

**PROJECT STATEMENT – WOODMEN HEIGHTS MASTER PLAN**  
MASTER PLAN MAJOR AMENDMENT, ZONE CHANGE & PUD CONCEPT PLAN  
APRIL 16, 2021 (REV-1)

**Introduction**

The Aspen Meadows Filing 4 at Woodmen Heights project is located southeast of the intersection of Forest Meadows Ave. and Cowpoke Road. The site encompasses approximately 22 acres of vacant, undeveloped land currently zoned 'A/AO' with an approved use of School Site as depicted on the originally approved Woodmen Heights Master Plan. The submittal being made to the City of Colorado Springs is a proposed Master Plan Major Amendment seeking to revise the land use designation on the 22 acres of approved school site to Residential with a density of 3.5-7.99 DU/ Acre. The proposed amendment area is located within Woodmen Heights and the proposed residential use is consistent with the surrounding uses existing today.

The applications being submitted to the City of Colorado Springs for consideration include:

- Master Plan Major Amendment to the Woodmen Heights Master Plan
- Zone Change to rezone parcel from A/AO to PUD/AO/SS
- PUD Concept Plan illustrating the proposed parcel outline and new land uses

**Master Plan Major Amendment Review Criteria**

*A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the 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 PlanCOS.*

The proposed amendment area is identified on PlanCOS Map 1: Areas of Change as having a high capacity for change with the ability for this parcel to be redeveloped as growth patterns have shifted from original Master Plan approvals. The Woodmen Heights area is also identified as an Emerging Neighborhood characterized by actively managed, privately initiated master plans which typically guide initial development but can be refined and updated for not-yet-developed properties. As part of the Woodmen Heights Master Plan Amendment, the overall Aspen Meadows development is incorporating a mix of residential uses as encouraged by PlanCOS (Goal VN-2, Strategy VN-2.A-3) , retains the existing park site shown on the approved Master Plan (Goal ML-2), and will expand the off-street trail system along Sand Creek as part of the Nook at Sand Creek project (Goal ML-1 Policy ML-1.B-2, ML-1.C1).

*B. Land Use Relationships: 1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections. 2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings. 3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration. 4. Housing types are distributed so as to provide a choice of densities, types and affordability. 5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities. 6. Land uses are buffered, where needed, by*

*open space and/or transitions in land use intensity. 7. Land uses conform to the definitions contained in section 7.5.410 of this part.*

The proposed use of Residential at 3.5- 7.99 DU/ Acre is in line and compatible with both existing and planned residential developments within the Woodmen Heights area that consist of single family detached, townhomes and apartment residential uses. The proposed density of 3.5- 7.99 Du / Acre designation would permit a variety of housing types to include traditional single family detached, small lot PUD, alley loaded products types, townhomes and paired patio homes. This variety of housing styles and densities is encouraged by the recently approved PlanCOS Goals and Policies (VN-1, VN-1.A) and (VN-2, VN-2.A-3). The approximate 22-acre parcel currently approved as a school site is the area being requested for a change of use to residential. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school. A letter of support and acknowledge of this request by the school district has been provided with this submittal.

The site is vacant and suitable for development. The site contains gentle to moderate slopes, draining to the southwest portion of the site. On-site detention will be provided as required to meet local and state requirements. A small portion of the site fronts the existing Sand Creek Channel which is being improved as part of a separate construction project. Future development plan submittals will provide the necessary landscape buffers and transitions per city requirements based on the final design, housing type, and density.

*C. Public Facilities: 1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan. 2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community. 3. The proposed school sites meet the location, function and size needs of the school district. 4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities. 5. Proposed public facilities are consistent with the strategic network of long range plans. 6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.*

The proposed major amendment to the Woodmen Heights Master Plan conforms to the previously approved drainage plans and overall utility studies as part of the overall planning area. An updated Preliminary Drainage Report has been provided discussing detention and water quality elements consistent with the City of Colorado Springs drainage criteria. All the necessary utilities are located adjacent to the site and have adequate capacity to serve this development. Public Facilities such as streets and roadways have been planned in conjunction with the proposed development; therefore, the capacities of existing streets and facilities will not be overburdened. An updated Traffic Impact Memo has been provided with this submittal illustrating estimated traffic generation volumes.

A 12-acre park site is proposed directly east of the proposed amendment area to serve the greater Woodmen Heights/ Aspen Meadows community. This park site was originally shown as 9-acres on the Woodmen Heights Master Plan with three additional acres being added as part of the existing utility easements. The Woodmen Heights Metro District will build, own and maintain the future park site. This park site is currently under design review with the metro district and is expected to be constructed in the near future.

