

Westcreek III at Wolf Ranch Appeal

AR PUD 06-00515-A1MN17 & AR FP 17-00331

June 12, 2018

Daniel Sexton, Senior Planner



Application



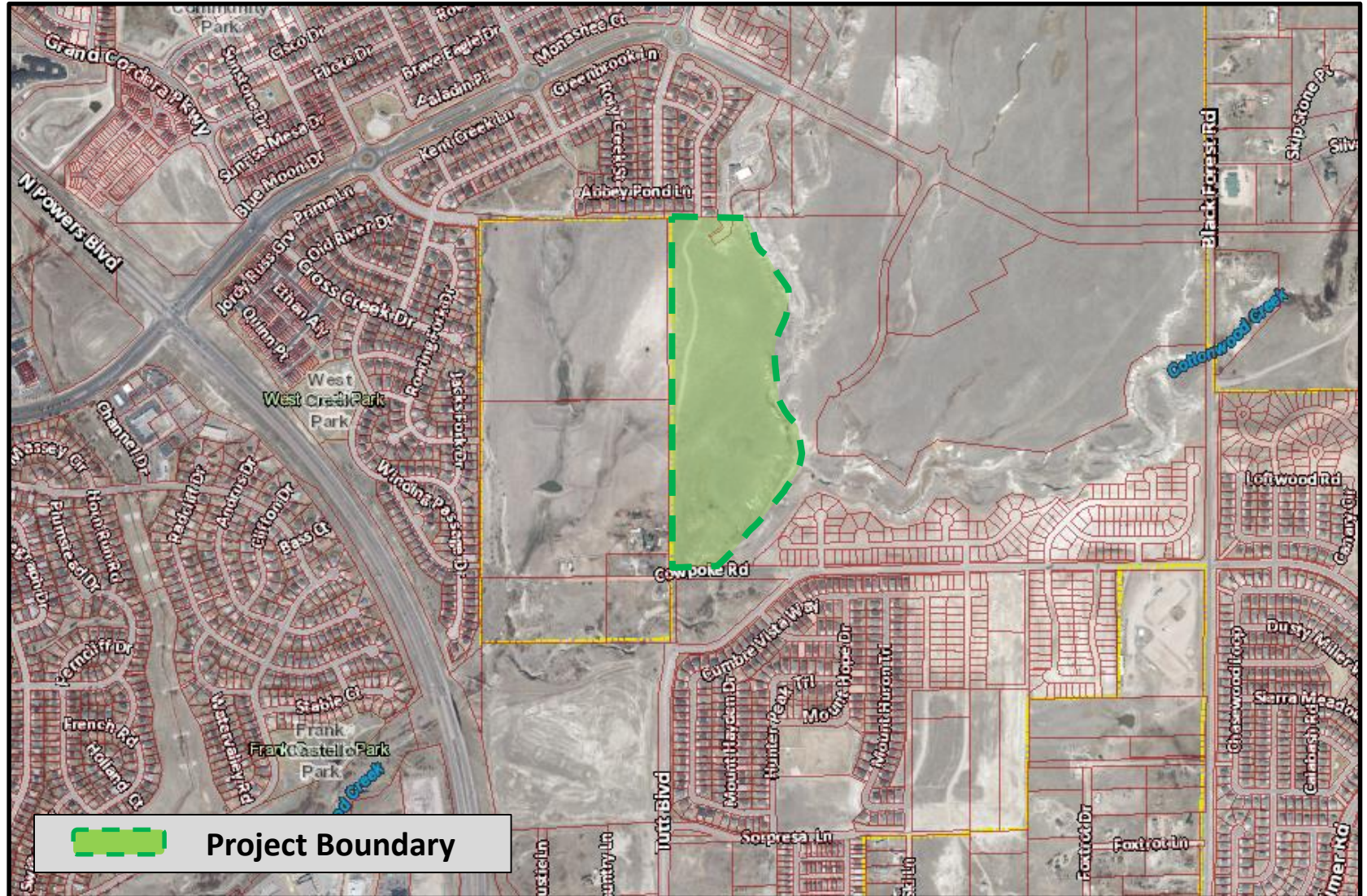
AR PUD 06-00515-A1MN17 – MINOR PUD DEVELOPMENT PLAN AMENDMENT

An appeal of Planning Commission's approval for a minor PUD development plan amendment for the Westcreek III at Wolf Ranch illustrating a 95-lot single-family detached residential development on 32.8 acres located north of the Cowpoke Road and Tutt Boulevard intersection.

AR FP 17-00331 – FINAL SUBDIVISION PLAT

An appeal of Planning Commissions approval for a final subdivision plat for the Westcreek at Wolf Ranch Subdivision Filing Number 13 illustrating a 52 lot subdivision on 18.4 acres of land located north of the Cowpoke Road and Tutt Boulevard intersection.

