

# Westcreek III at Wolf Ranch Appeal

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

May 22, 2018

Daniel Sexton, Senior Planner



# Application



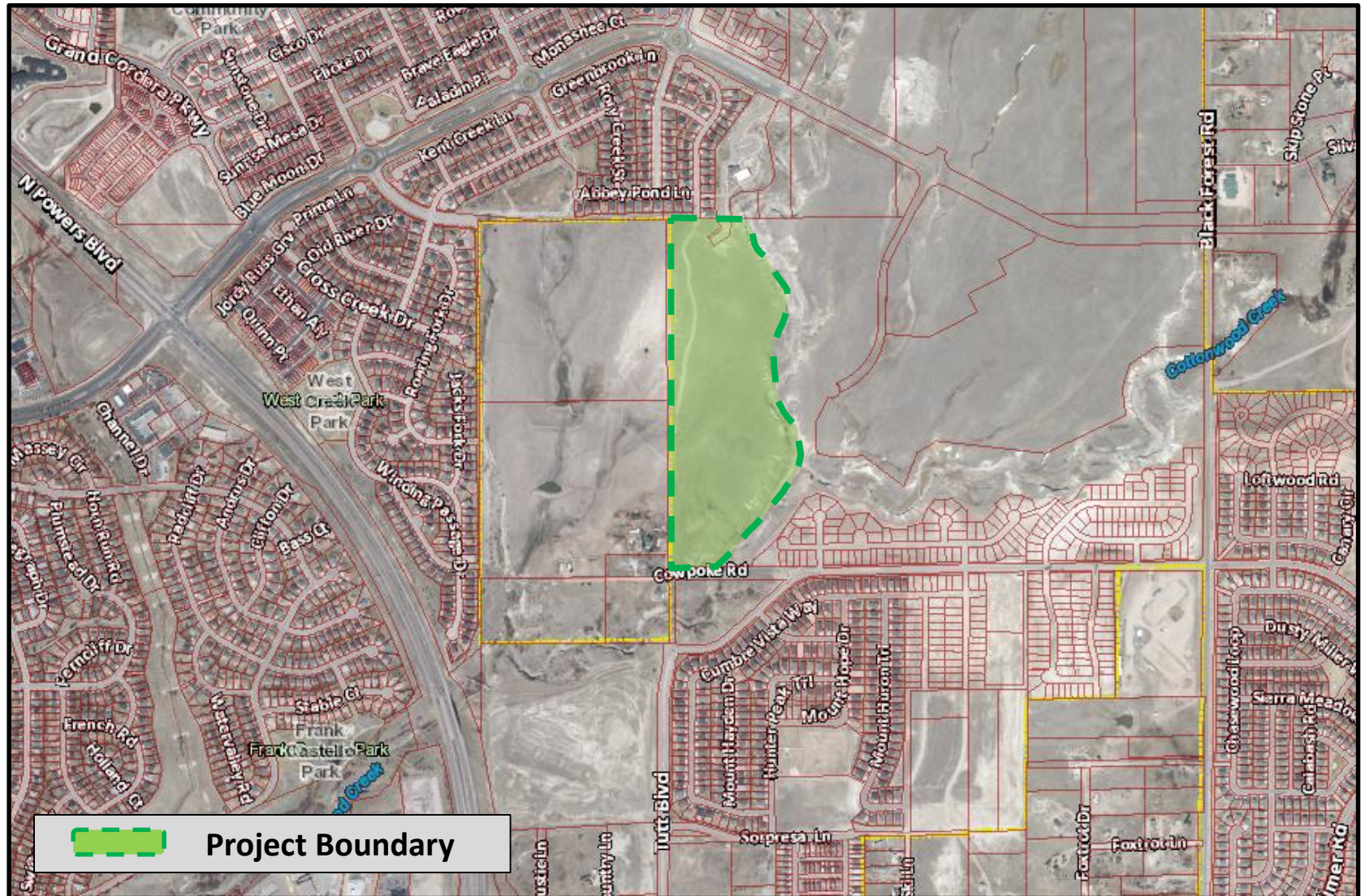
## **AR PUD 06-00515-A1MN17 – MINOR PUD DEVELOPMENT PLAN AMENDMENT**

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



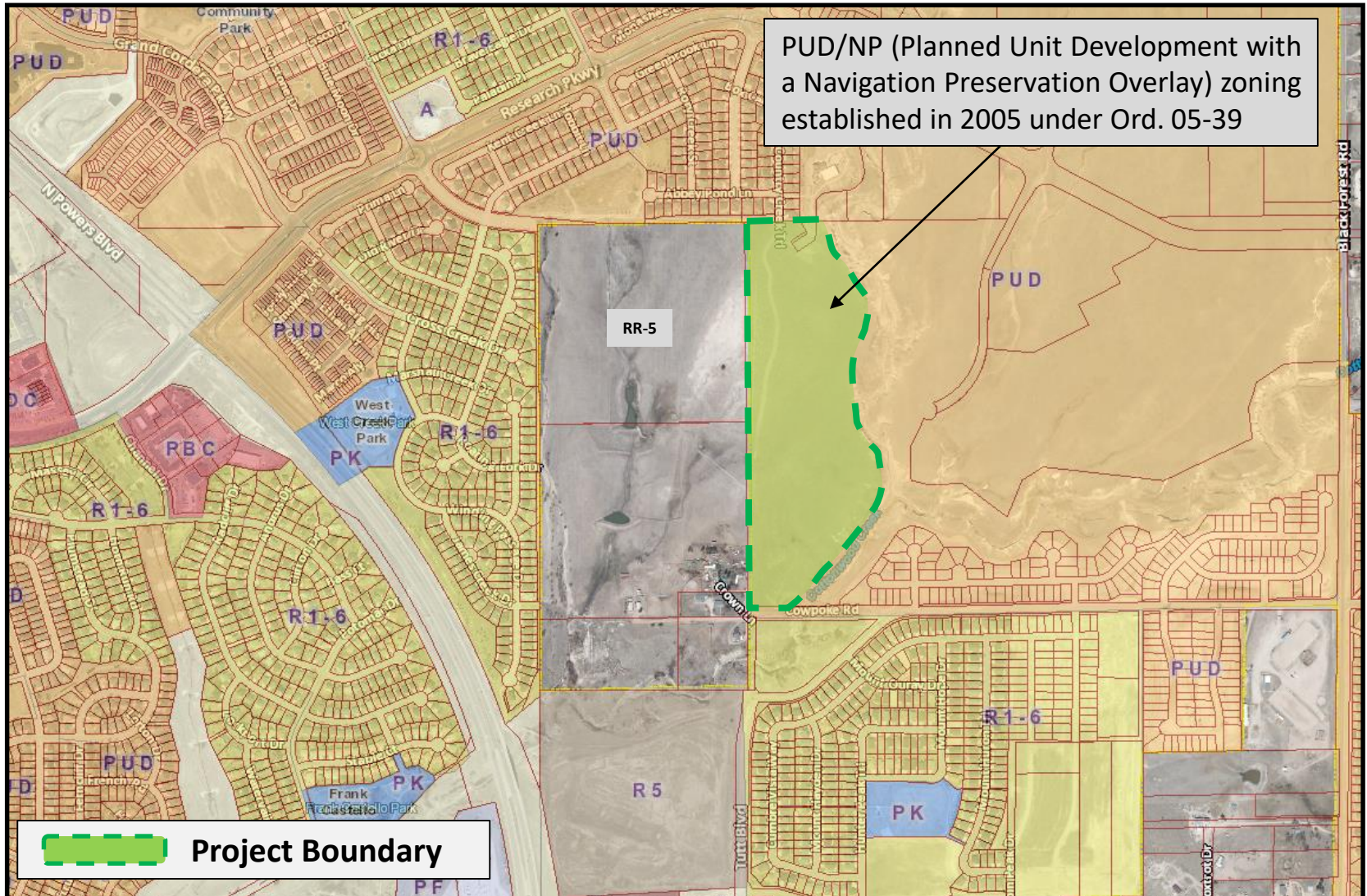