*D. Transportation: 1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans. 2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation. 3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors. 4. The transportation system is compatible with transit routes and allows for the extension of these routes. 5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses. 6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements. E. Environmental: 1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features. 2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas. 3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible. 4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.*

The proposed master plan major amendment retains all originally proposed roadways including principal and minor arterials that serve not only Woodmen Heights and this future filing but the region in general. An updated Traffic Impact Memo was completed and is included with this amendment. More detailed street design and timing of construction will be determined with future land development applications.

The proposed amendment also retains the Sand Creek channel of which a small portion of the site fronts the existing channel. The Sand Creek Channel is being improved within this area of development as part of a separate construction project. This includes revegetation of the channel to meet current Streamside Overlay Guidelines. The Master Plan Amendment also retains the originally approved park located along Marksheffel and Sand Creek. In addition, a Tier 2 trail is master planned along the southern banks of Sand Creek and will be located with future submittals on adjacent parcels. Future development plan submittals will illustrate pedestrian connectivity to the adjacent park site as well as adjacent trail corridors.

*F. Fiscal: 1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds. 2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services. 3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on-site and off-site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special*

*agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on-site and off-site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review. 4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan. 5. Any proposed special districts are consistent with policies established by the City Council.*

The City of Colorado Springs will complete a Fiscal Impact Analysis for the proposed master plan amendment area shall one be required to determine any adverse impact upon the general community. Future development costs for infrastructure, utilities, and public improvements would be provided by any future developer/ owner as these elements are required for development. This includes utility extension, storm drain facilities, and construction of adjacent roadways. Any proposed parks or open space will be owned and maintained by a metro district, further reducing overall cost to the city for maintenance of these amenities. In addition, increased residential units would provide long term taxing benefits for the city whereas the school site would be exempt from property taxes.

**Zone Change:**

The request for rezoning as part of this application is being submitted in conjunction with the Master Plan Major Amendment and Concept Plan.

Proposed Zone PUD/AO/SS: 22.65 Acres

**PUD Zone Change Review Criteria:**

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*  
The requested Zone Change will not be detrimental to the public, health, safety, convenience or general welfare and follows the Colorado Springs zoning code.
2. *The proposal is consistent with the goals and policies of the recently adopted PlanCOS.*  
As described above, the proposed Woodmen Heights Master Plan Amendment, Rezone and Concept Plan are consistent with PlanCOS.
3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*  
The proposed use is part of a Master Plan Amendment request as outlined above and a PUD Concept Plan described below. The approximate 22-acre parcel currently approved as a school site is the area being requested for a change of use to residential. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school. A letter of support and acknowledge of this request by the school district has been provided with this submittal.
4. *Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.*  
The proposed use is part of a Master Plan Major Amendment request as outlined above.

**PUD Concept Plan:**

A PUD Concept Plan has also been prepared for the overall development of the parcel. The concept plan identifies access locations and defines the general parcel to be developed in the future. The specific lot sizes, amenities and local roadways are unknown at this time and will be determined with future development plan submittals. Access to the developed parcels will be via existing Cowpoke Road and Forest Meadows Avenue as illustrated on the drawings.

**PUD Concept Plan Review Criteria:**

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 development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in adjacent areas. The proposed concept plan includes a comparable and less intense use to that of the approved school site per the master plan on file.
2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*  
The project will be designed as such to maximize light and air through and surrounding the site while taking advantage of the viewshed corridors of Pikes Peak, the front range, and the eastern plains. The proposed density will be compatible to those found within the area.
3. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?*  
The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials. The maximum building height is 45' per PUD requirements and future development plan submittals will provide the necessary landscape buffers and transitions per city requirements based on the final design, housing type, and density.
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?*  
The proposed access points along existing roadways meet current traffic criteria manual standards. Future land development applications will illustrate detailed ingress/ egress points and internal circulation routes. Detailed land use planning will create desired hierarchy of roadways with emphasis on connectivity and pedestrian corridors to existing sidewalks and the proposed park site to the east.
5. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*  
The proposed land uses will not overburden capacities of existing or planned streets as this area has anticipated a large school site which generates high volumes of traffic. The proposed single-family residential use should be a less intense burden upon the local streets, utilities, and other public facilities. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school.

A 12-acre public park is proposed directly east of the proposed project site and will provide recreation and green space amenities.

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

The proposed Residential 3.5- 7.99 DU/ Acre use is in line and compatible with both existing and planned residential developments within the Woodmen Heights area that consist of single family detached, townhomes and apartment residential uses.

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 Concept Plan will not create any detrimental land use relationships. The project is bordered by transportation corridors on the north and west; the existing Sand Creek Channel and existing City of Colorado Springs facility to the south/ southwest; and a park site to the east limiting detrimental use to use relationships. Adequate buffering, transitions, and connectivity will be provided as required with future land development applications.

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?*

The proposed Concept Plan is in conformance with all code and applicable elements of the subdivision review process.