Vicinity Map



General Information



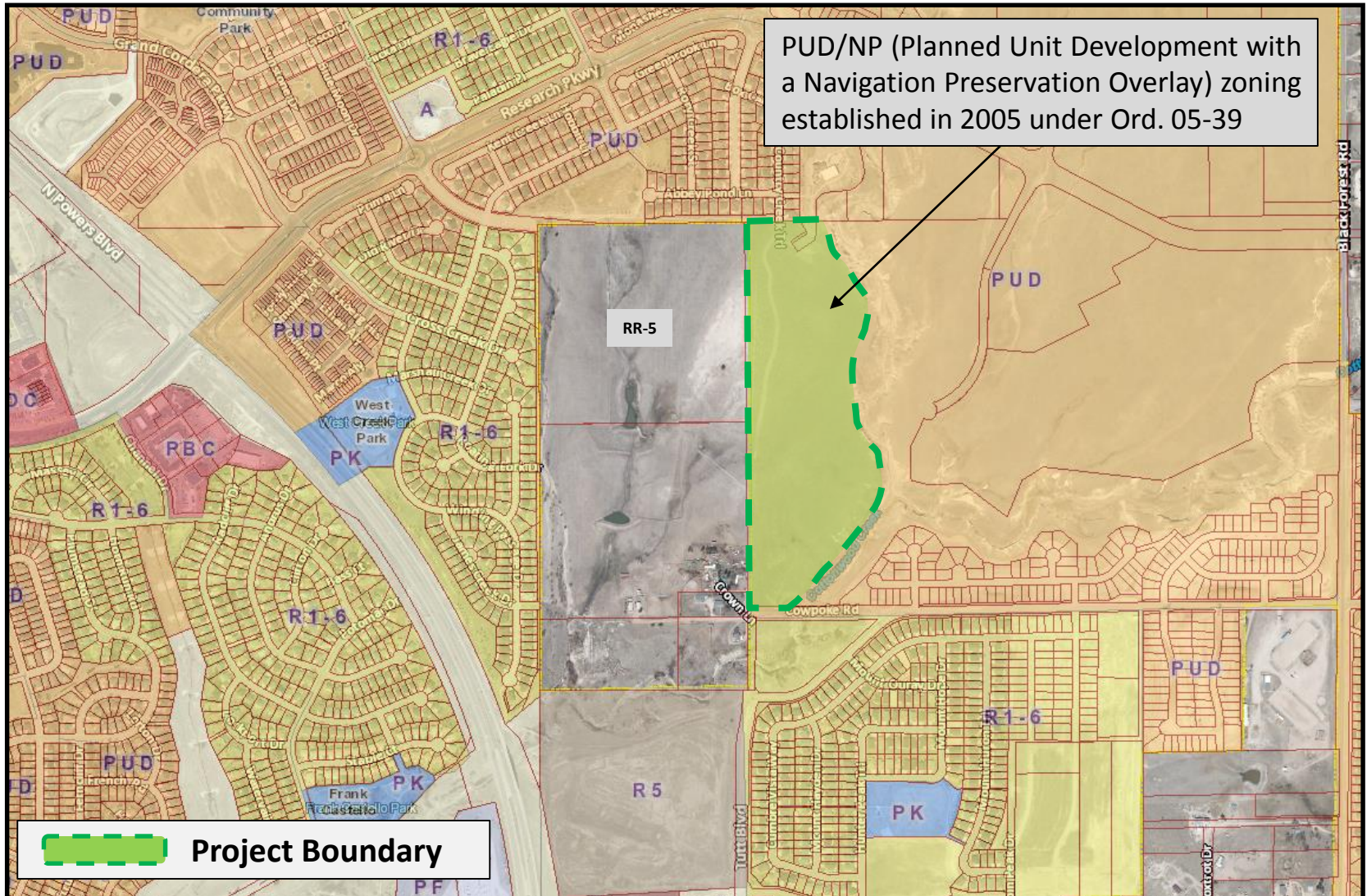
Site Details:

- 32.8 acres (18.4 acres associated with final subdivision plat)
- Zoned PUD/NP (Planned Unit Development with a Navigation Preservation Overlay)
- The Wolf Ranch Master Plan, as amended, identifies the 32.8 acres of the project site as Residential B at 2.00 to 3.49 du/ac
- Vacant, with natural open space. The property gradually slopes east toward Tributary Four of Cottonwood Creek and south towards Cottonwood Creek.

Public Notification and Involvement:

- Public notice was mailed to 383 property owners, on two occasions: during the internal review stage and prior to the Planning Commission meeting
- The site was also posted on those two occasions
- Five letters of opposition were received in response to the solicitation for comments

