

CITY PLANNING COMMISSION AGENDA

ITEM NO: 4

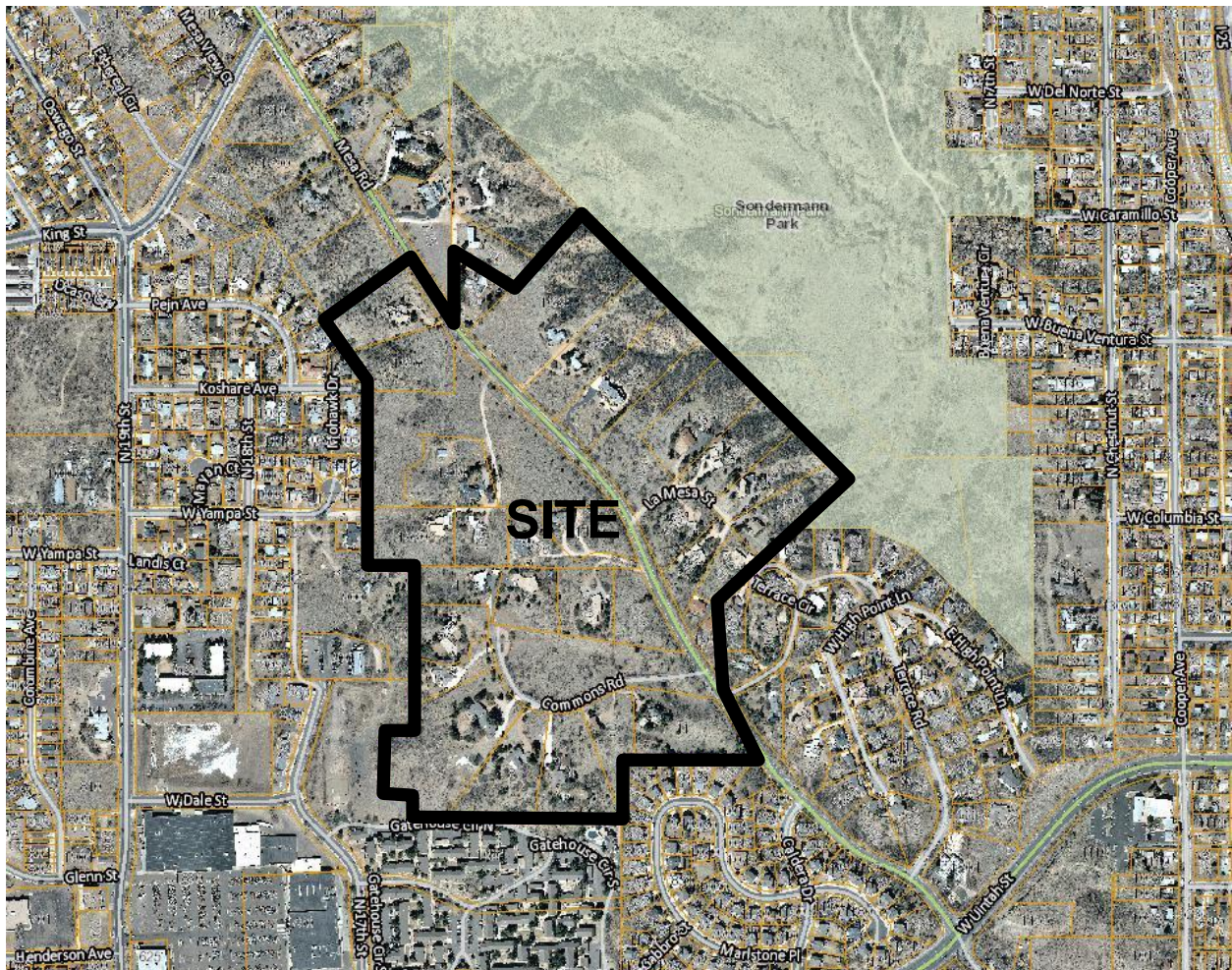
STAFF: STEVE TUCK

FILE NO:
CPC MP 14-00059 – LEGISLATIVE

PROJECT: RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN

APPLICANT: RAWLES OPEN SPACE NEIGHBORHOOD

OWNERS: 33 PROPERTIES WITH MULTIPLE OWNERS (FIGURE 1)



PROJECT SUMMARY:

1. Project Description: The project proposes a land use master plan prepared by the neighborhood organization (Rawles Open Space Neighborhood). The master plan area is generally located on both sides of Mesa Road, south of 19th Street and north of Terrace Road. The area consists of approximately 73 acres and includes 33 parcels, with two of the parcels designated as open space.
2. Applicant's Project Statement: Rawles Open Space Neighborhood Master Plan (**FIGURE 1**)
3. Planning and Development Team's Recommendation: Approve the Rawles Open Space Neighborhood Master Plan subject to a technical or informational modification to the Master Plan.

BACKGROUND:

1. Site Address: Numerous
2. Existing Zoning/Land Use: R/HS / single-family residences, vacant
3. Surrounding Zoning/Land Use: North: R/HS / single-family residences
South: R-5, PUD/CR, R-1 6000/HS / apartments, single-family residences
East: PK/HS/SS, R/HS / Sondermann Park
West: R-5, R/HS, R-1 6000/HS, R-1 6000/DFOZ, R-1 6000 / vacant, single-family residences
4. Comprehensive Plan/Designated 2020 Land Use: Low Density Residential (0-1.99 dwelling units/acre)
5. Annexation 1968 Mesa Addition and 1971 Mesa Addition No. 2
6. Master Plan/Designated Master Plan Land Use: The property on the east side of Mesa Road is within the Mesa Springs Community Plan / Residential Estate (0-2 dwelling units/acre) and Private Open Space
7. Subdivision: the area within the master plan boundaries includes both platted and unplatted parcels
8. Zoning Enforcement Action: None
9. Physical Characteristics: The area consists of relatively flat mesa top with steep side slopes. Vegetation is primarily native grasses.

STAKEHOLDER PROCESS AND INVOLVEMENT:

In November, 2012 the Rawles Open Space Neighborhood requested the Planning Commission to authorize the submittal of a master plan for their neighborhood as allowed by Section 7.5.405.D of the City Code. After public hearings in December, 2012 and January, 2013 the Planning Commission denied the neighborhood's request. The Planning Commission decision was appealed to the City Council by the neighborhood. In February, 2013 the City Council overturned the Commission's recommendation and authorized the neighborhood to submit a master plan proposal. After two neighborhood meetings held in December, 2013 (attendance of 25) and May, 2014 (attendance of 30) the master plan was submitted to the City in June, 2014. After the review of the master plan by both the City and the property owners the boundaries were revised by eliminating 12 parcels located at the north end from within the master plan boundaries. These parcels were excluded primarily due to the opposition of the property owners to their inclusion within the master plan. It appear the property owners within the current master plan boundary support the proposed plan.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria/Design & Development Issues:
The master plan document primarily provides a historical perspective of the development of the area and its current characteristics. Two significant recommendations from the proposed master plan are applicable for the future development of the area: 1) the proposed land use shall remain single-family residential at a density consistent with the R (Estate Single-Family Residential) zone and the Hillside Overlay zone, and 2) Mesa Road, though designated as a minor arterial, shall retain its current improvements or "rural street cross-section" with the possibility of bike lanes added in each direction.