## Site Details:

- 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
- One letter of opposition was received during the internal review, which focused on the proposed alignment of Tutt Boulevard

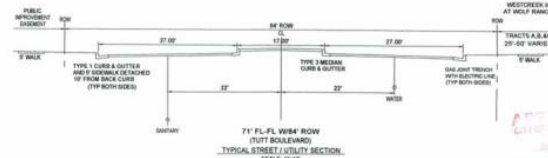
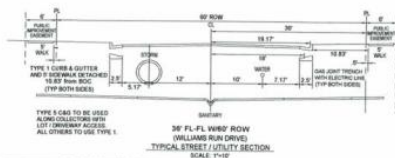
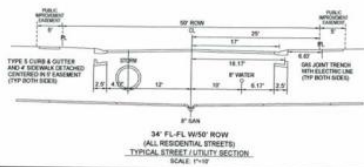
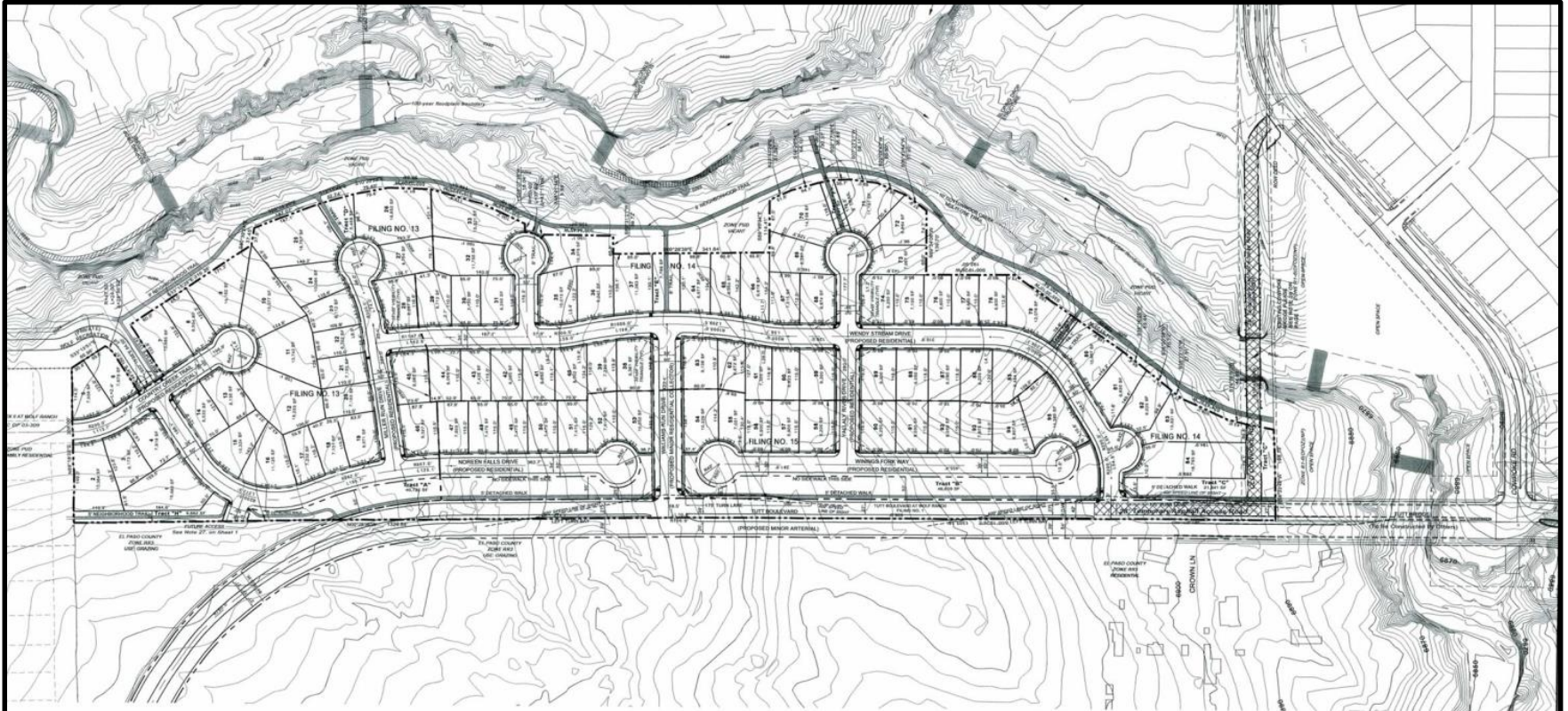
# Area Zoning



