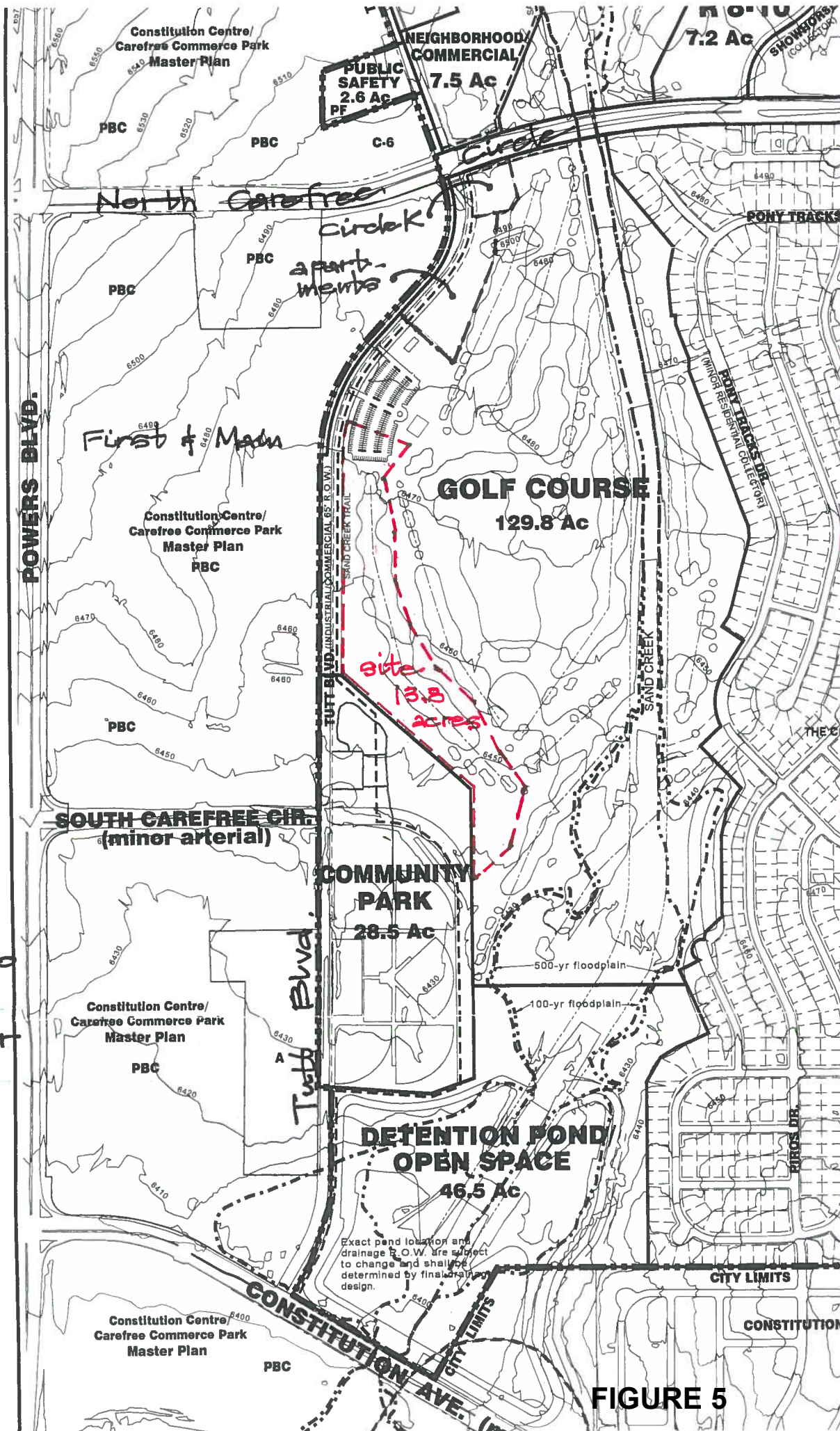
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**From:** RICHARD A NAUGHTON <ddnau@msn.com>  
**Sent:** Sunday, April 05, 2015 9:29 AM  
**To:** Tuck, Steve  
**Cc:** RICHARD A NAUGHTON  
**Subject:** FW: SPRINGS RANCH GOLF COURSE

---

From: ddnau@msn.com  
To: stuck@springgov.com  
CC: ddnau@msn.com  
Subject: SPRINGS RANCH GOLF COURSE  
Date: Thu, 2 Apr 2015 15:35:23 -0600

I live very close to Springs Ranch Golf Course, I have no objections to changes proposed for the golf course. That is the sale of the property located east of Tutt Blvd. between North Carefree and South Carefree. So guess what I'm saying is that I AM IN FAVOR OF THE ZONE CHANGES PROPOSED. THANKS Richard A. Naughton 4040 Golf Club Dr. Colorado Springs, Co 80922



from: Colorado Springs Ranch Master Plan



FIGURE 5