Statements within the Master Plan Recommendations (**FIGURE 1**, Section IV, pages 7 and 8) suggest lots sizes larger than the minimum permitted by the R zone (20,000 square-foot minimum). Without a subsequent zoning overlay applied to the master plan area requiring a minimum lot size in excess of the permitted R zone minimum, the R and Hillside Overlay will remain the basis for the evaluation of future subdivisions. The master plan does not recommend rezoning the area to a lot area minimum in excess of the R zone.

New master plans are required to be evaluated using a significant number of criteria. The criteria cover a wide range of issues including land use relationships, public facilities, transportation, and the environment. As a plan that largely hopes to preserve the existing development pattern in the area, many of the criteria are not applicable. Upon review, Staff finds that the proposed master plan is consistent with the City's master plan review criteria.

2. Conformance with the City Comprehensive Plan:

See page 3 of Figure 2 (review comments from Comprehensive Planning) regarding the Comprehensive Plan's support of neighborhood plans such as the Rawles Open Space Neighborhood Master Plan.

Staff finds that the proposed master plan is consistent with the City's Comprehensive Plan.

3. Conformance with the Area's Master Plan:

The property on the east side of Mesa Road is within the Mesa Springs Community Plan. The land use designation shown on the plan for this area is Residential Estate (0-2 dwelling units/acre) and Private Open Space. The proposed Rawles Open Space Neighborhood Master Plan is consistent with this designation. The area on the west side of Mesa Road is not within an area master plan.

STAFF RECOMMENDATION:

Item No: 4 CPC MP 14-00059 – Rawles Open Space Neighborhood Master Plan

Approve the Rawles Open Space Neighborhood Master Plan, based upon the finding that the master plan complies with the review criteria in City Code Section 7.5.408 subject to compliance with the following technical or informational modification to the master plan:

Technical or Informational Modification to the Master Plan:

Revise Section IV.2 on page 7 (Master Plan Recommendations) to specify a density range of 0-1.99 dwelling units per acre.



RAWLES OPEN SPACE NEIGHBORHOOD MASTER PLAN 2015

RAWLES OPEN SPACE NEIGHBORHOOD

I. HISTORIC CONTEXT.

Even though close to downtown, the residential neighborhood along the stretch of Mesa Road from La Mesa Road to 19th Street has a distinct rural character. Because of the dedicated open space at its core, it is referred to as the Rawles Open Space Neighborhood.

Although there had been earlier settlements on the Westside, the city of Colorado Springs was founded in 1872 at the confluence of Monument and Fountain Creeks. The mesa west of downtown remained undeveloped until the next century. In the 1870's General Palmer traveled what is now Mesa Road to go between his home at Glen Eyre and downtown. Starting in 1909, when the Perkins family gave the Garden of the Gods to Colorado Springs, citizens traveled Mesa Road with its spectacular views of Pikes Peak and the Front Range as a route to the park.

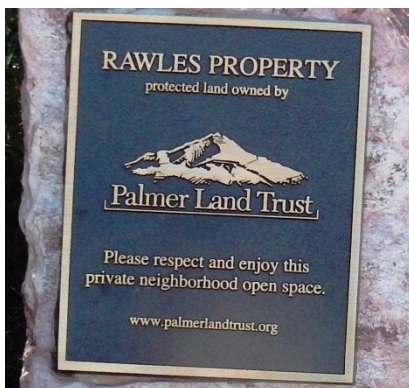
In 1905, the first house was built on the Mesa at Broadview Place. In the 1920's an adobe-style house was built on 17 acres at 1560 Mesa Road, which was later owned by the Rawles family. Until after World War II, these were the only homes on the Mesa.

Before World War II, John W. Armstrong, a young but visionary banker, along with his business partners, Mitch Wilder, Director of the Fine Arts Center, and his Aunt Frances (Chan) Heizer, who lived on Wood Avenue but wanted a view of Pikes Peak, bought the land that would become the Commons Subdivision. At the time, John's boss at the bank warned that the purchase was a foolhardy idea since the city would never grow that far west. John persisted. In 1947, the Gazette reported "Exclusive Residential Area to be Developed on Mesa." The goal was "to keep the area as nearly rural as possible, and so will have no sidewalks, cross streets or alleys. Houses are to be kept one story in height, and will be situated on lots as to give each an unobstructed view of the surrounding region." The lots exceeded 1.5 acres and bordered a common area, known as the Commons Open Space which was kept in natural vegetation. The Commons set the character of that stretch of Mesa Road to 19th Street.

Walt Weber, a contemporary of noted Colorado Springs architects, Gordon and Elizabeth Wright Ingraham, built similar homes in the area with designs by the Ingrahams. The houses were flat roofed with an organic feel and surrounded by natural vegetation, in the Frank Lloyd Wright style.

Mesa Road has always been rural, without curbs and gutter, sidewalks or street lighting and characterized by natural vegetation. In 1992, the Palmer-Mesa Trail was created by the neighborhood for walkers, joggers, and cyclists, with easements donated by the adjoining landowners and private funding provided in partnership with the City and several foundations.

Letitia Rawles, a longtime resident of the Mesa, gave 7 acres of her property upon her death in 1994 to the Palmer Land Trust to be preserved as open space in perpetuity. This became the Rawles Open Space. It is owned and kept in its natural condition by the Palmer Land Trust and volunteers who eradicate invasive species



and pick up trash. Located on the west side of Mesa Road and along the Palmer-Mesa Trail, the Rawles Open Space preserves and provides a natural, unobstructed view of Pikes Peak from Mesa Road and the trail, and gives the neighborhood its name and identity.

The Whitney and Starr families owned the six large lots along the southwest side of Mesa Road from 19th Street to the Rawles Open Space. They placed covenants on their lots in keeping with the unique character of the homes already built on the Mesa. The covenants state that the houses will be low profile to preserve the view, maintain native vegetation and be set back from Mesa Road “as far as land contours and residential design will permit.”

The homes built over the past 70 years have continued the tradition of low-profile houses, large lots, natural colors and deep setback from Mesa Road with native vegetation. Mesa Road has maintained its semi-rural character as a two lane road, with the Palmer-Mesa Trail and Rawles Open Space, and the absence of sidewalks, curb and gutter, and street lights.