PUD/NP (Planned Unit Development with a Navigation Preservation Overlay) zoning established in 2005 under Ord. 05-39

 Project Boundary

# Approved PUD Development Plan



**WOLF RANCH**  
Westcreek III  
at WOLF RANCH  
Development Plan  
COLORADO SPRINGS, COLORADO  
Prepared by Westcreek at Wolf Ranch, LLC  
Colorado Springs, CO 80903  
(719) 593-2600

NDA NASS DESIGN ASSOCIATES  
111 S. Tejon, Suite 222  
Colorado Springs, CO 80903  
(719) 593-2600  
Sheet 2 of 8

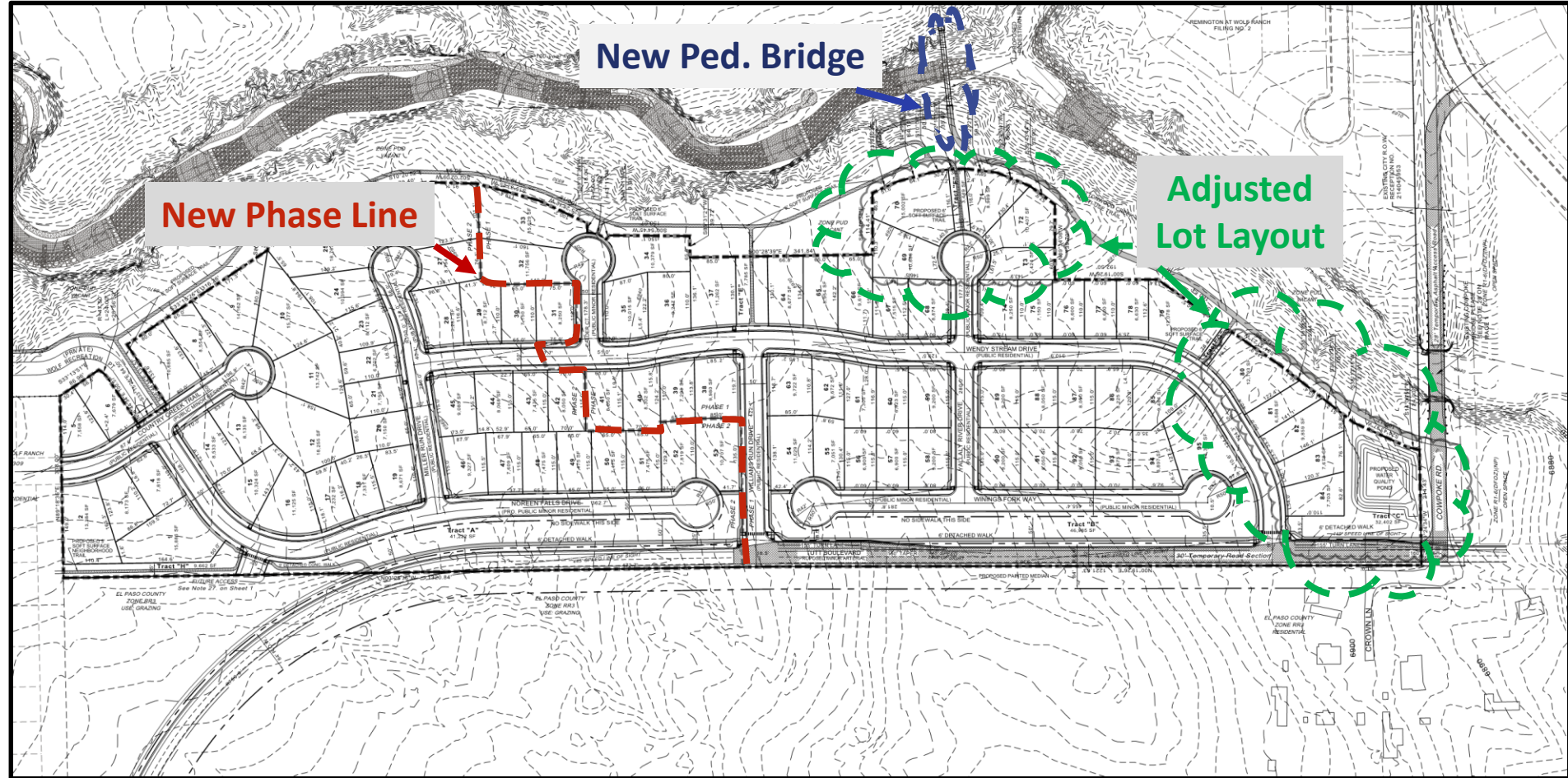
# Amended PUD Development Plan



**New Ped. Bridge**

**New Phase Line**

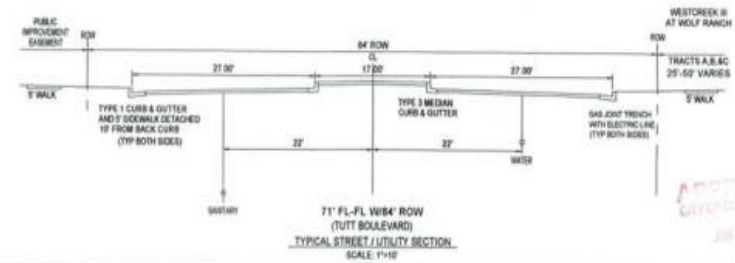
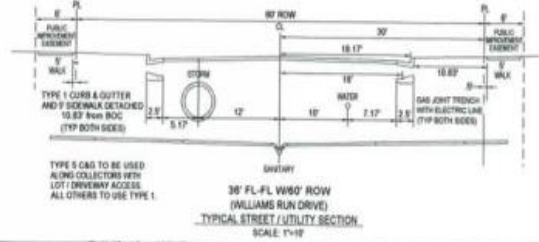
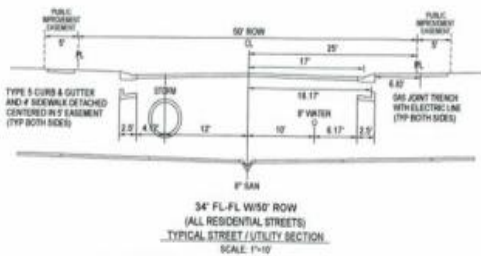
