

Wolf Ranch Master Plan Amendment Request
Project Statement and Justification
Revised April 22, 2019

General Amendment Description

This application request proposes a major amendment to the Wolf Ranch Master Plan. The changes are primarily focused in the north and easterly portions of the plan and along the central open space core area of the plan. A change to some of the approved land use areas and some of the park and open space areas will be requested with this application. The purpose of this amendment is to adapt to current market conditions and changes to the variety of new housing types in the real estate market for the front range of Colorado. Other goals of this amendment is to 1) encourage creative housing types with a focus on affordability, 2) achieve a higher efficiency in land use that effectively uses the street and utility infrastructure, and 3) establish a park system that is linked by trail corridors that directly serve the adjoining neighborhoods.

In response to the goals identified above, the master plan “land use planning areas” have been updated in areas primarily located north of Briargate Parkway and east of the central open space corridor. These amendments will add flexibility for a variety of housing product types. Housing trends are ever-changing and the Wolf Ranch Master Plan needs to evolve and change as well, in order to meet the needs of home buyers and residents by providing a variety of home styles and types at varying price points, and amenities which are sustainable for the future. The overall density of this master plan has decreased since the last amendment from a total of 7,701 total proposed dwelling units to a new total of 6,825 total dwelling units for a decrease of 876 units. Some of this decrease in density is due to the fact that some of the entitled or developed portions of the master plan were actually built at the low end of their respective density ranges. Other decreases can be attributed to the decrease in multi-family land use area. Roughly a third to half of the master plan has been developed to date. Those built and or entitled areas of the plan are shown on the attached master plan map as Implemented areas, and total 2867 units at an average density of 4.01 DU/Acre. The following chart shows the density changes over time from the master plans first approvals to today.

Master Plan / PUD Plan Approval and Amendment History					
File Number	Approval Date	Wolf Ranch MP Acreage	DU	Including Area Previously in Briargate MP	Including DU Previously in Briargate MP
CPC MP 01-83	November 8, 2001	1,651.0	7,057		
CPC PUP 04-00048	February 22, 2005				
CPC MP 04-000343	January 6, 2005	1,893.7	7,839		
CPC MP 05-80	April 4, 2006	1,893.8	7,804	1,982.0	8,153
CPC MP 05-80-A1MJ08	January 15, 2009	1,893.8	7,808	1,982.0	8,157
CPC MP 05-00080-A2MN11	July 15, 2011	1,893.8	7,808	1,982.0	8,157
CPC MP 05-00080-A3MN13	August 13, 2013	1,893.8	7,849	1,982.0	8,198
CPC MP 05-00080-A4MJ14	August 26, 2014	1,893.8	7,811	1,982.0	8,160
CPC MP 05-00080-A5MN15	August 13, 2015	1,893.8	7,464	1,982.0	7,813
CPC MP 05-00080-A6MN16	June 9, 2016	1,893.8	7,352	1,982.0	7,701
CPC MP 05-00080-A7MJ19	Pending			1,982.0	6,825

Reports and Study Addendum Descriptions

Parklands Analysis

NES, Inc. has reanalyzed the park and open space program for the Wolf Ranch and has proposed revisions to the park and open space systems which will consolidate park features and uses along with relocating some proposed neighborhood park locations and types. This amendment will provide a better

overall park system experience for the residents and at the same time provide a more efficient system of maximizing pedestrian access. A more detailed description and Park Analysis study is attached to this document.

Traffic Study Addendum

The transportation system has been restudied by LSC, Inc. and the traffic study has been amended and is submitted with this Master Plan amendment. The primary transportation routes and major street corridors have not changed. All primary access points to Wolf Ranch from surrounding properties have not changed. The amendment does propose to keep Old Ranch Road on its current alignment rather than rerouting it into Wolf Ranch, which is illustrated in the northeast corner of the site.

