

City of Colorado Springs

City Planning Commission

Meeting Minutes – Excerpt

Wednesday, June 11, 2025

8.B. ANEX-24-0012 – Peach Ranch Addition No. 1 Annexation

Chris Sullivan, Senior Planner, presented the application for the Peach Ranch Addition No. 1 Annexation. Mr. Sullivan said the application is the establishment of the Peach Ranch Land Use Plan for residential use, and the establishment of a Residential Flex Zone Low Density with Streamside Overlay and Airport Overlay zone district. The area consists of 42.43-acres and is located east of the Research Parkway and North Powers Boulevard Intersection off the Tutt Boulevard dead-end and is zoned R5. The proposal is for a detached single-family residential use with a density of 3.66 dwelling units per acre. They intend to have lots of 2,000 square feet or more, a maximum height of 35feet, with 7.5 acres of green space, and a detention pond. Standard notice was done, eight comments were received concerning infrastructure and resources, traffic, environment and quality of life. City Agency Review was done with Traffic requiring the applicant to provide a 100-foot-wide right-of-way dedication to connect Tutt Boulevard. School District 20 said they can handle any number of students that come from the development. The project is compliant with PlanCOS and meets the review criteria.

Bryan English, Development Projects Manager, Colorado Springs Utilities, provided forest service overview of the proposed Annexation. Mr. English said the water extension ordinance requires City Council approval to extend service outside city limits. He presented the current water portfolio where the Reliably Met Demand is 95,000 acre-feet/year (AFY), more than 128% of the Existing Usage of 70,325 AFY. He said this project meets the exception of the enclave, with a projected water demand of 59 AFY. Mr. English spoke about the requirements for an annexation in the Code, where the owner shall deed to all groundwater underlying the land to the City and any water rights historically used, the owner shall dedicate rights of way and easements. He said Peach Ranch is located within the Mountain View Electric Association Service territory who are entitled to compensation, and from a natural gas perspective, they are in the Spring Utilities Natural Gas Service territory. He said water and

wastewater services are already existing in the surrounding areas and there would be no problem extending them, and the developer would be 100% responsible for the cost of all extensions into the property.

Applicant's presentation

Chris Lieber, N.E.S, said the team presenting includes members of Toll Brothers and N.E.S. He said Kimley-Horn has been serving as their civil engineer.

David Osborne, Land Entitlement Manager, Toll Brothers, said they have been working on Peach Ranch since April of 2024. Mr. Osborne said Toll Brothers first came to Colorado Springs in 2020 and have brought different types of construction to the area. He thanked the Commission for reviewing their application for an enclave project.

Mr. Lieber appreciated the Commission's consideration for the three applications. He said they believe this enclave offers a strategic addition and is a compatible extension of the neighborhood, bringing key infrastructure such as transportation, utilities and services within the community. Mr. Lieber said they are focusing on the north portion of the enclave. He spoke about the surrounding density of the development that includes different amounts of units per acre depending on the zoning district, which makes this project appropriate for the area. He said this annexation meets the criteria to move forward, as it is a logical extension of the city boundary, it benefits the community and there is an opportunity for extension of utilities. Mr. Lieber said there are several benefits like Tutt Boulevard connection, which has been identified as a minor arterial on the city's transportation plan, and there has always been an expectation that Tutt Boulevard and the underlying utilities would be extended. He said they believe this project makes sense for a residential infill site to provide much needed housing. Mr. Lieber said the property receives storm water off the development to the north and will be making improvements to ultimately deliver all storm water to Cottonwood Creek Channel. He said the developers will cover the costs of the improvements. Mr. Lieber said the site is currently zoned RR5 in the county and they are proposing a R-Flex Low with Streamside and Airport Overlays. This will allow six units per acre; however, they have decided to use 3.66 units per acre of detached housing. He said they are considering two phases of development with the improvements on Tutt Boulevard to be on the first phase. Mr. Lieber said there are 7.5 acres of open space distributed along the site, including the streamside overlay to the west, a drainage course to the middle and water detention facilities. He said the access points for storm water into the property are