**Adjusted Lot Layout**



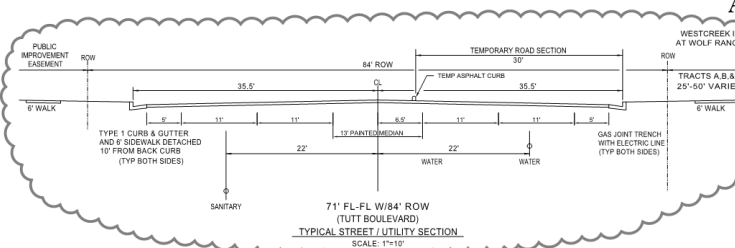
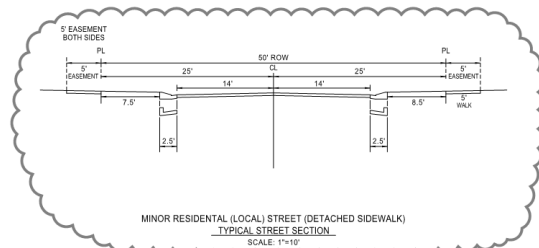
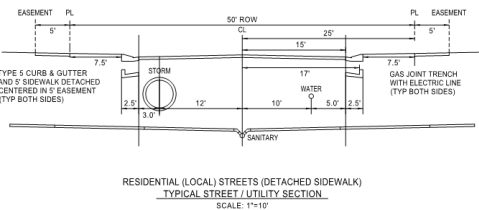
# Street Profile Changes



## 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.

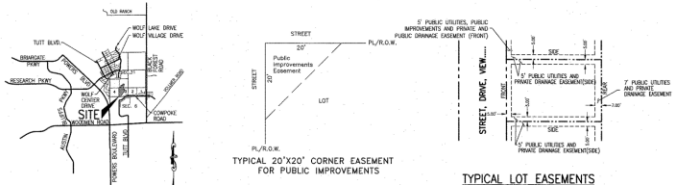


# Final Subdivision Plat

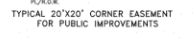


## WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13

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



**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	9.96'

**TABLE OF CENTER LINE CURVES**

NO.	BEARING	CHORD	ARC
C1	N11°17'19"	100.00	58.67'
C2	N11°18'04"	100.00	59.00'

**TABLE OF CENTER LINES**

NO.	BEARING	DIST.
L4	S89°49'34"E	10.51'