Geologic Hazards Addendum Letter

Geological Hazards have been reanalyzed by Entech Engineering, Inc. and they have re-studied and mapped out the slope stability areas of concern along the east bank of Tributary Four and the north bank of Cottonwood Creek. Structure setback lines are shown on the master plan as a guide for future development along those drainage corridors. A geologic hazard report addendum and map delineating these areas is attached to this amendment submittal. Where the setback line is illustrated within a development area, individual geologic evaluations may be required when a detailed development plan is submitted for approval.

Master Development and Drainage Report Addendum Letter

A review of the changes to the Master Plan in reference to the approved MDDP was performed by Kiowa Engineering, Inc. Their findings are attached to this document.

Land Suitability Analysis

A land suitability analysis was prepared for the initial master plan in 2001. The land suitability study is still valid with the exception of the Wetlands mapping. Iris Mitigation and Design, Inc. has re-studied the wetlands in the Master Plan and has updated the mapping. The wetlands areas have actually been reduced from the original master plan and are delineated on this master plan amendment. The Wetlands Report has been sent to the Army Corp. of Engineers for review. A copy of the study is provided with this amendment.

Public Facilities

There are no new public facilities included with this amendment since all major infrastructure is as previously approved. Drainage facilities are being constructed per the MDDP. Water HAR analysis and wastewater facilities have been studied numerous times previously and no major changes to that system are proposed. We anticipate by relocating some of the land uses within the northern portions of the master plan that we may be able to minimize the amount of collector streets which will reduce installation costs and reduce long term maintenance costs to

the City.

Master Plan Amendment Details

Residential Land Use Amendments

- *The 87.31 acres of “A1” 0.0-.99 DU/AC planning area along the northern boundary of the master plan has now been replaced with “B” 2.0-3.49 DU/AC planning area. There is not a demand for one acre lots in this area of the city and hasn’t been since the inception of the master plan. Other areas in the northern part of the city such as Flying Horse Master Plan are fulfilling the need for this land use type. The revised land use designation allows a higher density land use type to this northern edge of the master plan, however we are still providing for a 50’ trail corridor open space along Old Ranch Road and a 200’ building setback to principal structures from the R.O.W. of Old Ranch Road. This will help provide a transition area between Wolf Ranch and the adjacent developed land in El Paso County. With the 200’ setback, it is anticipated that large lots will have to be developed along this transition area. An overall density cap of 1,919 residential units north of Briargate Parkway is also proposed. This is the same density as approved on the most current master plan approved in 2016.*
- *An amendment is being made to the location of the elementary school from the northern boundary of the master plan to a location located along Briargate Parkway in the eastern side of the master plan. School District 20 has reviewed this location and sees benefits to this change over the existing location. The new site will have quick access from an arterial street to the school, while limiting the amount of neighborhood cut-through traffic and disruption due to peak hour traffic pick-up and drop-off of students. This location also helps reduce the amount of collector streets bisecting this north area of the master plan and makes more efficient utilization of City infrastructure*
- *The 36.28 acre of “C/D” 3.5-11.99 DU/AC planning area, 20.86 acre “A2” 1.0-1.99 DU/AC planning area, and the 25.08 “B/C” 2.0-7.99 planning area, are being consolidated into “C” 3.5-7.99 DU/AC planning area. Most of the housing types proposed within the three previous planning areas can be accomplished in the “C” planning area.*
- *The existing Mixed Use portion of the master plan (26.89 acres) allowed for residential densities up to 25 units per acre. We are now shifting that density to a multi-family land use element adjacent to Briargate Parkway buffered by some transitional density uses such as townhome along the east side of the lake. This addition of an “E” 12.0-24.0 DU/AC planning area and a “D” 8.0-11.99DU/AC planning area will replace the “Mixed Use” and a portion of the previously approved “C” planning area in this location.*