Area Zoning



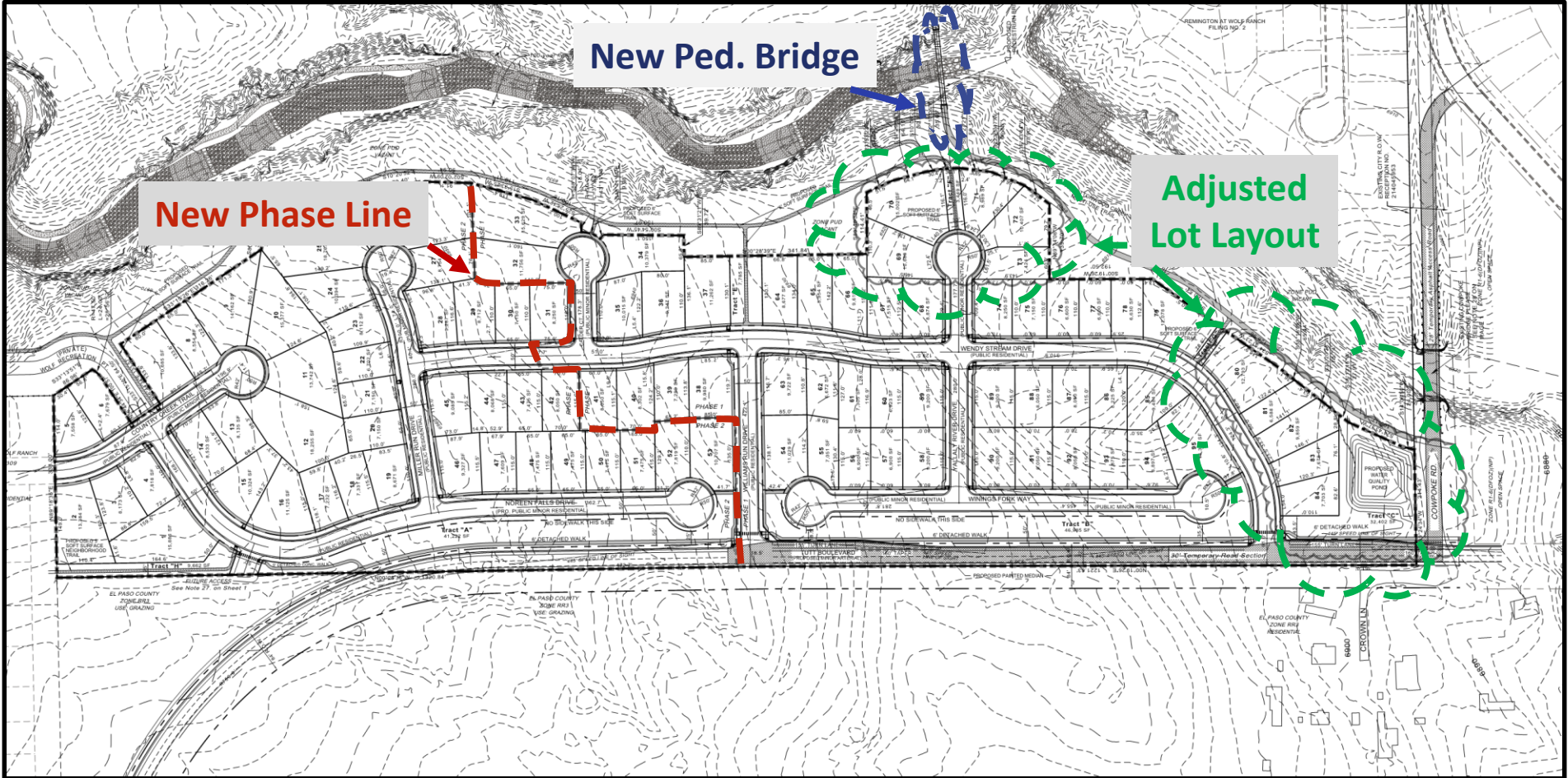
Amended PUD Development Plan



New Ped. Bridge

New Phase Line

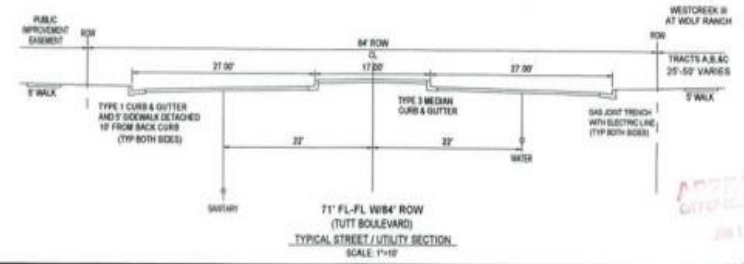
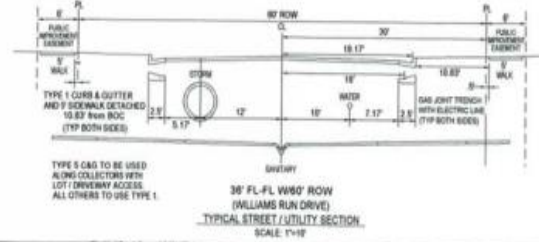
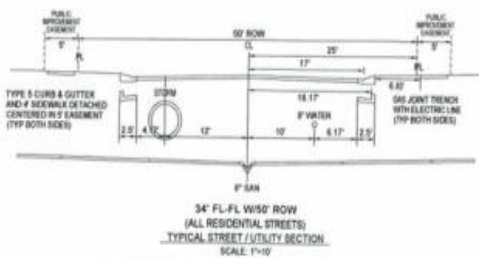
Adjusted Lot Layout