**TABLE OF LOT CURVES**

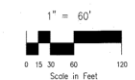
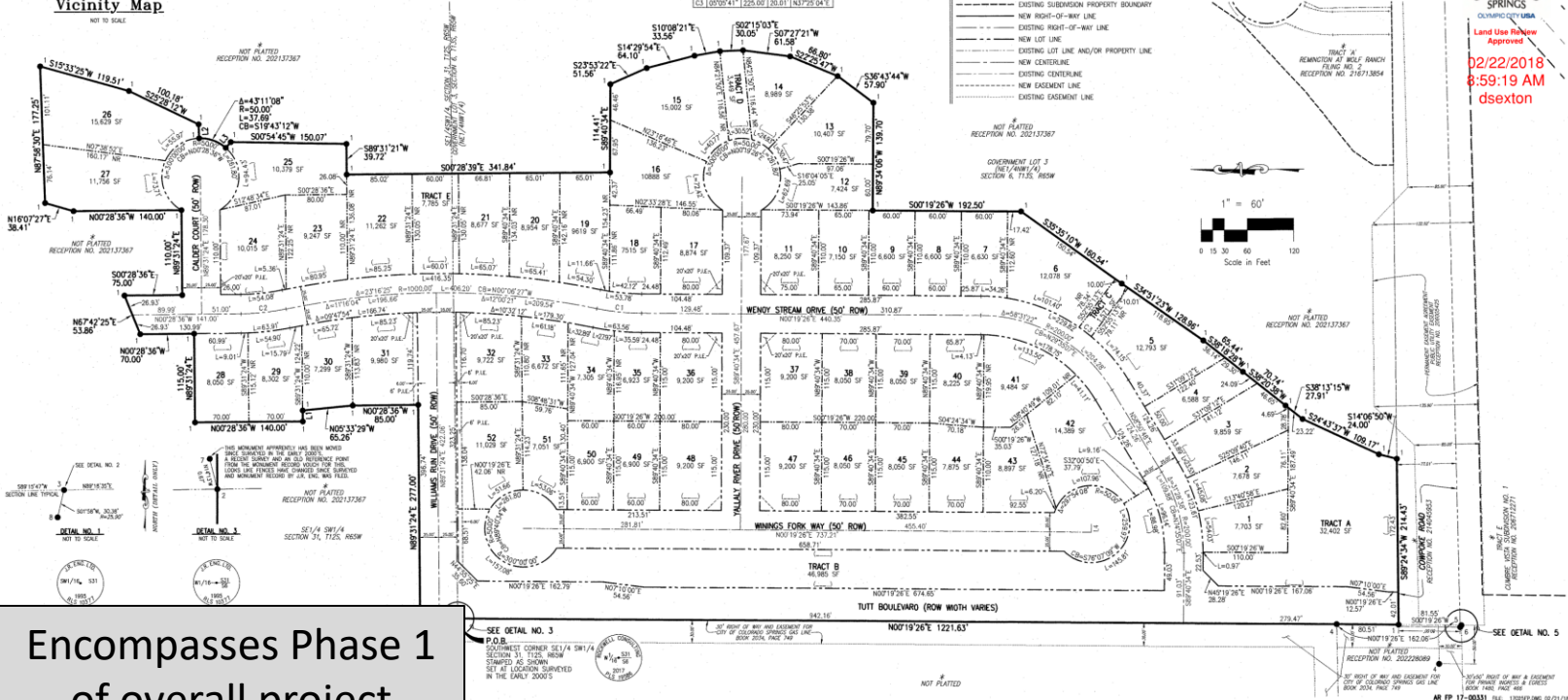
NO.	DELTA	TRADIUS	ARC	CHORD	BRG.
C3	207°09'41"	126.00	20.81'	147.28	94.24'

**LEGEND**

- 1 SET #4 REBAR W/ RED CAP STAMPED "ROOEWELL PLS 1958"
- 2 SET #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN
- 3 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 1 & NO. 2
- 4 FOUND 1/2" REESE DIAMETER IRON PIPE
- 5 FOUND 3/8" INSIDE DIAMETER IRON PIPE, UPGRADED TO #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL NO. 5
- 6 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.
- 7 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 3 & NO. 4
- 8 FOUND #5 REBAR (NO CAP), BELIEVED TO REFERENCE MONUMENT
- \* THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
- NON-SUBDIVISION LINE
- SF SQUARE FEET
- HHHH RECORD DIMENSION FROM CREATION RECORD
- PA- ADDRESS
- P.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



02/22/2018  
8:59:19 AM  
dsxton



Scale in Feet

Encompasses Phase 1 of overall project

SEE DETAIL NO. 3  
P.O.B.  
SOUTHWEST 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  
STAMPED AS SHOWN  
THIS MONUMENT WAS NOT ACCEPTED TO AN ALIGNMENT OF OLDER MONUMENTS THAT ESTABLISHED THESE LINES AND PROPERTIES IN THIS QUARTER SECTION.

NOTICE: ACCORDING TO COLORADO LAW, ANY MONUMENT WHICH IS FOUND TO BE A MONUMENT WHICH WAS NOT ACCEPTED TO AN ALIGNMENT OF OLDER MONUMENTS THAT ESTABLISHED THESE LINES AND PROPERTIES IN THIS QUARTER SECTION, SHALL BE CONSIDERED VOID AND THE LINES AND PROPERTIES SHALL BE DETERMINED BY THE CORNER POINTS SHOWN HEREON.