located at the northeast and southeast sections of the site. He said they anticipate a private network of roads establishing a Metropolitan District as part of this development. Mr. Lieber said this project meets review criteria and is in compliance with PlanCOS and the 2006 Annexation Plan. He said it is not detrimental to public health, safety or welfare, and the location is appropriate for the proposed zone. Mr. Lieber said it is compatible with the surrounding area with adequate public facilities, roads, utilities, neighborhood park and amenities. He said they are providing variety of housing types and including natural features for vibrant neighborhoods, policies related to thriving economy and strong connections. Mr. Lieber mentioned they received a few comments with concerns about the removal of open space, increased traffic, noise, impacts on Cottonwood Creek tributary and vegetation on the site. He said the connection of Tutt Boulevard will enhance vehicular circulation as well as pedestrian connection, especially to the West Creek Trail and Cottonwood Creek Trail.

Commissioner's Questions

Vice Chair Foos asked if the West Creek Trail exists or will be created. Chris Lieber said it exists within the Wolf Ranch development.

Commissioner Casey asked for clarification on whether the developers will be bearing the cost of the public improvement or will it be on the Metro District. Brad Dickson, Toll Brothers, said the Metro District has not been formed yet, however, upon creation it would be permitted to issue bonds; either the developer or the metro district will be responsible for the improvements instead of the City. Mr. Dickson clarified that they would have public streets for this project instead of private streets.

Commissioner Robbins asked if they have established a sunset for the Metro District to pay for all the proposed infrastructure. Mr. Dickson said they need to annex into Colorado Springs before they can undergo that process, but it would be in accordance with the most recent plan, but there will be a sunset.

Public Comment

Ian Geissler, resident at Abby Pond Lane. Mr. Geissler said he has concerns about the noise, light mitigation, and pavement plans. He mentioned there are no rules or regulations on noise abatement for the lanes that will be built, however a developer to the east of the area had placed a six-foot concrete noise light wall, he asked if this would happen on the

development. Mr. Geissler said West Creek Trail, along the west and north of the site, is part of Wolf Ranch as well, and when they handed it over to the Metro District, trees died, the irrigation system has not worked properly and asked if this will also be part of the beautification of the area.

Ross Clinger, spouse to the owner of Peacock Ranch said Tutt Boulevard is scheduled to go on the north and east side of the property by 100 feet, and he had proposed to Toll Brothers to bring Tutt Boulevard back to the section line. He said all section lines in El Paso County have a 30-foot easement on each side of the section line, therefore the north 40 and the south 40 create a 60-foot unit. Mr. Clinger said the wall proposed by the neighbor that previously spoke would not be a good idea because the street on wall built on the north of the property would be frozen as sunshine will be coming from the south, affecting all future uses. He said in 2018 he objected to putting Tutt Boulevard where it currently is located and asked for it to be taken to the school, but it was denied. He said, at that time, it was approved to build a 60-foot-wide roadway instead of a 100-foot wide one. He said he considers everything could be negotiated. Chair Slattery clarified that the Tutt Boulevard alignment is not within the purview of the Commission. Mr. Clinger said Woodland Heights Metro District and Case Brothers connected utilities through his wife and her mother's property, and they have a 60 feet CSU easement with five hydrants, four 12-inch water mains and four wastewater units for some streets. He said if he was the developer, he would be gathering all the help he can get to push this through and combining more acres.

David Zamora said he hopes that the appropriate wildlife authorities will be contacted and informed of the 50 prairie dogs that live there.