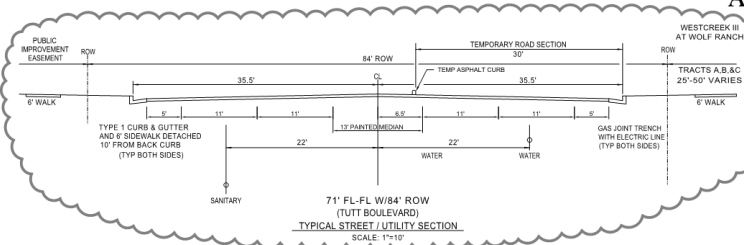
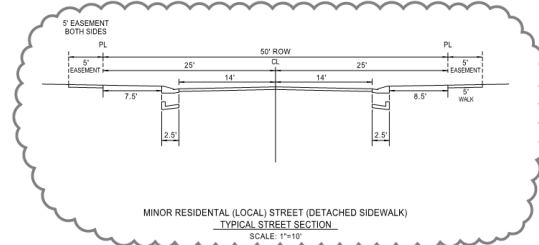
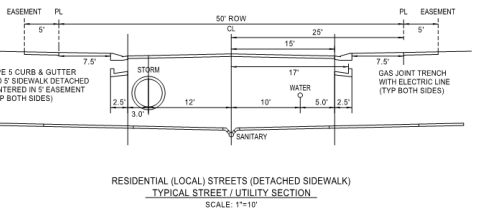
Street Profile Changes



2006 Street Designs



2018 Street Designs



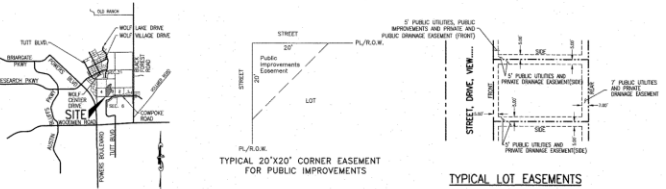
The Tutt Boulevard roadway design has always requested an 84-foot right-of-way (42-feet on the developer's property and appellant's property). The temporary and final street designs have changed.

Final Subdivision Plat



WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., AND GOVERNMENT LOT 3 (NORTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Vicinity Map
NOT TO SCALE

TYPICAL 20'X20' CORNER EASEMENT FOR PUBLIC IMPROVEMENTS

TYPICAL LOT EASEMENTS

TABLE OF BOUNDARY LINES	
NO.	BEARING DIST.
L1	S89°31'24"W 14.22'
L2	S89°07'38"W 18.04'
L3	S48°41'14"E 53.96'

TABLE OF CENTER LINE CURVES						
NO.	DELTA	TRACED	ARC	CHORD	BEG.	END.
C1	111°17'19"	100.00	58.67	107°50.30	30.7	30.7
C2	117°19'04"	100.00	59.00	109°06.36	30.7	30.7

TABLE OF CENTER LINES		
NO.	BEARING	DIST.
L4	S99°40'34"E	10.91'

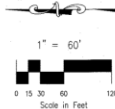
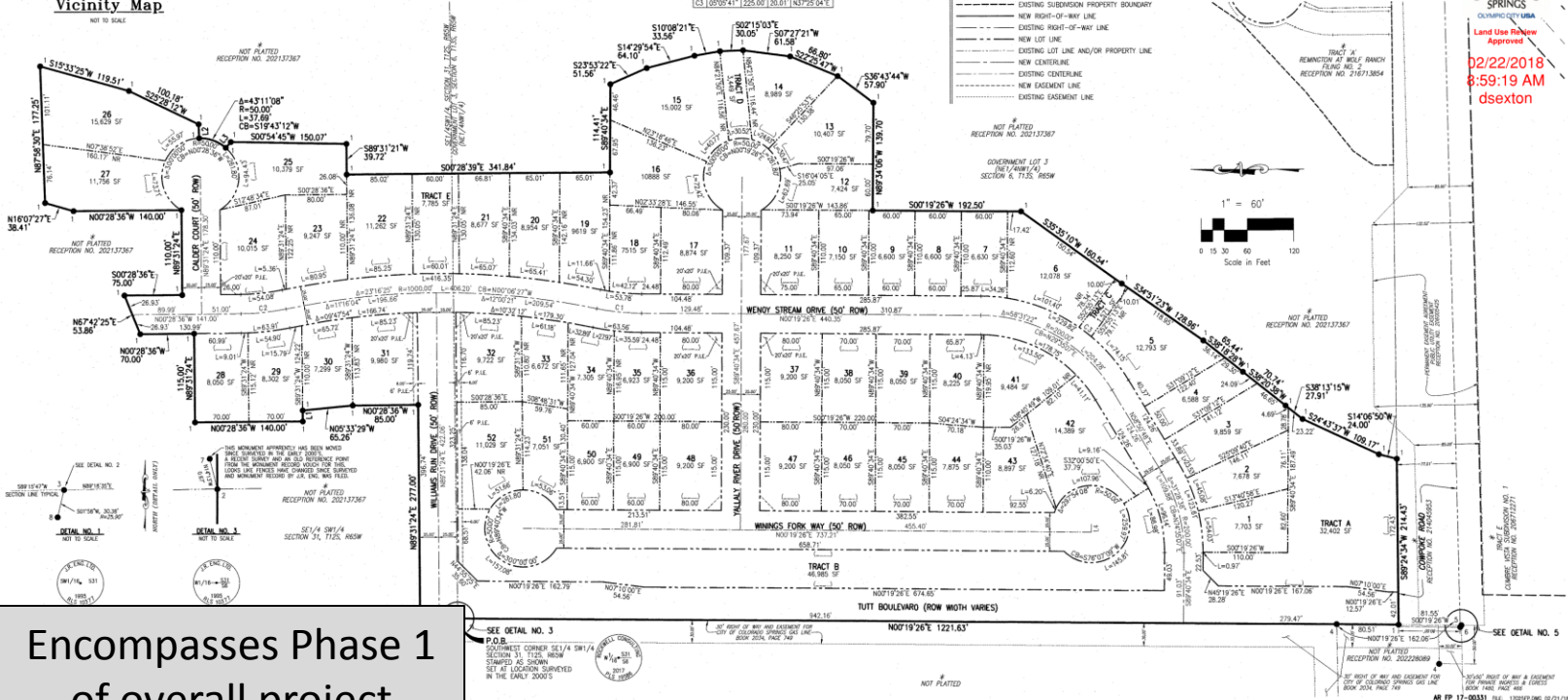
TABLE OF LOT CURVES						
NO.	DELTA	TRACED	ARC	CHORD	BEG.	END.
C3	209°59'41"	126.00	20.01	149°28.94"	14.2	14.2

