



Legislation Text

File #: 14-0514, **Version:** 1

Villages VI at Wolf Ranch Major Amendment to the Wolf Ranch Master Plan and Development Plan
(CPC MP 05-00080-A4MJ14)
(Legislative Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

- Because a quasi-judicial application was filed and is being considered concurrently with a legislative application, which is a necessary part of the requested amendment to the Master Plan, it is advised that both applications be treated as quasi-judicial items.

This project includes concurrent applications for a major master plan amendment to the Wolf Ranch Master Plan and a 26-acre development plan. The property master planned for the community park has not yet been dedicated to the City and continues to be owned by the developer. The property is located east of Powers Boulevard, Wolf Village Drive and Grand Cordera Parkway and north of Tutt Boulevard.

The current Wolf Ranch Master Plan identifies a 26.31-acre community park site near the intersection of Tutt Boulevard and Wolf Village Drive. The major master plan amendment proposes an alternative location for the community park to be located along Cottonwood Creek, just south of Research Parkway and adjacent to the future School District 20 K-12 campus. The amendment also replaces the current community park site with single-family residential density of 3.5 - 7.99 dwelling units per acre, a neighborhood metro district park, and open space/detention pond. It should be noted that the proposed neighborhood park is not currently required by the Master Plan and it would be an additional park for the Wolf Ranch community.

The development plan illustrates the development of 74 single-family lots, as well as the additional metro district park site, open space, wetland/stormwater detention pond, public streets and landscape tracts.

Please see the attached Planning Commission staff report for further detail and analysis.

Previous Council Action:

City Council approved the original Wolf Ranch Master Plan in 2001. The master plan has been amended several times; Council most recently approved a major amendment in 2005 to move the school and community park sites.

Background:

Figure 3 of the City Planning Commission staff report includes the detailed background on the staff

recommendation and the analysis of moving the park based on the parkland service area. Staff conducted a thorough analysis of both the existing and proposed sites; comparing the two based on service area, topography, ease of access and surrounding land uses (to name a few criteria). A summary of the service analysis shows that “a greater number of existing and future residents are projected to live within the service area of the current community park site; however, the proposed park site provides service to more existing and future residents that are not currently being served by other community park sites.”

The development plan illustrates the layout of 74 single-family residential lots along with the parks and open space areas included as part of this development. The overall residential density is similar to the existing phases of the Villages at Wolf Ranch. The average lot size is 8,432 square feet. Typical front, side and rear setbacks apply. All lots along Tutt Boulevard are restricted to single level (ranch style) homes in order to mitigate potential negative impacts to property owners to the east.

Financial Implications:

N/A

Board/Commission Recommendation:

In accordance with Colorado Springs City Code Section 4.1.105, the Parks and Recreation Advisory Board “shall coordinate its work with that of the Colorado Springs Planning Commission so that both shall be working for the accomplishment of the same general purposes with reference to park, trail, open space and recreation development.” The park relocation also requires a recommendation to Council from the Parks and Recreation Advisory Board. The Parks and Recreation Advisory Board held a hearing on May 8, 2014 to discuss the request to relocate the community park. The Board recommended approval of the relocation of the park on a 5-1 vote.

At their meeting of July 17, 2014 the Planning Commission voted 8-1, with Commissioner Ham in opposition, to approve the major master plan amendment and the development plan. The attached CPC Record-of-Decision of the meeting provides the discussion on the applications.

Stakeholder Process:

The stakeholder process involved posting the property on three occasions and sending postcards to 341 property owners within 1,000 feet of both the current and proposed community park sites. Two neighborhood meetings were held; a pre-application neighborhood meeting in November of 2012, and a meeting on March 12, 2014 after the applications were submitted. Approximately 90 neighbors attended each meeting. Concerns included the overall opposition to moving the park, traffic generated by the change of use, promises made by the developer about the location of the park, and impacts to property values.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, El Paso County Development Services and the Colorado Springs Airport.

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:

CPC MP 05-00080-A4MJ14 - MAJOR MASTER PLAN AMENDMENT

Approve the major amendment to the Wolf Ranch Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

N/A