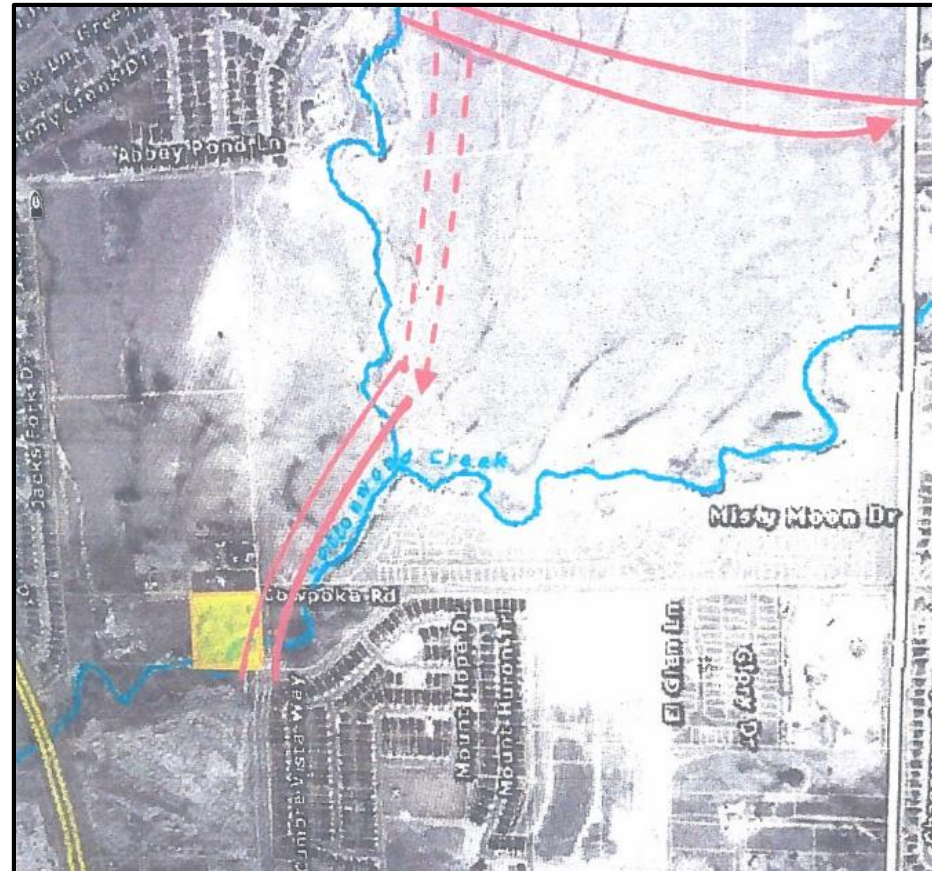
WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13  
DRAWN BY: A.B. CHECKED BY: A.B. DATE: 02/12/18  
P.L.S. 17-1001 SHEET 2 OF 2

# 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
- Appellant's obligations for the 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

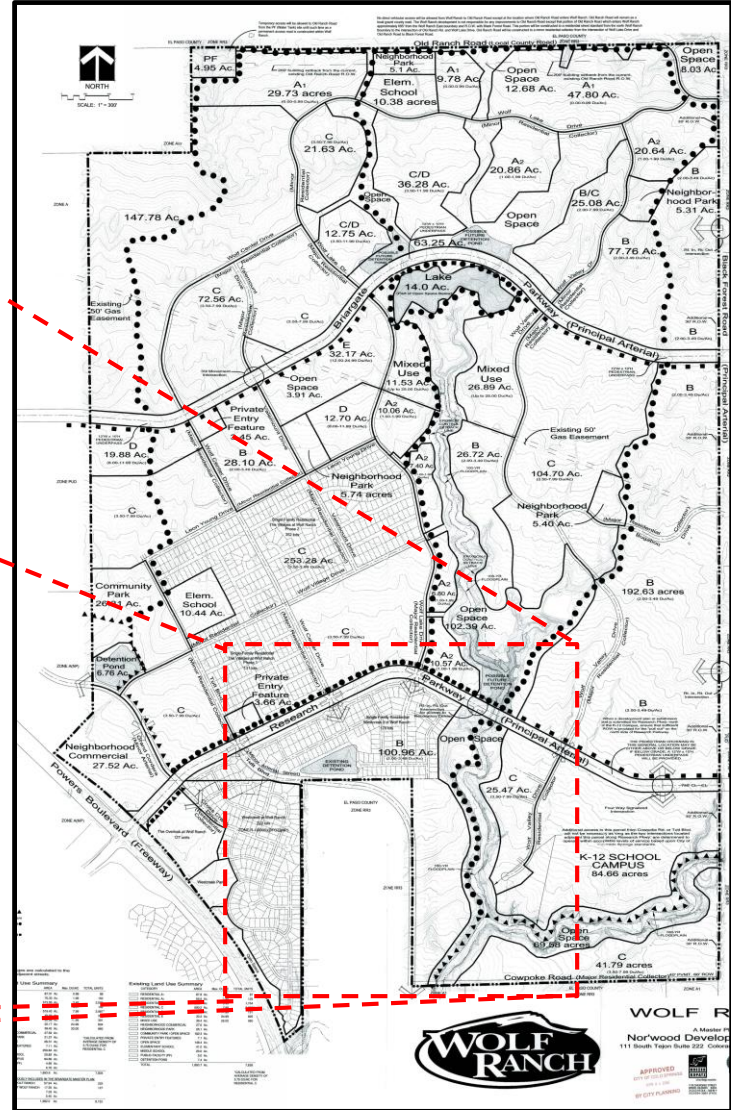
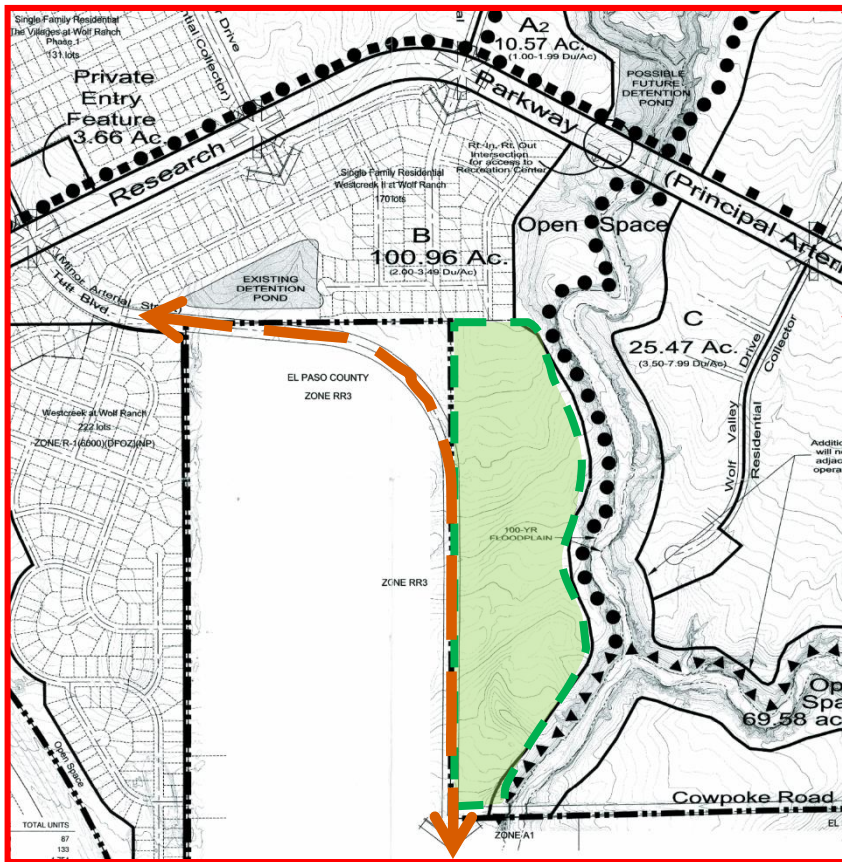


