



Legislation Text

File #: CPC MP 05-00080-A7MJ19, **Version:** 2

A resolution approving a major amendment to the Wolf Ranch Master Plan changing various land use classifications within the Wolf Ranch development.

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Summary:

Owner: Nor'wood Development Group
Consultant: Nass Design Associates
Location: Southwest of Old Ranch Road and Black Forest Road

This project is a major master plan amendment affecting approximately 750 acres of the Wolf Ranch Master Plan. The master plan illustrates the proposed land use configuration, access and circulation, and overall intent. The existing PUD (Planned Unit Development) zoning will remain with the proposed shift in land use categories.

Previous Council Action:

Initial Council action for this property included annexation in 1982 with the Briargate Addition No.5; most recent action on the Wolf Ranch Master Plan was with the previous major amendment to the master plan in 2014 altering the location of a community park.

Background:

The area known today as Wolf Ranch was originally annexed into the City of Colorado Springs in 1982 with the Briargate Addition No. 5 Annexation and was previously a part of the Briargate Master Plan. In 2001 this area was removed from the Briargate Master Plan and the Wolf Ranch Master Plan was established. At that time, Wolf Ranch was rezoned to PUD (Planned Unit Development) with corresponding PUD Zoning Guidelines. Zoning and land use for the Wolf Ranch development is governed by this PUD zoning district that details the land use classifications as part of the Wolf Ranch PUD Zoning Guidelines. This zoning document establishes the use categories further depicted on the Wolf Ranch Master Plan. These zoning classifications remain consistent, but changes to the master planning areas are allowed through a major master plan amendment. No changes to the PUD zoning categories are being proposed and thus no zone change is required. Past amendments have been approved since the origination of the master plan in 2001 that have adjusted the land use configuration; including the most recent major amendment in 2014 that relocated the community park within Wolf Village.

Within the Wolf Ranch Master Plan there are several major areas of change that are discussed. The changes are primarily focused in the northeasterly portions of the master planned area, including the central open space and remaining parks. As a supplement to this memo, please see the details of the proposed changes outlined in the City Planning Commission Staff Report as it focuses on the adjustments to density, removal of commercial zoning, open space allocations, configuration of parkland, location of school sites and impact to surrounding infrastructure and roadways.

Financial Implications:

A Fiscal Impact Analysis (FIA) is required for a major master plan amendment and is completed by the City Budget Office. The FIA was completed on January 25, 2019. The fiscal review criteria of the City Code states city costs related to infrastructure and service levels shall be determined for a ten-year time horizon for the appropriate municipal funds. This is a standard FIA modeling by the City's budget office of the Finance Department. Please see the included Fiscal Impact Analysis (FIGURE 9 of the City Planning Commission staff report) that details the financial implications of the proposed master plan changes.

The FIA methodology reviewed City units projected increase in marginal cost of providing services to the development for 2019-2028. The FIA states most departments indicated there were no identifiable costs of providing services to this development; however, the change from a commercial tax base property to residential does show a loss in tax base for the City. The result of the FIA is a negative cumulative cash flow for the City during the 10-year timeframe. Per the FIA, the negative factor within this fiscal impact analysis stems from the loss of potential revenue in the removal of the commercial development. Although staff recognizes that there is some loss of potential tax revenue converting the commercial area to residential, staff believes that gaining diversity in housing stock in this part of the City, that is consistent and compatible with the adjacent townhomes, is beneficial and the proposed changes meet the City Code review criteria for a master plans, specifically supporting Section 7.5.408.B(4).

Board/Commission Recommendation:

This item was heard by the City Planning Commission on June 20, 2019 at which time the Commission unanimously voted to recommend approval to City Council (6 to 0 vote; Commissioners McMurray and McDonald were absent; Commissioner Rickett recused).

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

As part of the submittal to the City, a robust public stakeholder process and involvement with the surrounding neighborhoods was undertaken. Two different neighborhood meetings were held and the site was posted and surrounding property owners notified on all occasions of meetings to be held. Staff received several letters and communication from the neighborhood as well as worked with the owner for responses provided to the neighborhood. The full details of the neighborhood process and identified citizen concerns are included as part of the City Planning Commission Staff Report.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

Proposed Motion:

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Approve the Major Amendment of the Wolf Ranch Master Plan, based upon the findings that the proposal meets the review criteria for master plans as set forth in City Code Section 7.5.408

N/A