II. UNIQUE NEIGHBORHOOD CHARACTERISTICS.

The following are characteristics of this unique neighborhood:

A. Mesa Road.

1. Mesa Road in the Rawles Open Space Neighborhood is a semi-rural roadway consisting of a two-lane street bisecting large open lots with panoramic views of the surrounding area and an adjoining natural trail. Houses are set back from the centerline of Mesa Road with a wide natural landscape buffer. There are no sidewalks, curb or gutter, or street lights. The driveways and side roads are mostly gravel which gently curve up to homes in a long, park-like setting. As a result, Mesa Road in this area has the feel and character of a country road which contributes to the rural character of the neighborhood.
2. The Palmer-Mesa Trail is an unimproved gravel and asphalt path that winds along the west side of Mesa Road and is used by many runners, bikers and walkers. Mesa Road was one of the first designated bike routes in Colorado Springs and is used by many of the City’s road-bike enthusiasts.

B. Residential.

1. The neighborhood consists of large lots of 1 to 5 acres in size surrounded by steep hillsides dropping 50 to 200 feet with healthy foothills vegetation and ridges.
2. Houses are low profile, generally of earth tones, built of fire-resistant stucco and similar finishes in a low-density development that blends in with the natural environment.
3. The Master Plan Area is low density residential single family development. The average lot sizes in the neighborhood exceed 1.9 acres per lot with the smallest parcel in the core [all but the periphery] being .95 acres. See current parcel configuration for the neighborhood in the “Average Individual Lot Acreage” map on page 11.

C. Open Space.

1. The neighborhood is anchored and enhanced by protected open spaces such as the Rawles Open Space and the Commons Open Space. The neighborhood is bounded on the east by Sondermann Park (a 1000 acre urban wildlife area).
2. The development patterns allow the residents and visitors to enjoy a 360 degree panorama of the City and the Front Range. Night viewing is especially dramatic as little light pollution originates in the neighborhood. Views of the Front Range and Pikes Peak are

preserved and enhanced by the existing development patterns and are a major asset to the entire Colorado Springs community.

D. Native Environment.

1. The area has unique geology. It is primarily comprised of a non-expansive red interglacial outwash deposit called the Verdos Alluvium. This gravel deposit is 10 to 50 feet thick. The gravel overlays a bedrock formation called the Pierre Shale. The 1000 to 2000 foot thick shale is a marine deposit formed in a shallow sea environment 70 to 100 million years ago. The Verdos Alluvium was deposited within the last 900,000 years in an interglacial period that eroded modern Rockies to the west onto expansive piedmonts fanning out to the east. The Mesa is a remnant of that glacial outwash. The current shape of the Mesa is caused by base-level erosion by Monument Creek drainage to the east and the Fountain Creek drainage to the west. Many geology field classes study the road-cut east of Mesa Road along Uintah Street where the red gravel Verdos Alluvium overlays the much older angular dipping Pierre shale.

2. The neighborhood remains natural, with undisturbed hillsides and very few sites of man-made fill. The area is predominated by native vegetation with natural ground cover, and many evergreen and deciduous trees giving a natural, woody feel to the neighborhood. Wildlife is abundant, with deer, bears, bobcats, coyotes, fox, rabbits, bats and a wide variety of birds.

3. The flora of this mesa neighborhood combines unique plant communities, elements of foothills and complex grasslands. The Mesa was first studied by Professor Homer Shantz when he was a student of the famous ecologist Frederick Clements at Colorado College in the early 1900s. (A study of the vegetation of the Mesa region east of Pikes Peak. 1906. Botanical Gazette 42:16-47; 179-207). No other vegetation in Colorado is like it, then or now. Much of the mesa area region investigated by Shantz, on the south end of town now in Fort Carson and in the Fountain area, have been destroyed by development, so the best remaining example of this unique mesa vegetation as it existed on the Mesa 100 years ago is the Rawles Open Space Neighborhood. This area is densely covered with native grass species, most abundantly blue grama, the signature species of mesa vegetation, and the shortgrass prairie. Additionally, native species include sideoats grama, little bluestem, big bluestem, Canada wildrye, 3 species of needlegrass, squirreltail, and ring muhly. The vegetation cover also includes several species of sage and wild buckwheat, considered low "subshrubs" that are woody at the base and are key structural components of prairie grasslands in our region. The east side of the Mesa contains oak thickets in areas with slightly more moisture or side hill seeps. Additional native vegetation includes the presence of shrubs like mountain mahogany, winterfat, rabbitbrush, skunkbrush, and pinon pine.

4. The diversity of plant species and the combination of shrub communities and grasslands adds a great deal to the value and utilization of this mesa as a wildlife habitat. The native grasses and wildflowers are important butterfly host plants, and the shrubs are highly sought after browse. Nesting and migrating birds are abundant and utilize the diverse plant types for food and shelter, and may nest in the open areas between vegetation clusters. Charismatic raptors like red-tailed hawks, Swainson hawks, and owls pursue small mammals and rodents that utilize the vegetation and diverse species. The extent of open space helps buffer human wildlife conflicts (deer excepting).

III. MASTER PLAN.

The rural character and uncluttered views along this short but treasured stretch of Mesa Road continue to be enjoyed by everyone who uses it and the Palmer-Mesa Trail. Today, many walkers, bicyclists and motorists follow the same path used by General Palmer and the early citizens of Colorado Springs to go to Glen Eyrie and Garden of the Gods. Along this stretch of Mesa Road they experience those same views and rural character of early Colorado Springs.

A. PURPOSE.

The Master Plan expresses the values gifted to the residents of the Rawles Open Space Neighborhood by those who came before us. The purpose of this Master Plan is to provide guidelines to preserve the landscape and neighborhood character that has been established for decades in this unique area of Colorado Springs and to retain it in much the same way as it is today, to share with the citizens of Colorado Springs through the Rawles Open Space what the Mesa has looked and felt like since the days of General Palmer, and to insure any future development be harmonious and compatible with the existing properties by the following:

1. Preserve and enhance the rural character of the neighborhood.
2. Preserve the intent and land use character stated in the *Colorado Springs 2001 Comprehensive Plan* for this area. (See p. 6)
3. Preserve and enhance the semi-rural character of Mesa Road as a two-lane roadway, with generous setbacks, surrounded by native vegetation, and a pedestrian trail.
4. Preserve and enhance the Rawles Open Space, Commons Open Space and Palmer-Mesa Trail.
5. Preserve the intent of the *Colorado Springs Hillside Overlay* by protecting the Mesa's natural features, slopes, and drainages of this mesa landscape and the healthy foothills vegetation that distinguishes the ridges which border the Neighborhood and Mesa Road corridor.
6. Maintain the historic development pattern and density within the Master Plan area.
7. Preserve the integration of development into the natural landscape and encourage fire-wise landscape management planning.

Various areas of the Rawles Open Space Neighborhood have protective covenants or deed restrictions which reflect and have contributed to the rural character of the neighborhood described in this Master Plan. However, this Master Plan is not a set of covenants nor is the neighborhood a homeowner's association. This Master Plan does not affect the development of or the construction on the existing parcels within the zoning code and any applicable covenants or deed restrictions.