Appellant's Image

# Tutt Boulevard Alignment



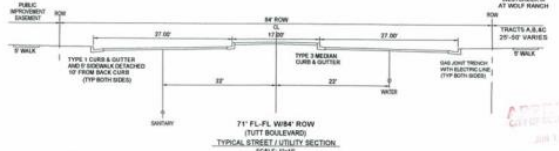
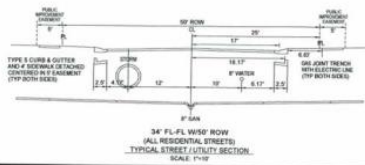
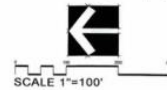
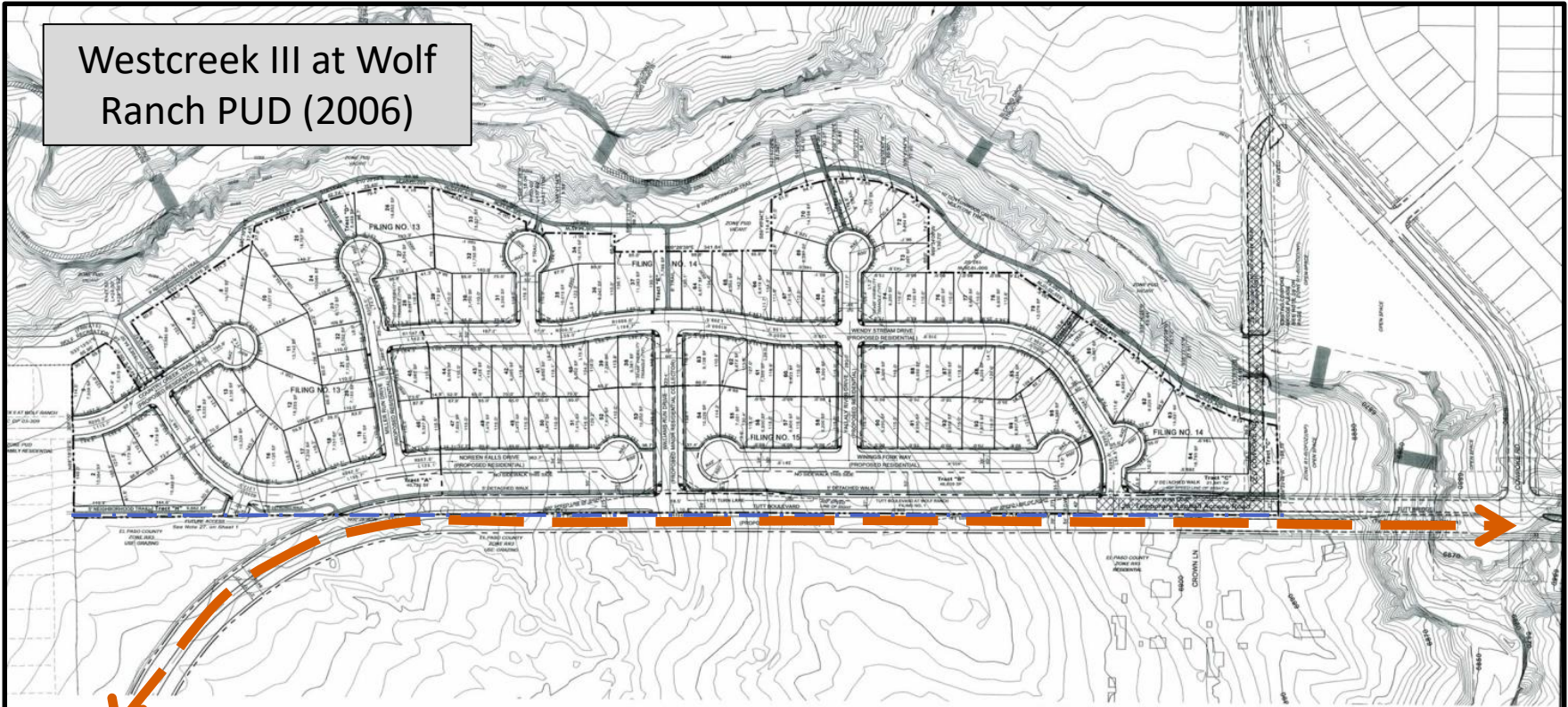
Wolf Ranch MP (2006)