- *The “B” planning areas lying along the east side of the central open space core will be converted into “C” and “C/D” planning areas. The “C” and “C/D” planning areas allows for greater flexibility in housing types and can be used at a variety of densities which will help in keeping the master plan current with changes to the future housing market.*
- *South of Research Parkway and east of the central open space the previous Community Park parcel is being reduced in size to 10 acres from the previous 25 acres. However we are now locating additional Community Park acreage between Briargate Parkway and Research Parkway along the central open space Tributary Four area which will actually increase Community Park acreage overall from 25.47 acres to 61.43 acres. We are replacing the removed portion of the 25 acre Community Park area previously mentioned with a “D” 7.99-11.99 DU/AC planning area. The Community Park area being added will provide three separate Community Park area locations that will spread out the parks so as to lessen potential impact to one specific area. Please refer to the parks analysis for further information.*
- *In the southwest area of the master plan the previously approved 13.71 acre Neighborhood Commercial site is proposed as a “D” 7.99-11.99 DU/AC planning area. Since this area has been master planned, several additional commercial sites have been developed along the Powers Corridor in the near vicinity of this site and there is still an abundance of available lots within those commercial centers to accommodate non-residential users for the foreseeable future. The developer had anticipated a grocery/supermarket user for this site, but since the existence of the Super Walmart with grocery at the Woodmen/Powers interchange, the Super Target with grocery at the Union/Powers interchange and the King Soopers just west of the Briargate Parkway/Powers interchange, there just isn’t a need for additional grocery in this location. There are also well documented changes in the retail market related to e-commerce that have changed buying preferences. All these factors combined have created a lost market for commercial activity at this corner of the master plan.*
- *The “B” planning area which is the transition to Black Forest Road and adjacent County Parcels along the eastern side of the master plan will remain unchanged. A small section of “A2” category at the extreme north end of Black Forest Road will be changed to a “B” area land use which will match the remaining land uses along Black Forest Road.*

- A small area of “C” land use area along Black Forest Road at the south end of the master plan is being changed into “Open Space” along Cottonwood Creek.

Parklands and Open Space Amendments

- A complete reanalysis was prepared on the parklands and open space planning areas and we are proposing several changes in these categories in order to bring about a more centralized community park system much like the current Monument Valley Park. The three previous proposed and undeveloped neighborhood parks in the northern and eastern portions of the master plan will be consolidated into a system of six smaller pocket parks that are spread out to allow better access to more residents without having to travel out of their respective neighborhoods. A separate report on these park land changes accompanies this document. The following chart shows the changes to proposed and implemented parks and open space from the existing approved master plan to this proposed master plan.

Parks and Open Space Comparison					
Dedicated, Built, or Proposed					
Wolf Ranch Master Plan as Approved 06-09-16			Wolf Ranch Master Plan as Proposed		
Land Use	Area		Land Use	Area	
Neighborhood Park	26.97 Ac		Implemented Neighborhood Parks	11.19 Ac	
Community Park	25.47 Ac		Implemented Metro Dist. & Entry Parks	12.15 Ac	
Metro District Park/Entry Features	11.32 Ac		Implemented Pocket Parks	5.30 Ac	
Open Space/Detention Pond	282.97 Ac		Implemented Open Space	93.48 Ac	
			Community Park	61.43 Ac	
			Pocket Parks	14.38 Ac	
			Open Space	200.59 Ac	
Total	346.73 Ac		Total	398.52 Ac	

Transportation System Amendments

- Only minor changes to the transportation system are being proposed with this master plan amendment. The proposed roundabout at the intersection of Wolf Valley Drive and Briargate Parkway will be changed to a signalized intersection to ensure that the master plan adequately addresses ADA standards for pedestrian crossings per mile on arterial streets and to provide signalized pedestrian crossings for the elementary school relocation.
- Old Ranch Road which previously was shown being realigned to enter into Wolf Ranch at the northeast corner of the ranch property before accessing Black Forest Road will now be shown as the current road exists and will not enter into Wolf Ranch at all.