B. MASTER PLAN DOCUMENTATION.

The Rawles Open Space Neighborhood is submitting the following documentation and illustrations in order to establish a Neighborhood Master Plan. The following materials, photos and attached maps describe the following:

- The neighborhood area and unique characteristics that make this neighborhood special, historic and valuable today.
- The Master Plan Recommendations.

- The many factors that support and justify the Master Plan, including preserving community visual corridors, transportation and utilities infrastructure, historic development patterns, and consistency with the City planning standards and documents.
- Strategies to preserve the neighborhood characteristics.

C. MASTER PLAN AREA.

The Rawles Open Space Neighborhood Master Plan Area includes properties in the west side of Colorado Springs along Mesa Road. The specific area includes an area north of Terrace Road and south of 19th Street. The area can be generally described as a mesa with Mesa Road running through its center, bounded almost equidistant between the topographic ridges that drop off to the west and east. Exact boundaries are noted on the accompanying map:

D. JUSTIFICATIONS FOR THE MASTER PLAN.

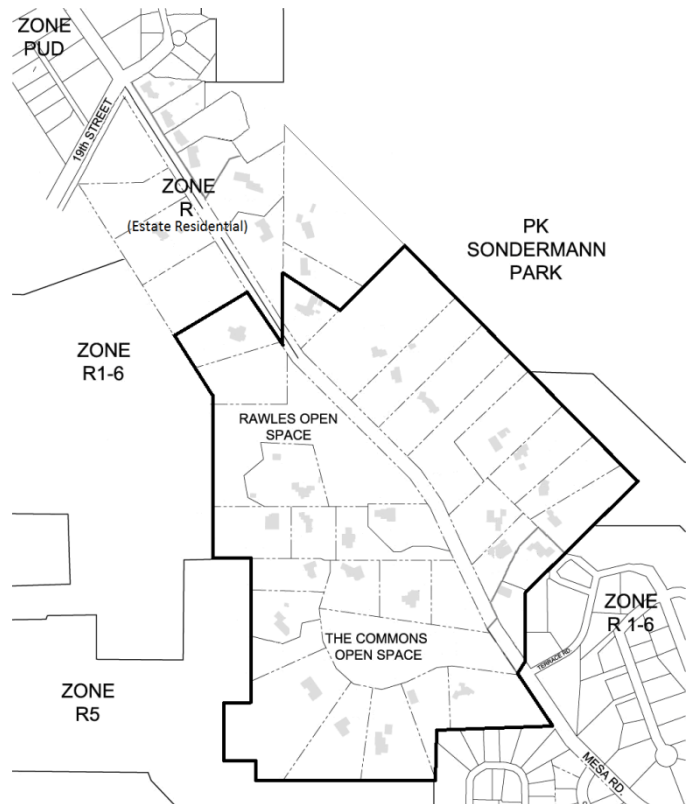
1. CITY CODE.

The Master Plan is designed to serve as a refinement of the *Colorado Springs 2001 Comprehensive Plan* and as such provide a guide to issues concerning future development and to achieve those objectives set out in it and in the *City Code 7.5.401*:

- To serve as a refinement of the *Comprehensive Plan*;
- To encourage coordination in the provision of City capital improvements;
- To serve as a guide for future land use and transportation patterns;
- To analyze the impact of the impact of proposed development on public facilities and environmental quality;
- To analyze the proportional impact of the proposed development on the City;
- To identify and protect significant natural features;
- To assure coordinated implementation of adopted City and Utility plans; and
- To serve as an information resource for residents and developers concerning future land use patterns and related development issues.

2. 2001 COMPREHENSIVE PLAN. The 2001 Comprehensive Plan encourages and supports neighborhood initiated master plans:

"Strategy N 101a: Encourage Neighborhoods to Define Their Own Geographic Areas Acknowledge the geographic areas of individual neighborhoods on the basis of such elements as home owner associations, tradition, period of construction, architectural styles,



common subdivision patterns, major roads, or association with a church, school, park, or other civic or institutional use.

Strategy N 102b: Encourage Active Participation in Decision-making from Residents and Property Owners

Encourage active participation from residents, property owners and neighborhood-based organizations for land development, infrastructure and services planning, prioritization and decisions. Notify people and organizations that may be affected by these issues in a timely manner so they have an opportunity to participate in the planning, prioritization and decision-making processes.

Objective N 2: Enhance Neighborhoods

Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.

Policy N 201: Protect Established and Stable Neighborhoods

Protect the character of established and stable neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory actions.

Strategy N 201a: Preserve and Enhance the Physical Elements that Define a Neighborhood's Character

In considering development proposals, preserve the physical elements that contribute to a neighborhood's identity and character, such as natural features, buildings and development patterns, historic and cultural features, parks, open space and schools. Where appropriate, utilize historic preservation districts and conservation districts as tools to achieve preservation and enhancement of historic and cultural resources.

Strategy N 201b: Revise Zoning and Subdivision Regulations to Recognize Neighborhood Character

Revise zoning and subdivision regulations to provide flexibility in code administration to recognize neighborhood character while respecting public safety concerns"

3. MESA SPRINGS COMMUNITY PLAN.

The area east of Mesa Road is presently within the boundaries of the Mesa Springs Community Plan, adopted in 1986, with land use designations of residential estate with a density of 0-2 dwelling units per acre and private open space. The Rawles Open Space Master Plan is a refinement of and consistent with the Mesa Springs Community Plan.

IV. MASTER PLAN RECOMMENDATIONS.

The Master Plan recommendations are as follows:

1. Maintain the historic, rural character of the neighborhood by ensuring that any future development is compatible and harmonious with the surrounding properties.
2. Maintain the established patterns of large lot, residential, single-family detached housing and preserve the intent and purpose of *the Colorado Springs Hillside Overlay Zone*. The density range within the planning area is 0-1 unit per acre.
3. Maintain lot sizes that are less intensive than the minimum lot size allowed by R (Estate Residential) zoning in order to maintain compatibility and harmony with surrounding properties and the neighborhood.

4. Encourage building envelopes to provide for as much spacing between adjoining structures as land contours and compatible residential design will permit. Typical current spacing between structures on adjoining parcels is not less than 50 feet and most exceed that distance.
5. Preserve the landscape and rural character of the neighborhood by preserving and maintaining the landscape buffer and generous building setbacks along the Mesa Road alignment. New buildings should be sited as far back from Mesa Road as land contours and compatible residential design will permit.
6. Review proposed subdivisions for conformity with the *Hillside Overlay* standards with slopes greater than 25% avoided for development and placed in preservation area easements.
7. Maintain the existing semi-rural character of Mesa Road. While Mesa Road shall continue to serve as a minor arterial as indicated on the Intermodal Transportation Plan, the planned cross-section for Mesa Road shall consist of two lanes (one lane in each direction), a bike lane on each side, no curb and gutter, no sidewalks long either side with the Palmer-Mesa Trail providing pedestrian access in lieu of sidewalks and no street lights. The recommended maximum width for right of way of Mesa Road is 60'.
8. Preserve, maintain and enhance the Rawles Open Space, the Commons Open Space and the Palmer-Mesa Trail, by confirming that new development has no negative impact on these essential elements. Develop a plan for future Palmer-Mesa Trail improvements. The Neighborhood will establish a team of Palmer-Mesa Trail Neighborhood Representatives to be our neighborhood's interface with Parks and Recreations to work through the opportunities and constraints for future trail improvements.
9. Encourage landscaping to be compatible with surrounding properties and to maintain the native landscape and rural feel of the neighborhood by using xeriscaping, natural flora, native prairie and indigenous groundcover and fire-wise landscape management measures.
10. Insure that any extension of city sewer support the Master Plan purposes, specifically, the extension of city sewer should not be for the purpose or have the consequence of changing the density of the Master Plan Area.