# Tutt Boulevard Alignment, cont.



Westcreek III at Wolf Ranch PUD (2006)

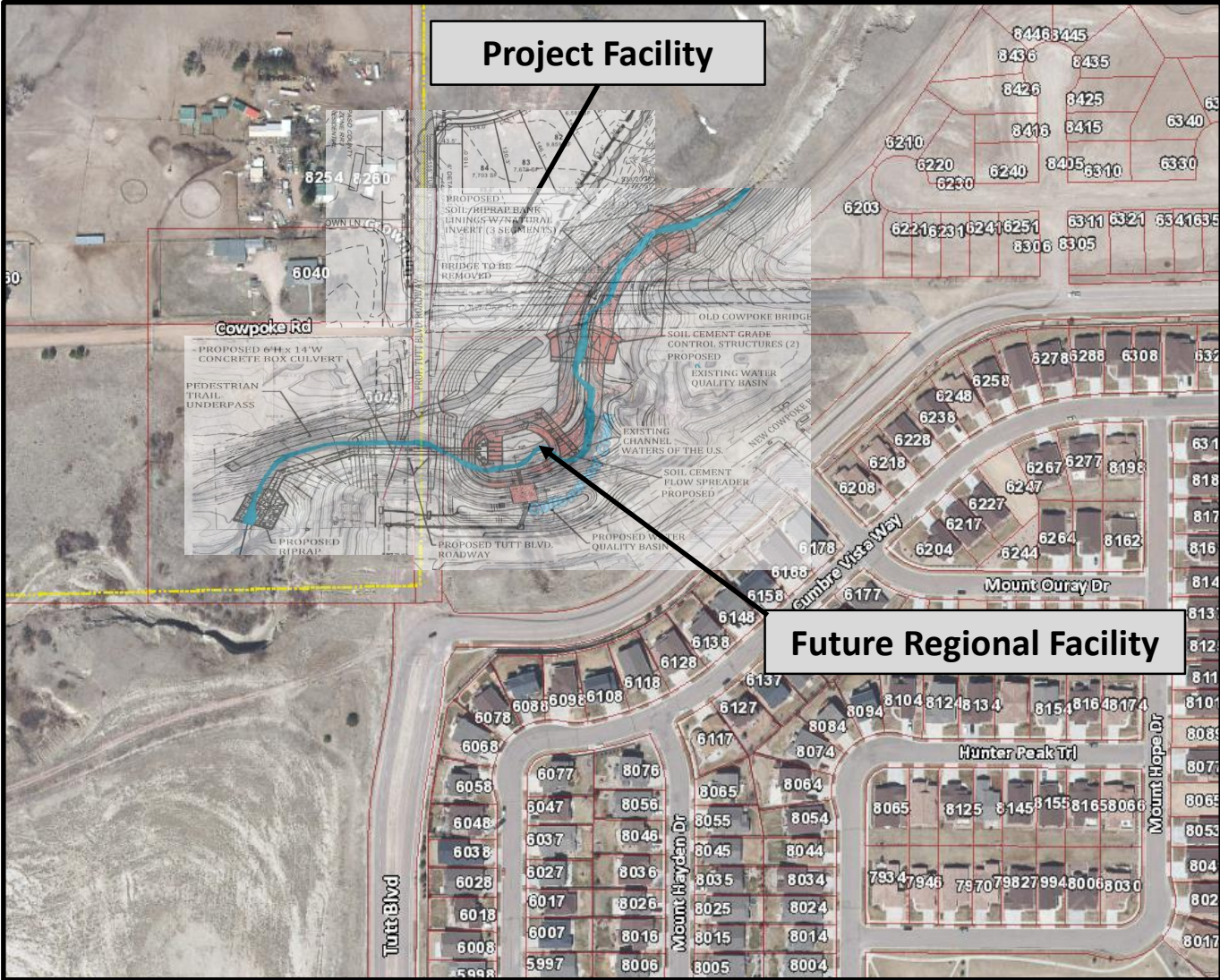


**WOLF RANCH**  
**Westcreek III at WOLF RANCH**  
 Development Plan  
 COLORADO SPRINGS, COLORADO  
 Prepared by **Westcreek at Wolf Ranch, LLC**  
 111 S. Tejon, Suite 222  
 Colorado Springs, CO 80903  
 (719) 569-2600

**NDA** NDA ASSOCIATES  
 PREPARATION 06/07/06  
 REVISION 05/23/08  
 CITY FILE NO. 401-160-0610

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.