- *An additional access point onto Research Parkway six hundred feet west of the Wolf Valley intersection on Research Parkway is being proposed to alleviate potential congestion due to school traffic on Wolf Valley Drive, for the residents of the proposed “D” land use area.*
- *An additional access point onto Briargate Parkway 1000 feet east of the Wolf Valley intersection on Briargate Parkway is being proposed. This will provide additional access to the adjoining uses north and south of Briargate creating better circulation for the area. This spacing is similar to access points to the west at Wolf Valley, Valemount, and Wolf Center Drives.*

Trails

- *Additional community trails have been added to the master plan to provide the residents and general public easy access and looping trail systems for a better jogging, walking and biking experience throughout the master plan area. There are now approximately 22 miles of trails planned within the Master Plan. There are approximately 7 miles of trails currently constructed to date.*

Justifications Statements

Comprehensive Plan and 2020 Land Use

The proposed land use master plan amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the citywide perspective presented by the 2020 Land Use Map.

Strategy LU 101e: Support Cooperative Efforts to Create a Regional Trails and Open Space System

Cooperate with El Paso County and other jurisdictions and agencies to create a region wide system of trails and open space.

The master plan depicts approximately 22 miles of trails serving all neighborhoods with community trails and city multi-use trails that connect to adjacent master plans and neighborhoods.

Policy LU 202: Make Natural and Scenic Areas and Greenways an Integral Part of the Land Use Pattern

Treat the City’s significant natural features, scenic areas, trail corridors, and greenways as critically important land uses and infrastructure that represent major public and private investments and are an integral part of the city and its land use pattern.

The central open space and community park elements are planned on a natural creek tributary connecting to Cottonwood Creek and preserves this natural area for recreational use and trails, and as a scenic corridor.

Strategy LU 601b: Support a Mixture of Housing Densities

Adopt guidelines to support a range of housing densities in all developing and new neighborhoods. Target higher densities in proximity to open space, major thoroughfares, activity centers, and transit services.

This amendment adjusts the land use planning areas to provide for a wide variety of housing types and densities. Higher density land uses have been reintroduced into the plan and have been located in close proximity to open space and adjacent to Briargate Parkway, a major thoroughfare.

Policy CIS 301: Provide a Balanced System of Parkland and Recreational Facilities

Provide parkland and recreational facilities and services that meet the needs of all citizens of the community, and ensure that future demands are met through development of new facilities/services and upgrading or reconstruction of existing facilities.

The recreation facilities planned within Wolf Ranch have been restudied and amended to provide for future demands for the citizens by adding and consolidating community park opportunities into the central open space corridor for a more efficient use of facilities, while also changing out the three remaining traditional neighborhood parks in the north and east side of the master plan for six smaller neighborhood parks which can be located in closer proximity to more neighborhoods for easier efficient access. The parks are located on an interconnecting trail system to again allow easier off road access to the additional facilities.

Strategy CIS 301a: Develop an Integrated Parks System

Provide a structure of parklands and natural systems that are conveniently located to potential users and are interconnected by urban trails.

The Park system within Wolf Ranch is integrated by a community trail network that allows the residents with walking, jogging, and biking opportunities to visit the various parks and recreation facilities provided in the Ranch.

Policy CIS 401: Plan and Construct Drainageways as Amenities

Plan and construct drainageways as amenities to the City by incorporating a comprehensive system of detention ponds in conjunction with "soft linings" or natural drainageways as the preferred method of treatment whenever possible.

All of the primary drainage ways are being developed with soft linings and are being utilized for open space, wetlands, and trails as amenities to the community.

Conclusion

The Wolf Ranch Master Plan is in conformance with the Comprehensive Plan and 2020 Land Use Map. The plan is in accordance with master utility and transportation plans. The Wolf Ranch Master Plan continues to provide a well-balanced mix of land uses and provides for a demand for housing types in all income categories. This amendment will allow the master plan to continue to be a clear guide for the development of housing, infrastructure and recreational amenities into the future.