



## LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

### PUD Development Plan Final Plat

March 21, 2023

### PROJECT STATEMENT

#### **Description:**

Lakeside Heights at Wolf Ranch Filing No. 1 is a proposed 65.876-acre residential community comprised of a blend of varied building types targeted to appeal to a broad cross section of rental community demand and lifestyle choices. The site is currently vacant and is a part of the previously approved Wolf Ranch Master Plan (CPC MP 05-0080-A7MJ19). Per the previously approved Wolf Ranch Master Plan the Lakeside Heights Residential Community is located in: Master Plan Land Use Area D (8.00-11.99 DU/AC), and Master Plan Land Use Area E (12.00 – 24.99 DU/AC) (see attached approved Master Plan). The site is currently zoned PUD (CPC PUP 04-0048 (Feb 22, 2005)). The proposed project includes public roadways and private access drive aisles, and surface parking to support the proposed community, and all proposed uses are “permitted” per the previously approved PUD zoning and previously approved Master Plan.

The overall area is bounded by:

- Existing and proposed easterly extension of Briargate Parkway to the north (Principal Arterial).
- Existing Cottonwood Creek Reach 4 (previously fully improved drainage corridor).
- Proposed public roadways Woodland Edge Drive, Allouche Street to the east and Wolf Valley Drive bisecting the overall community.
- Approved, but not constructed or platted Edge at Wolf Ranch (AR PUD 21-00822) and Revel at Wolf Ranch (AR PUD 21-00072) residential community to the south.

As mentioned above, the approximately 60-acre site is consistent with the approved Master Plan and zoning for the proposed Lakeside Heights development. Per the Master Plan, Area D would allow for 522 units and Area E would allow 427 units. Area E is planned for 351 apartment homes. Area D is planned to accommodate 371 townhome rental units and the new recreation center for the benefit of all Wolf Ranch residents. This application would reduce the total allowable density by 225 units. The 2019 Master Plan amendment included a trip generation analysis that included this area and anticipated a build out scenario for the density cap of 6800 units. Townhome and apartment units were included in that analysis.

A summary of the proposed land use review actions are:

1. **PUD Development Plan** to provide the development details associated with the proposed residential community including:

- a. A Wolf Ranch Community recreation center with indoor and outdoor facilities including outdoor pool, sand volleyball, pickle ball court, and playground equipment, and indoor gymnasium, workout facilities, meeting space and social gathering areas. The approximately 31,000 square foot recreation center and associated facilities would be available for use for all residents within Wolf Ranch.
  - b. 373 rental townhomes comprised of 3,4,5 and 6 plex units with integral garages, patios and roof top decks on select homes.
  - c. 351 rental apartments comprised of 18 buildings with on-site surface parking and garages available.
  - d. Rental community lease building located adjacent to the Wolf Ranch Community recreation building to provide an on-site location for all leasing coordination and rental community coordination.
  - e. Similar to all of westerly Briargate Parkway, a soundwall is not proposed along this sites frontage in order to continue the expansive landscape treatment along this principal arterial within Wolf Ranch.
2. **Final Plat reflecting the following:**
- a. Lot 1: Wolf Ranch Community recreation center and leasing building
  - b. Lot 2: Rental apartment residential community
  - c. Lot 3 and 4: Rental townhomes residential community
  - d. Public Right-of-Way for:
    - i. Wolf Valley Drive
    - ii. Allouche Street
    - iii. Woodland Edge Drive
    - iv. Briargate Parkway

**Justification:**

Current regional demand for quality residential rental communities, as well as this site being adjacent to a major transportation corridor (Briargate Parkway) and recreational amenities (Cottonwood Creek Reach 4 trail and City community park) make this site attractive for a well thought out quality market-rate residential community. The proposed highly amenitized residential community will create a setting very compatible to addressing this community wide need.

**Issues List:**

No specific technical issues were raised at the Pre-app meeting, and subsequent e-mails were forwarded by the City from Wolf Ranch residents. The comments from the Wolf Ranch residents (there are no existing directly adjacent residents) can generally be categorized in a few general topics which are highlighted and responded to below:

1. **Proposed Residential Community Density:** As mentioned above, the proposed Lakeside Heights development is consistent with the Wolf Ranch Master Plan and PUD zoning. The development reduces the total allowed dwelling units and provides a community amenity for the benefit of all Wolf Ranch residents.
2. **Traffic/Transportation Network:** Comments were received expressing concern about increased traffic volumes. As per the approved 2019 Wolf Ranch Master Plan, these densities were anticipated and accounted for in the overall Wolf Ranch Transportation Network Design. This site will be served by the directly adjacent extension of Briargate Parkway (a principal arterial), and a

network of collector roadways within the Lakeside Heights Community or directly adjacent. City Traffic will review this PUD Development Plan for conformity with the approved Wolf Ranch Master Plan.

3. **Wolf Ranch Recreation Center:** Comments (both excitement and concerns) about the proposed Wolf Ranch Recreation Center were raised. This large overall Wolf Ranch Community facility will serve all residents in the Wolf Ranch Master Plan. For existing residents not interested in utilizing the proposed amenity, they can opt out of the increased fees associated with it.
4. **Rental Community:** As the City of Colorado Springs does not differentiate between land uses by owner occupied versus rental, comments received regarding the Lakeside Heights Residential Community, being an entirely rental community are not a review parameter. Norwood will be the owner of the community and it will be managed by a professional, on-site property manager. Having a diversity of residential housing types is a benchmark of good master planning and community design. Wolf Ranch was never intended or approved as an all-single family home community for that reason.

We respectfully request your favorable consideration of all items listed above.

Attachment – Wolf Ranch Master Plan