LEGEND

- SET #4 REBAR W/ RED CAP STAMPED "ROOKWELL PLS 1958"
- SET #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN
- FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 1 & NO. 2
- FOUND 1/2" INSIDE DIAMETER IRON PIPE
- FOUND 3/8" INSIDE DIAMETER IRON PIPE, UPGRADED TO #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL NO. 5
- FOUND 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN, THIS MONUMENT WAS NOT ACCEPTED TO AN ALIGNMENT OF OLDER MONUMENTS THAT ESTABLISHED THESE LINES AND PROPERTIES IN THIS QUARTER SECTION.
- FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 3 & NO. 4
- FOUND #5 REBAR (NO CAP), BELIEVED TO REFERENCE MONUMENT
- THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
- INR NON-RAIL LINE
- SF SQUARE FEET
- HHH ADDRESS
- R# RECORD DIMENSION FROM CREATION RECORD
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- NEW SUBDIVISION PROPERTY BOUNDARY
- EXISTING SUBDIVISION PROPERTY BOUNDARY
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- NEW LOT LINE
- EXISTING LOT LINE AND/OR PROPERTY LINE
- NEW CENTERLINE
- EXISTING CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE



COLORADO SPRINGS CLERK OF RECORDS
 Land Use Review Approved
 02/22/2018
 8:59:19 AM
 dsxton



Encompasses Phase 1 of overall project

SEE DETAIL NO. 3
 P.O.B.
 SUBDIVISION CORNER SE1/4 SW1/4 SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, WAS STAMPED AS SHOWN.
 THIS MONUMENT IS NOT PART OF THIS SUBDIVISION AND IS NOT TO BE ACCEPTED TO AN ALIGNMENT OF OLDER MONUMENTS THAT ESTABLISHED THESE LINES AND PROPERTIES IN THIS QUARTER SECTION.

NOTE: ACCORDING TO COLORADO LAW AND BEST PRACTICES, ANY LOCAL ACTION TAKEN UPON ANY LOT SET BY THIS SURVEYOR MUST BE TAKEN WITHIN THE SPECIFIC BOUNDARIES OF THE LOT. NO ACTION TAKEN UPON ANY LOT SET BY THIS SURVEYOR IS TO BE CONSIDERED AS A PUBLIC USE OR EASEMENT UNLESS SO INDICATED BY THE SURVEYOR'S NOTES.

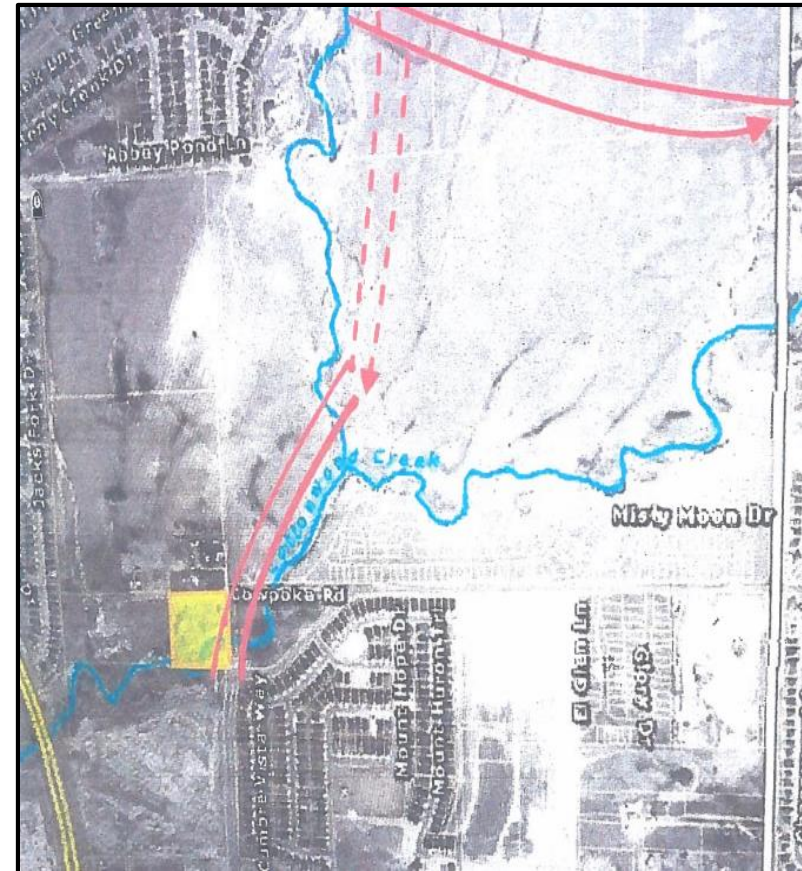
WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13
 DRAWN BY: A.B. CHECKED BY: A.B. DATE: 02/19/18
 P.L. 17-001 SHEET 2 OF 2