Commissioners' Questions

Chair Slattery asked about the Tutt Boulevard connection placement, how that affects the City, if it is adhering to City standards and asked for more details on the northeast corner and the full-service intersections adjacent to each other. Mr. Sullivan said the alignment is shown in the existing Master Plan as well as in the Transportation Plan. He said the boulevard to the northeast is a 100-foot right of way and they are looking to continue that along the 60-foot easement southern part with future improvements to happen. Mr. Sullivan said there is going to be development on either side of Tutt Boulevard that will have full access to the boulevard roadway. Chair Slattery asked if Tutt Boulevard would be a separate roadway or one roadway. Mr. Sullivan said he cannot answer that, but it is full movement so it should not have any

issues with the connection points. Mr. Walker asked Chair Slattery what she meant by separated. Chair Slattery said she means some type of barrier or physical separation of the road, maybe a median. Mr. Sullivan said it could have been one bubble to show full movement.

Rebuttal

Chair Slattery asked about the wall noise and light. Mr. Lieber said there would be a screen wall on the north and east sections of the property abiding Tutt Boulevard, to provide privacy for the backyards and some type of buffer. He said this will be a separate application as part of the development plan. Mr. Lieber said there has been an extensive conversation about the location of the boulevard, and looking into where it has been constructed and the standard radius for a minor arterial and the swiping curves needed, it is a logical connection. He said that Traffic Engineering has asked for that location and the 100-foot right-of-way. Mr. Lieber said there is no median going north on Tutt Boulevard, but there is a drive lane and a turning lane. He said they have not decided if there will be a median and they will determine where to add access points.

Chair Slattery said West Creek Trail appears to be located to the north of the property line and there will be no proposed improvements to this trail. Mr. Lieber said the trail is not part of the property and there is no intention of removing it or impacting it. Chair Slattery asked Mr. Lieber to comment on the prairie dogs. He said Toll Brothers is aware of the state requirements to manage wildlife and they will be abiding by that. Chair Slattery asked if Toll Brothers had been corresponding in good faith effort with Mr. Clinger and his wife. Mr. Dickson said they have been communicating with them for the last five or six years, as this site was part of a bigger family-held property at Peacock Ranch. He said given the different ownership entities that is why they are under contract with the north parcel. Mr. Dickson said there are certain things, like grading, they will need to work on.

Commissioners' Comments

Commissioner Hensler said she appreciates Mr. Clinger for his comments. Commissioner Hensler said the project, being an enclave, is a natural and appropriate use, with the extension of utilities into the area that will help any future development. Commissioner Hensler said she supports this application and thinks it meets the criteria as presented and the land use plan is appropriate.

Commissioner Robbins said he is also in support of this development because he has seen Toll Brothers do a good job. Commissioner Robbins said it is a natural growth of the City, and it makes it easier to connect and work with the Utilities Department.

Vice Chair Foos said he agrees that this project fits with the City's goals, it is a logical extension, and it is an enclave compatible with the surrounding area. Vice Chair Foos said he appreciates everyone for their comments, the project meets the criteria, and he is in full support of the project.

Commissioner Sipilovic said he agrees with the Commissioners, and he is in support of this project as it meets the criteria and suits the area well.

Commissioner Casey said he believes the project meets the criteria for annexation, land use plan and zoning, and will be voting in favor of the project.

Chair Slattery said she concurs with her fellow commissioners that it seems like a logical extension to bring an enclave within the City, which has been the goal for several years. Chair Slattery said keeping the number of units to 3.66 is compatible with most of the surrounding area, even slightly lower density, and it is an appropriate use. Chair Slattery said it makes sense to keep Tutt Boulevard away from the stream, because we have to think about the waterways.

Motion by Commissioner Casey, seconded by Commissioner Robbins, to recommend approval to City Council the annexation of 42.43 acre as the Peach Ranch Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701.

The motion passed by a vote of 6-0-3.

Aye: 6 - Vice Chair Foos, Commissioner Hensler, Chair Slattery, Commissioner Robbins, Commissioner Sipilovic and Commissioner Casey

Absent: 3 - Commissioner Cecil, Commissioner Rickett and Commissioner Gigiano