V. STRATEGIES TO PRESERVE AND ENHANCE THE PHYSICAL ELEMENTS THAT DEFINE OUR NEIGHBORHOOD'S CHARACTER.

A. Community Visual Resources.

The Rawles Open Space Neighborhood Master Plan area is identified on the *Colorado Springs Significant Natural Features Inventory* (Colorado Springs' adopted plan of 1990 identifying the City's natural resources) as one of the highest rated and visually valuable areas for its landform and vegetation characteristics. Preserving this Mesa Road area and protecting it from incompatible development or redevelopment will protect the Significant Natural Features designation of the area and contribute to its overall community value. The current development pattern should be maintained to preserve this natural and visual resource identified in the study.

B. Transportation.

1. Mesa Road is classified as a minor arterial on the City's Intermodal Transportation Plan. The current minimum right of way of Mesa Road is 60' with some portions of the right of way 70 to 80 feet in width. From Commons to 19th Street, Mesa Road's width is 24 feet of pavement and serves as a collector for neighborhood traffic. The roadway without curb-and-gutter significantly adds to the rural character of the area. By maintaining Mesa Road's semi-rural character, with generous setbacks and low-density development, there will be no need for future curb-and-gutter on Mesa Road.

2. The planned extension of Centennial Boulevard from Fillmore to the downtown area will provide a new and major community connection in the general area, relieving future traffic pressure on Mesa Road. The proposed Centennial Boulevard link will serve the majority of the Garden of the Gods/30th Street, Centennial, and Kissing Camels neighborhoods with a more functional direct route to the Interstate and downtown. The roadway photographs below illustrate the difficulties of preserving the natural beauty of the landscape and topography with any road widening on both the west and east sides of Mesa Road. Therefore, this Master Plan recommends there be no increase in the current the right of way and that traffic calming measures be developed and implemented.



3. Light pollution into the neighborhood caused by the added traffic lights at 19th and Mesa Road should be mitigated.

4. No street lights should be installed along Mesa Road in the neighborhood.

5. As the Palmer Mesa Trail parallels Mesa Road, any planned changes to Mesa Road should take into account their impact on the trail with a goal of enhancing the trail's natural beauty and usability. The City of Colorado Springs is responsible for maintenance of the trail.

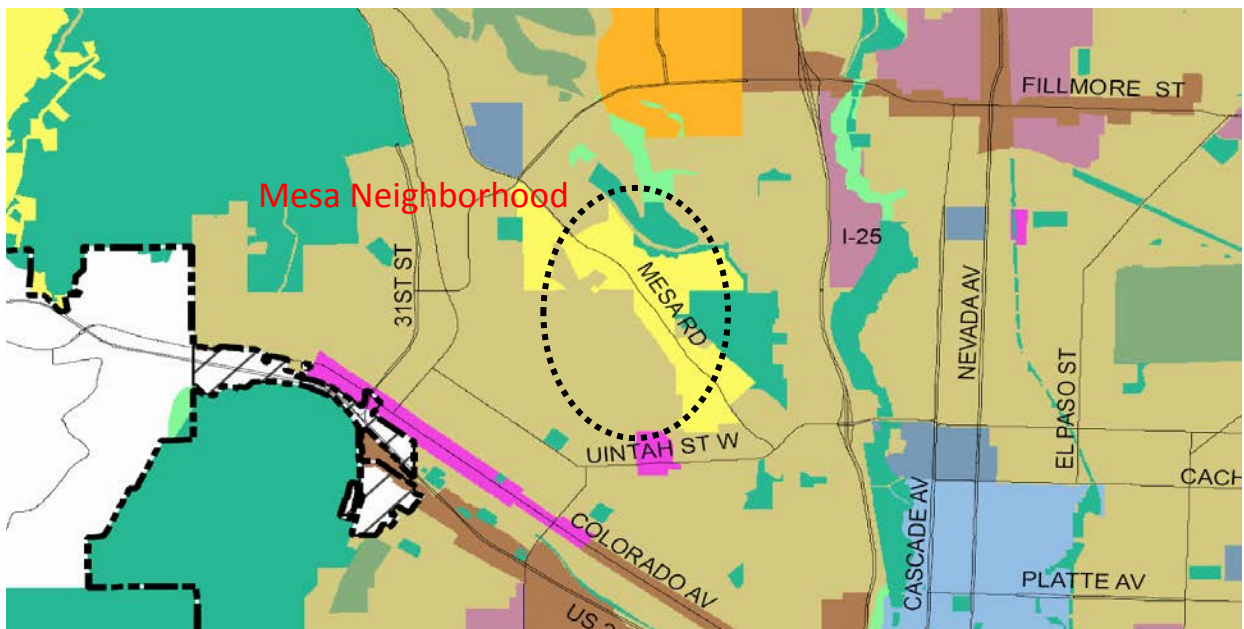
6. All driveways and shared access roads shall remain private (not dedicated to the City). The roadways will be designed and built as shown in the Hillside Development Design Manual (City of Colorado Springs, 1996). The manual includes design standards for access drives of 20 feet to 24 feet pavement width, that end in a “hammer head” configuration to allow fire trucks adequate space to turn around.

C. Utilities Infrastructure.

1. The rural nature of the Rawles Open Space Neighborhood is demonstrated by the fact that there are few suburban amenities, such as above ground power lines, sidewalks, curbs, gutters or street lights, and largely no municipal sewer lines. A majority of the 32 lots are served by septic or similar systems, and existing sewers are significant distances away and obstructed by intervening water mains and terrain. Suburban amenities should not be required in the Master Plan area.

D. Development Pattern.

1. The 2020 Land Use Map in the Comprehensive Plan supports the preservation of the current development pattern and recommends a low density, rural residential designation for the Rawles Open Space Neighborhood. See below.