Appellant's Opposition



The Appellant's reasons for opposing the Westcreek III at Wolf Ranch project applications:

- A disproportionate and financial burden on the appellant
- Development of the Peacock Ranch is uncertain
- Ongoing seeping from a pond in Westcreek at Wolf Ranch Subdivision Filing 10
- Appellant's obligations to future Tutt Boulevard crossing over Cottonwood Creek
- The siting and design of the Tutt Boulevard extension is impractical and more financially burdensome
- Violation of the City's MS4 permit

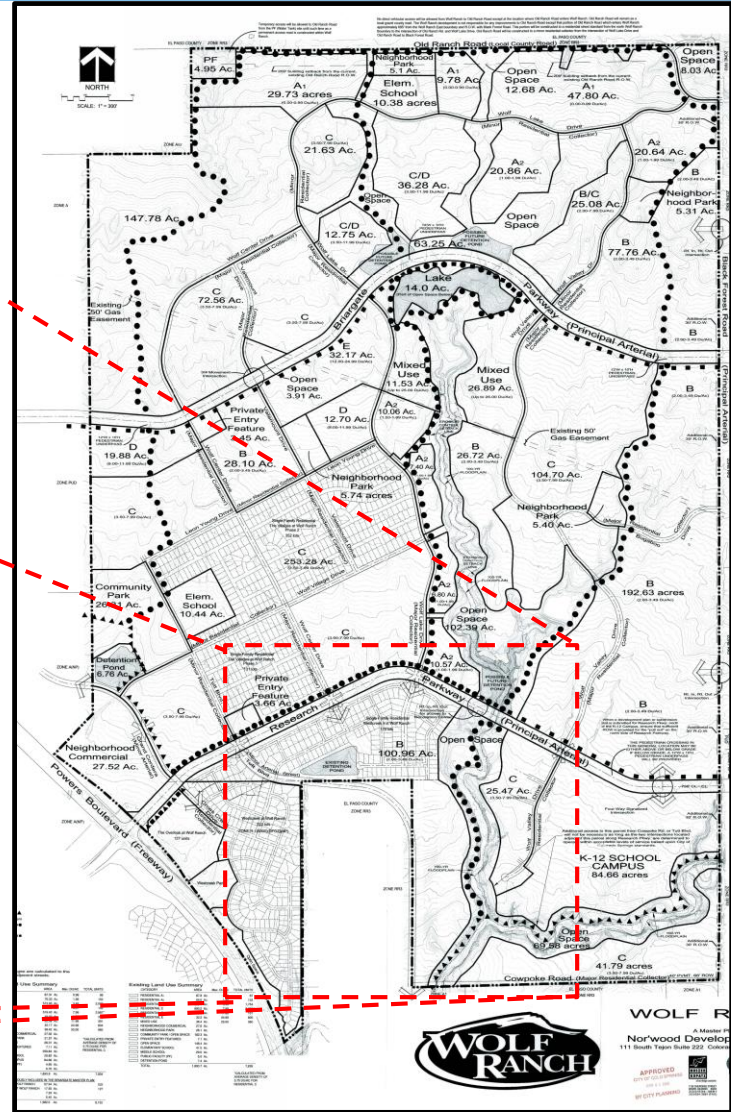
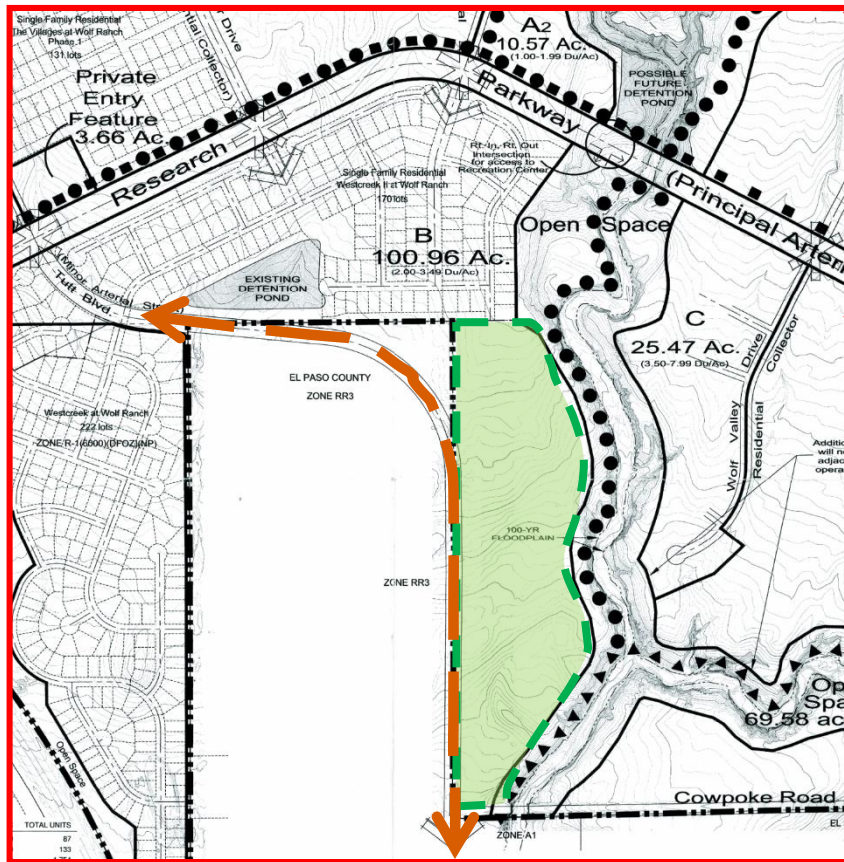