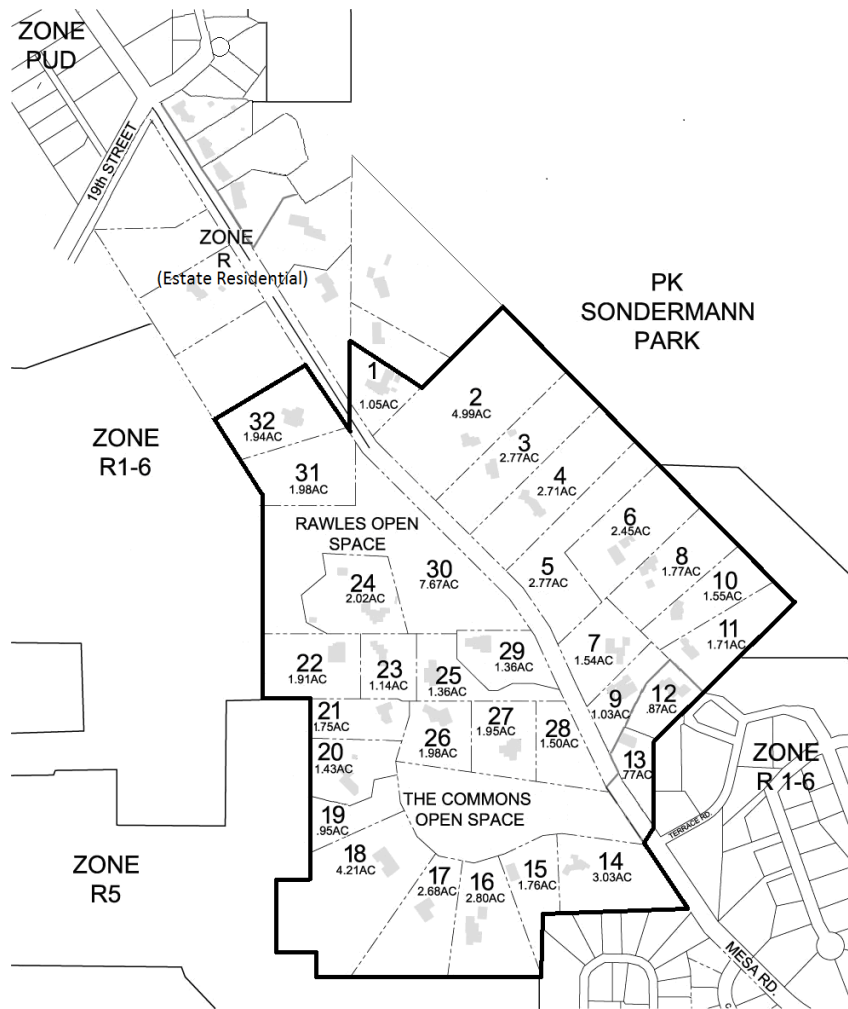


- | | |
|---|--|
| Low Density Residential | Employment Center |
| General Residential | Regional Center |
| Community Activity Center | Major Institutional |
| Commercial Center | Candidate Open Space |
| New/Developing Corridor | Existing Park Land or Open Space |
| Mature Redevelopment Corridor | Golf Course or Cemetery |

Colorado Springs 2020 Comprehensive Plan, 2012

2. The Commons Area was annexed into the city in 1968. The remainder of the Master Plan Area was annexed into the city in 1971. The average lot size in the Master Plan Area is 1.99 acres with the smallest lot being .95 acre, except on the periphery. Both areas were developed in the low density pattern that exists today but were zoned R which allowed for 20,000 sq ft lots which was the lowest density classification provided for in the zoning code. There was no zone available in the code to reflect densities of 0 to 1 dwelling units per acre. There have been three subdivisions since annexation: Parvin Subdivision in 1987 (the Starr lots); Rawles Subdivision in 1996 (lots to the south of the Rawles Open Space) and the Armstrong Subdivision No. 2 in 2002, which was a plat to adjust the lot line between two parcels in the Commons Area owned by the same family. The resulting lots in these subdivisions range from 1.14 acres to 2.37 acres with one of the lots in the boundary line adjustment in the Commons being .95 acre. The average size of the lots created by subdivision after annexation was 1.71 acres.

3. The recommendations of this Master Plan will preserve the historic development pattern of the neighborhood, which in turn protects the unique landscape of the area, the value of properties within it, and supports valuable community visual resources. The current developed lot sizes average approximately 1.99 acres not including the Rawles Open Space of 7.67 acres, and 2.19 acres when the Rawles Open Space is included. In order to maintain the character of the neighborhood, this Master Plan recommends any future subdivisions have a density which is not more dense than the surrounding properties. The intent of the Master Plan is not to prevent additional lot development in the Rawles Open Space Neighborhood, but to provide guidelines for development that is compatible and harmonious with the character that has been established for more than 70 years.

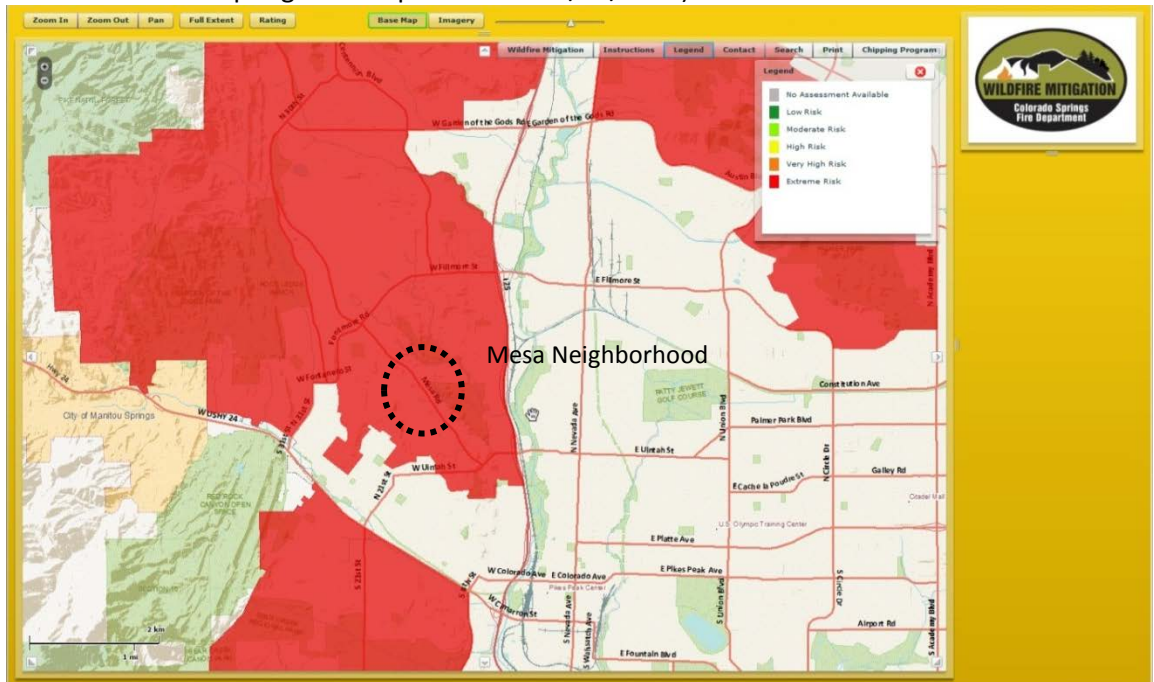


Average Individual Lot Acreage (excluding Rawles Open Space) is 1.99 acres.

4. By maintaining the current building density and preservation zones, the recommendations in this Master Plan are consistent and compatible with the surrounding existing neighborhoods and community open space pattern, including along High Point Lane, Terrace Road and Sondermann Park, which borders the neighborhood to the east.
5. The Master Plan protects and enhances the view corridors and landscape area while protecting the unique and historical character of this area by maintaining the historic setbacks and natural vegetation along Mesa Road.
6. The residences in the Rawles Open Space Neighborhood are typically low-profile, single story homes that are harmonious and compatible with each other and the land around them. The Master Plan encourages and recommends that new development maintains low profile configurations, consistent with existing architecture in the neighborhood. A sample of existing homes is shown here:



7. The neighborhood has been identified in the City's *Wildfire Hazard Zone* and rated as high hazard. Maintaining the current low residential density and encouraging the use of stucco and similar fire-resistant exteriors will aid and support the City goals of reducing fire risk and thereby reduce demands on community services and management resources. New development should be consistent with the recommendations contained in the "City of Colorado Springs Community Wildfire Protection Plan" (recommended by Brett T. Lacey, Fire Marshal Colorado Springs Fire Department on 8/16/2011).



City Wildfire Hazard Map,

8. The neighborhood is within the City's *Hillside Overlay Zone*. The purpose of the Overlay is to preserve the unique characteristics of the area, safeguard the heritage of the City and protect the public health, welfare and safety. The recommendations in this Master Plan are consistent with the intent of the Hillside Overlay goals that protects the significant natural features, drainages and slopes.
9. This Master Plan is consistent with the City's *Comprehensive Plan's* criteria for development that is harmonious and compatible with surrounding land uses and neighborhoods. In the *Comprehensive Plan*, Chapter 1 states that land development or land patterns within the City should not eliminate, but recognize the unique native area and scenic areas of the community as an important integral part of the City's land use pattern.
10. The value of the residences in this neighborhood has been enhanced by the uniqueness of its landscape, neighborhood location and present development pattern. The Master Plan recommendations seek to preserve the character and value of the neighborhood. Losing this character could result in the loss of a unique resource, one that offers variety in the housing market, and reduce the value of the current properties. Both the City's *Zoning Code* and *Comprehensive Plan* support preserving and enhancing neighborhood values (Chapter 2, *Neighborhoods, Comprehensive Plan*). Key to preserving the existing/historic neighborhoods is recognizing the value that landscape, topography and open space play in their identity.
11. Chapter 5 of the *Comprehensive Plan* addresses the importance of environmental factors in good planning and neighborhood design. Sensitive development patterns should avoid adverse impacts on significant natural features. Maintaining the low density development pattern and preserving native landscape and open space are consistent with the Chapter 5 goals and strategies.
12. Chapter 7 of the *Comprehensive Plan* recognizes "Low Density" large lot development as encouraged and compatible in areas of environmentally sensitive and significant natural features. Chapter 7 applies to the Rawles Open Space Neighborhood, its lots and the mesa slopes and native vegetation.

VI. SUMMARY.

The information and recommendations in this Master Plan provide a refinement of the Colorado Springs 2001 Comprehensive Plan and the Mesa Springs Community Plan for this area, and are consistent with the Hillside Overlay, Comprehensive Plan, Wildfire Protection Plan, and the Natural Features Inventory. The Master Plan will provide a valuable guide to issues concerning existing conditions and patterns and a critical information resource for residents and developers regarding future development in order to preserve and enhance the unique character of the Rawles Open Space Neighborhood and to insure that future development is compatible and harmonious with the surrounding properties.



1947



2014

Rawles Neighborhood

Lot #	TSN	OWNER	Lot Size (s.f.)	Dwelling Units	Lot Acres
1	7401300032	Day, Jerry & Birgitta	45738	1	1.05
2	7401300037	Hembre, Kristine	217364	1	4.99
3	7401300038	Hieronimus, Walter	120661	1	2.77
4	7401308003	Foster, Tad & Melissa	118048	1	2.71
5	7401300069	Hull, Leroy & Marilyn Hull Living Trust	120661	0	2.77
6	7401308004	Kinnaman, Charles	106722	1	2.45
7	7412200003	Peterson, Judith	67082	1	1.54
8	7401300054	Deppen, Shirley & Holding, Duane	77101	1	1.77
9	7412200002	Keeley, Jean	44867	1	1.03
10	7401400045	Strass, Alan & Helene	67518	1	1.55
11	7401400047	Moyers, Jana	74488	1	1.71
12	7412200001	Borges, Kent & DiCenzo, Stephanie	38099	1	0.87
13	7412200045	Saffarrans, Maurice (two lots)	33740	1	0.77
14	7412200028	Dix, Mark	131987	1	3.03
15	7412200027	Sherwood, Nicholas & Jill Herrick	76666	1	1.76
16	7412200026	Walter, Katherine, c/o Katherine Johnston	121968	1	2.80
17	7412200025	Meston, Kimberly & Steven	116741	1	2.68
18	7412200065	Cronin, Tania & Thomas	183388	1	4.21
19	7412224007	Matthiesen Family Trust	41552	1	0.95
20	7412224006	Matthiesen, Brian & Rebecca	62291	1	1.43
21	7412200017	McLeod, Laurel & Allen, Jim	76230	1	1.75
22	7412224002	Kin, James & Eileen	83200	1	1.91
23	7412224003	Bruder, Cheryl	49658	1	1.14
24	7401300053	Warren, Jane	87991	1	2.02
25	7412224004	Flitton, Karen Revocable Trust	59242	1	1.36
26	7412200018	Webster, Marjory & Mirobin	86249	1	1.98
27	7412200081	Jones, Jean & Gerald	84942	1	1.95
28	7412200082	Jones, Jean	65340	0	1.50
29	7412224005	Karsh, Richard	59242	1	1.36
30	7401300064	William J Palmer Parks Foundation	334105	0	7.67
31	7401301018	Starr, William	86249	0	1.98
32	7401301019	Starr, William & Margaret	84506	1	1.94
				28	69.4

Average Lot Size: 69.4 acres ÷ 32 lots = 2.17 acres average size

Without Rawles Open Space (69.4 - 7.67 acres ÷ 31 lots) = 1.99 acres average size

February 2, 2015

RECEIVED
FEB 02 2015
COLORADO SPRINGS
CITY PLANNING

Mr Steve Tuck,

Re: Background Information Concerning Ms. Hembre January 26, 2015 email to you concerning the Rawles Open Space Neighborhood Plan

Rawles Open Space Neighborhood Boundaries:

Ms. Hembre appears to believe that the neighborhood boundaries were set through an opt-in/opt-out process. This was not how our neighborhood boundaries were determined.