Appellant's Image

Tutt Boulevard Alignment



Wolf Ranch MP (2006)

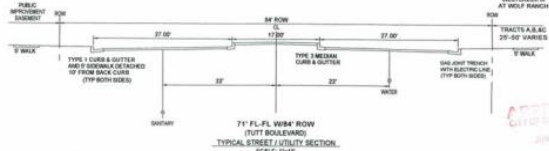
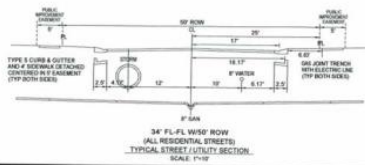
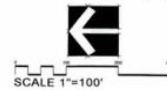
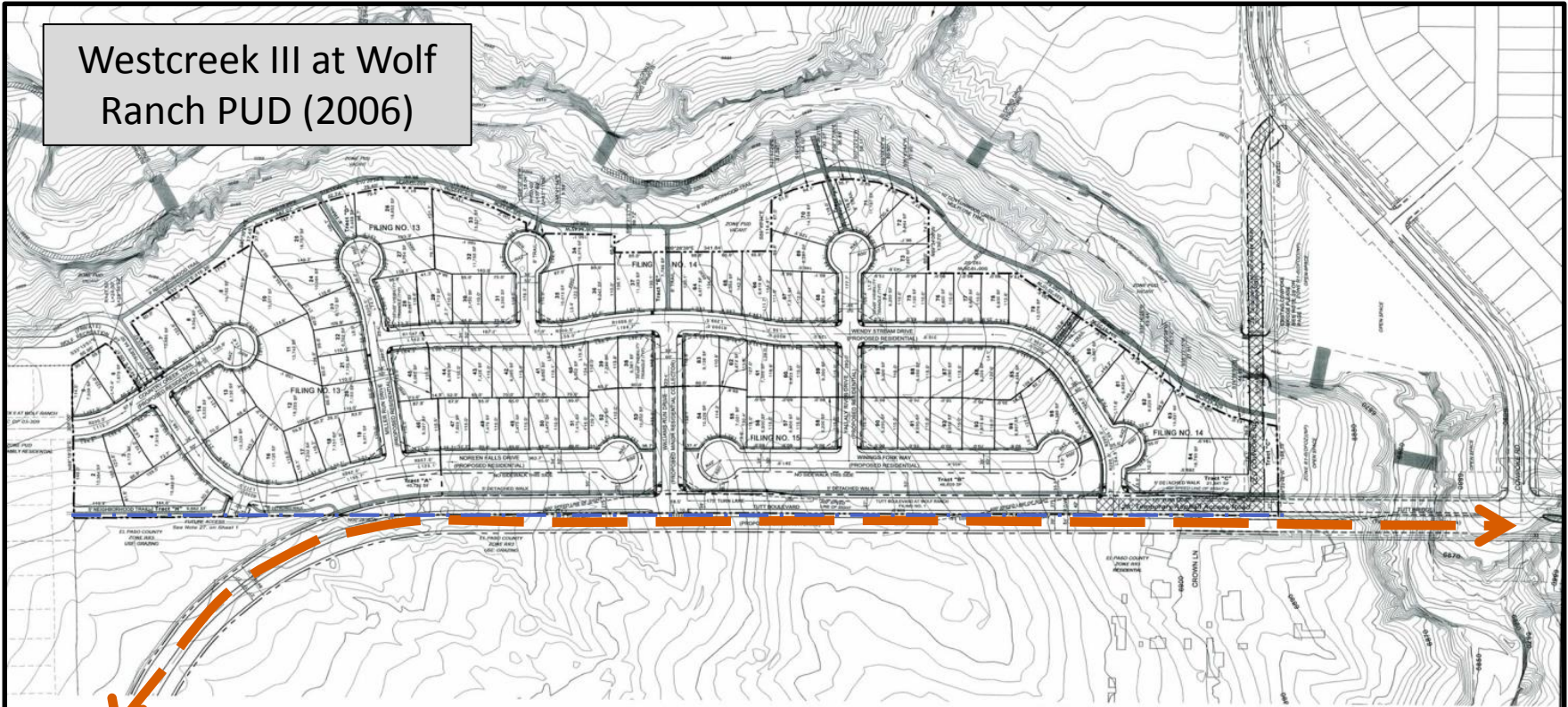


WOLF RANCH
A Masterplan
Norwood Development
111 South Yampa Street 222 Colorado Springs, CO 80902
APPROVED FOR THE CITY OF COLORADO SPRINGS
BY CITY PLANNING

Tutt Boulevard Alignment, cont.