The neighborhood plan development process consisted of ten Drafting Team working sessions, a questionnaire, two public meetings, three drafts of the plan circulated for comment/concerns, a request for additional comments, and review by the city staff and agencies. The considerations for the exact boundaries of our neighborhood were an agenda item deliberated by our Drafting Team on a number of occasions. Twelve property owners north of the Rawles Open Space Neighborhood expressed support for the plan; specifically, "the Rawles Neighborhood Master Plan is a brilliantly conceived vision of stewardship of the Rawles neighborhood." These owners also felt that it was inappropriate to consider their "table top" community to be part of the Rawles Neighborhood: we have "a sidewalk, curb and gutter, by definition, inconsistent with the Rawles neighborhood." After considerable discussion and input from property owners, a consensus was reached that the Rawles Open Space Neighborhood is comprised of contiguous properties surrounding the Rawles and Commons open spaces which share the common characteristics of large lots, low density, low profile houses, set back from Mesa Road without urban amenities and preserved in their natural environment.

Removing properties within our contiguous neighborhood that surround our two common areas would seriously compromise the integrity of our neighborhood. By example, it would be like the recent request of a developer in Charleston, South Carolina to have his property removed from historic district designation; thereby, allowing a modern office/commercial building complex to be constructed in their historic area. The result would seriously compromise the value and continuity of the historic area.

Alignment with the Mesa Springs Neighborhood Plan, R (Estate Residential) and the Hillside Overlay

As you pointed out at the Planning Commission hearing, it is common for properties to be included in multiple plans that often focus on different development issues. The Mesa Springs Neighborhood Plan predominately addresses development issues and makes recommendations

impacting the Mesa Springs area east of Sondermann Park. The Rawles Open Space Neighborhood Master Plan is in concert with the Mesa Springs Neighborhood Plan recommendations and provides a more detailed planning vision for properties on the Mesa Road corridor surrounding the Commons and Rawles open space areas.

Specifically:

- The Mesa Springs Plan indicates that the R (Estate Residential) Zoning designation for the properties east of Mesa Road should be retained. The Rawles Open Space Neighborhood Master Plan retains the R (Estate Residential) Zoning designation. In addition, our Rawles Open Space Neighborhood Plan addresses the unique Hillside attributes of the properties in the Rawles Open Space Neighborhood. (It is common for a property to contain over 50% Hillside land that is protected and cannot be developed per the Hillside Overlay.) Our plan describes land use and site design compatibility with surrounding properties recognizing the natural and hillside nature of these properties.
- Page 32 of the Mesa Springs plan identifies three development concerns that are described in more detail in the Rawles Open Space Neighborhood Master Plan as they relate to our Rawles neighborhood.
 - a) *compatibility with the existing low-density residential uses*
 - b) *preservation of the area's existing natural features, and*
 - c) *impact in terms of traffic, noise and air quality*
- Beginning on Page 66, the Mesa Springs plan identifies a number of “Goals, Objectives and Recommendations” that specifically address the Mesa Springs area east of Sondermann Park. Recommendations that have general applicability to the Rawles Open Space Neighborhood area east of Mesa Rd are amplified with specific Rawles neighborhood considerations in the Rawles neighborhood plan.

Pg 66 -1(A): All new development in the Neighborhood Strategy Area should be the same density as the existing residential developments. The new developments should have similar building types, building layouts, and yard areas as surrounding developments.

Pg 66 – 1(E): New developments ... shall provide for City review of development plans (such as in the City's PUD, OC, OR Zones) to address not only hillside district issues but to ensure compatibility with adjacent land uses.

Pg 67- 3(D) Sidewalks in areas where the residents have expressed no interest in having them installed should have a low priority.

Pg 68 -3(F) Specific designs for street improvements should be based upon existing right-of-way, existing landscaping, the wishes of the residents and the function of the street.

Pg 69- 5 (A) The Major drainageways in the Master Plan Area should be preserved in as natural a state as possible.

Summary

Our Neighborhood plan was developed through an open process with the goal to provide *guidance* through the description of neighborhood characteristics, priorities and values. The plan does not change existing Zoning, Hillside (specifically section 7.3.504), Subdivision Development (specifically section 7.5.502) or other relevant City codes. As a guidance document our plan imposes no additional restrictions on property owner's rights.

Alan R Strass
1445 La Mesa Street
Colorado Springs, Colorado 80904
Rawles Open Space Neighborhood Plan Drafting Team Member

Cc Rawles Open Space Neighborhood Plan Drafting Team

Tuck, Steve

From: Kristine Hembre <kehembre@aol.com>
Sent: Friday, January 30, 2015 9:38 AM
To: Tuck, Steve
Subject: Re: Proposed Mesa Neighborhood

Yes the email sent to you can be included in the city council information packet. As presently scheduled , I will attend the city council meeting. I will submit a formal letter to the City Council before the planned meeting.

Thank you for your update and assistance in this matter.

Kristine Hembre

-----Original Message-----

From: Tuck, Steve <STuck@springsgov.com>
To: Kristine Hembre <kehembre@aol.com>
Cc: James Kin (jwkin.gkh@gmail.com) <jwkin.gkh@gmail.com>
Sent: Fri, Jan 30, 2015 7:53 am
Subject: RE: Proposed Mesa Neighborhood

Kristine,
Shall the email below be included with the information provided to City Council?
Steve

From: Tuck, Steve
Sent: Monday, January 26, 2015 2:41 PM
To: 'Kristine Hembre'
Cc: James Kin (jwkin.gkh@gmail.com)
Subject: RE: Proposed Mesa Neighborhood

Kristine,
The Planning Commission approved the proposed master plan 7-1 on 1/15/15. The application is tentatively scheduled for the 2/24/15 City Council meeting. City Council has the ability to revise the boundaries of the master plan (the applicant may also amend the boundaries). To oppose the master plan or to request a change to the boundaries you should either appear at the City Council meeting or submit a statement in writing. The email below can be included with the staff report to City Council as your statement of opposition of inclusion within the master plan.
Steve

From: Kristine Hembre [mailto:kehembre@aol.com]
Sent: Monday, January 26, 2015 2:15 PM
To: Tuck, Steve
Subject: Fwd: Proposed Mesa Neighborhood

Steve,

As I was unable to attend the January 15 planning commission meeting I wanted to remind you of our conversation Jan 8, 2015. The neighborhood as originally outlined has been reduced by 12 lots in the north side of the plan. These lots are on the east and west side of mesa Road. I discussed that I was never told how I could opt out of plan like the other 12 lots. I have always indicated in my letters to you and the committee that I am not in favor of this neighborhood designation on my lot. Will I be able to remove myself from the neighborhood plan?

Now the proposed plan is to go to the city council and again I would like to be on record as opposing the plan. I am content with my home as purchased and included in the mesa springs neighborhood with R/HS zoning.

I apologize I had out of state commitment that precluded me from attending planning commission meeting. Please advise.

Kristine Hembre