Westcreek III at Wolf Ranch PUD (2006)

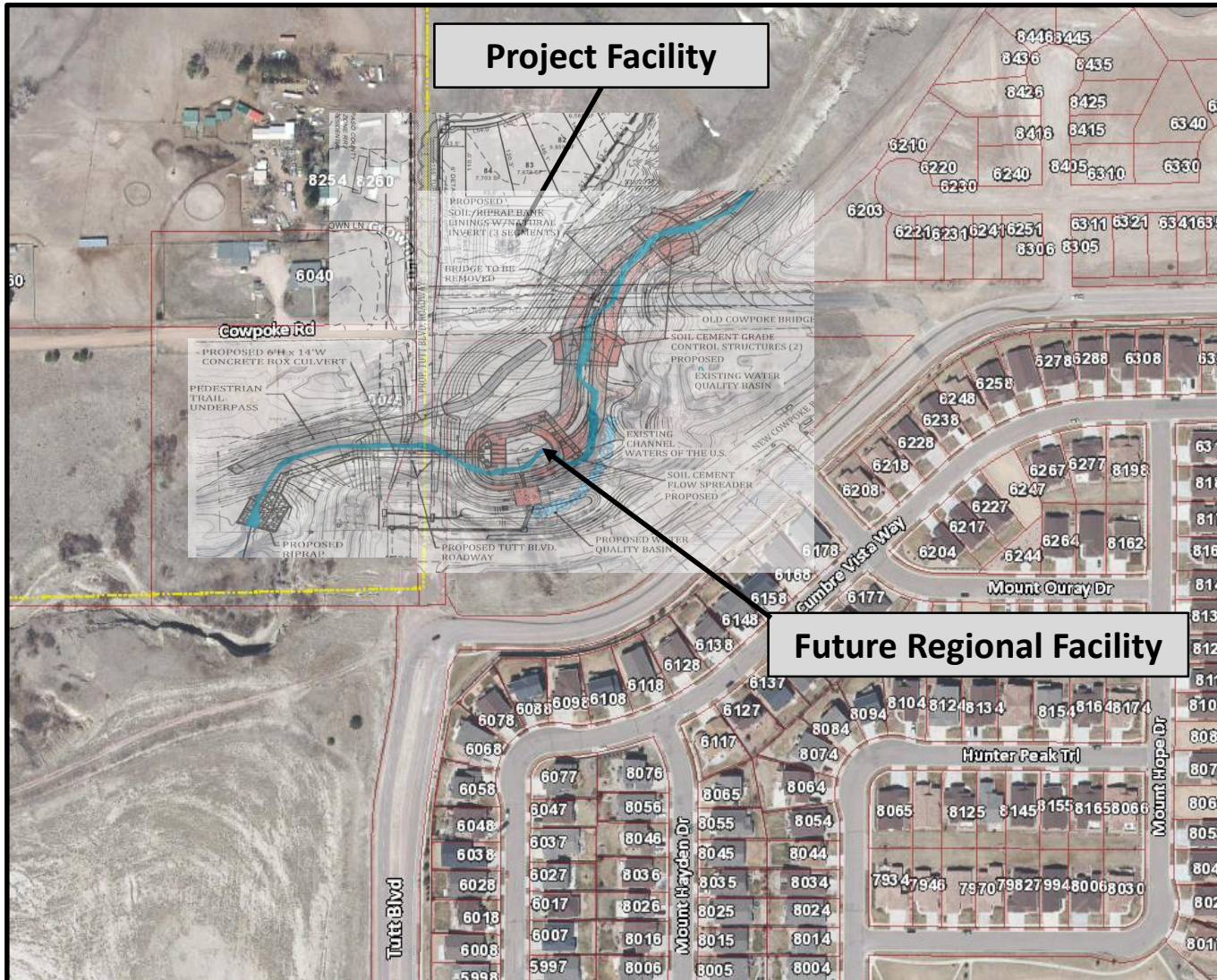


WOLF RANCH
Westcreek III at WOLF RANCH
 Development Plan
 COLORADO SPRINGS, COLORADO
 Prepared by Westcreek at Wolf Ranch, LLC
 111 S. Tejon, Suite 222
 Colorado Springs, CO 80903
 (719) 569-2600

NDA NDA ASSOCIATES
 PREPARATION 06/07/06
 REVISION 05/23/08
 CITY FILE NO. 48150-08-010

Sheet 2 of 8

Stormwater Facilities



Recommendations



AR PUD 06-00515-A1MN17 – MINOR PUD DEVELOPMENT PLAN AMENDMENT

Deny the appeal and uphold Planning Commission's approval, based on the findings that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(B), and that the minor PUD development plan amendment application meets the review criteria in City Code Section 7.3.606 and City Code Section 7.5.502.E.

AR FP 17-00331 – FINAL SUBDIVISION PLAT

Deny the appeal and uphold Planning Commission's approval, based on the findings that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(B), and that the final subdivision plat for Westcreek at Wolf Ranch Subdivision Filing Number 13 meets that review criteria in City Code Section 7.7.102 and City Code Section 7.7.303.