

Justification for appeal:

Chapter 7 Part 6 PUD Districts:

Per 7.3.601 Purpose:

B. To allow for a variety of residential, commercial, office and industrial land use types and encourage appropriate mixed-use developments. This zone district is intended to provide the means through which land may be developed with an overall unified approach. The district encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner.

C. To encourage flexibility, innovation of design and a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones.

This developer has been allowed to change the masterplan and remove all variety in land use types. The masterplan is now all residential, no commercial or mixed use which were in the original masterplan. The current PUD masterplan no longer meets the criteria in the code noted above.

7.3.606.C. Compatibility Of The Site Design With The Surrounding Area:

Review criteria

2. Do the design elements reduce the impact of the project's density/intensity?

The location of 700+ rental units in the middle of a planned neighborhood does not meet this review criteria. Also, by placing 700 plus rental units in the middle of the neighborhood it will increase traffic in the neighborhood. Placing a high-density area near expressways like Powers or Woodman makes sense, not placing a high density in the middle of a neighborhood.

Since the PUD no longer meets the defined purpose the Chapter 7 code needs to be followed:

Per Chapter 7, 7.3.104, a R-5 lot coverage is 40%. Based on the Title Sheet of the new Development Plan the lot coverage for "LOT 3 & 4 is 54.39%" exceeding the code allowed lot coverage.

Additional Justification for appeal:

The developer has noted that the taxpayers of Wolf Ranch will be responsible for most of the financed cost of what was proposed as a rec center but is a community center for the rentals and its ongoing maintenance through their special taxing district. Therefore, the developer is creating debt and ongoing

maintenance cost for the taxpayers of Wolf Ranch without their consent, no vote of the taxpayers that will be responsible for the repayment of the debt, just the special taxing district board approval which are all developer employees.

Thou this is a development plan approval because of the developer is increasing the tax debt of the residents of the special taxing district to help them finance the rental community center consider rereviewing from the comprehensive plan.

Comprehensive plan procedures

Chapter 7 codes purpose per 7.1.103: Purposes:

B. To recognize and state major problems and opportunities concerning land development and the social and economic effects of land development.

C. To set forth the desired sequence, patterns and characteristics of future land development and its probable environment, economic and social consequences.

E. To determine the probable environmental, economic and social consequences of the desired land development and the proposed programs.

F. To address other issues which affect community character and can improve the quality of life of the citizens of Colorado Springs.

We are requesting that the developer is not allowed to tax the residents of Wolf Ranch for the community center for their rental community, it does not meet the code criteria above.

Community Center

Wolf Ranch has a Rec center, pool, splash pool and fitness center already. The current facility is so underutilized that space is used by Warren Management to office their HOA staff and the pool is rented to outside swim schools. There is room to expand in the current location if the neighborhood truly thought they would like more facilities.

Let's call this what it is, a community center for 700 plus rental units. There is no community center, pool, fitness center in any of the rental area. If Norwood and ORMD (Old Ranch Metro District) want to stand behind their word that if someone in the neighborhood wants to join the Rec Center for \$60/month and there is absolutely no additional obligation by any of the taxpayers in the ORMD/UCCMD (Upper Cottonwood Creek Metro Districts) then there is no objection to them building a community center for their rental units.

Based on their presentation the ORMD will own the community center. So if you read into their presentation correctly Norwood will build the community center for their rentals and have ORMD pay for the community center on a 30 or more year bond and obligate the home owners in the ORMD/UCCMD to pay for their rental community center to the amount of \$10,000 - \$25,000+ per

homeowner depending on the final count of homes in the ORMD/UCCMD, bond repayment duration and bond interest rate, and final construction cost. For their \$20,000,000 of initial taxpayer funding the actual debt and repayment may be over \$50,000,000. That is just the initial tax burden. Then based on their presentation the maintenance is \$1,100,000 annually. Today, that will be divided between the 3,200 homes in the ORMD/UCCMD which is an additional \$343/yr/home whether you use the facility or not. If you want to use the facility, you will need to pay an additional \$720/year.

There are still unanswered questions. Will the 700 plus rentals pay into the ORMD/UCCMD for the original cost of the community center? If so, what is their mill rate? Will the rentals pay into the annual maintenance of the Community Center? If so, what will be the rate? Will the rentals pay an annual fee for the use of the community center? If so, what is the fee? Will the developer, or rental owner, use ORMD/UCCMD funds to build, landscape or maintain any of the common space, utilities, walks or roads within the bounds of the development plan for the rentals?

ORMD

I don't believe many of the planning department, planning commission or City Council live in a metro district or special taxing district. I hope this will help you understand that homeowners in the district have no voice in the obligation of debt by a developer yet have all the liability for repayment of that debt. When district homeowners speak to the planning department, commission or council that is our only opportunity to have a voice outside of the developer.

Wolf Ranch: Norwood Development

ORMD: all board members are Norwood employees.

UCCMD: three boards are all Norwood employees the other two board are majority Norwood employees.

Norwood has all the power to obligate debt without any responsibility for its repayment. The 3,200 homeowners have the obligation to pay for Norwood's debt without a voice.

We are requesting that you give special consideration to our voices since you are the only people that can reject this project and community center.

If you actually read the metro budget documents you will see phrases like "District voters approved", "Debt authorization was approved", that means the five Norwood board members, no vote of the responsible taxpayers. Let me provide some additional quotes from the 2023 Budgets. District voters approved debt authorization in the amount of \$210,000,000 for payment of capital costs. Debt authorization was approved in the amount of \$52,280,000 for the execution of the Agreement and \$52,280,000 for refunding debt. District voters approved debt authorization in the amount of \$295,000,000 for payment of capital costs.

The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20, of the Colorado constitution or any other law.

This is from the 2023 UCCMD 2 budget: The maximum mill levy for operations and maintenance shall be 10.000 mills, and the mill levy for debt shall not exceed 30.000 mills., yet our mill levies are 11.452 and 34.357.

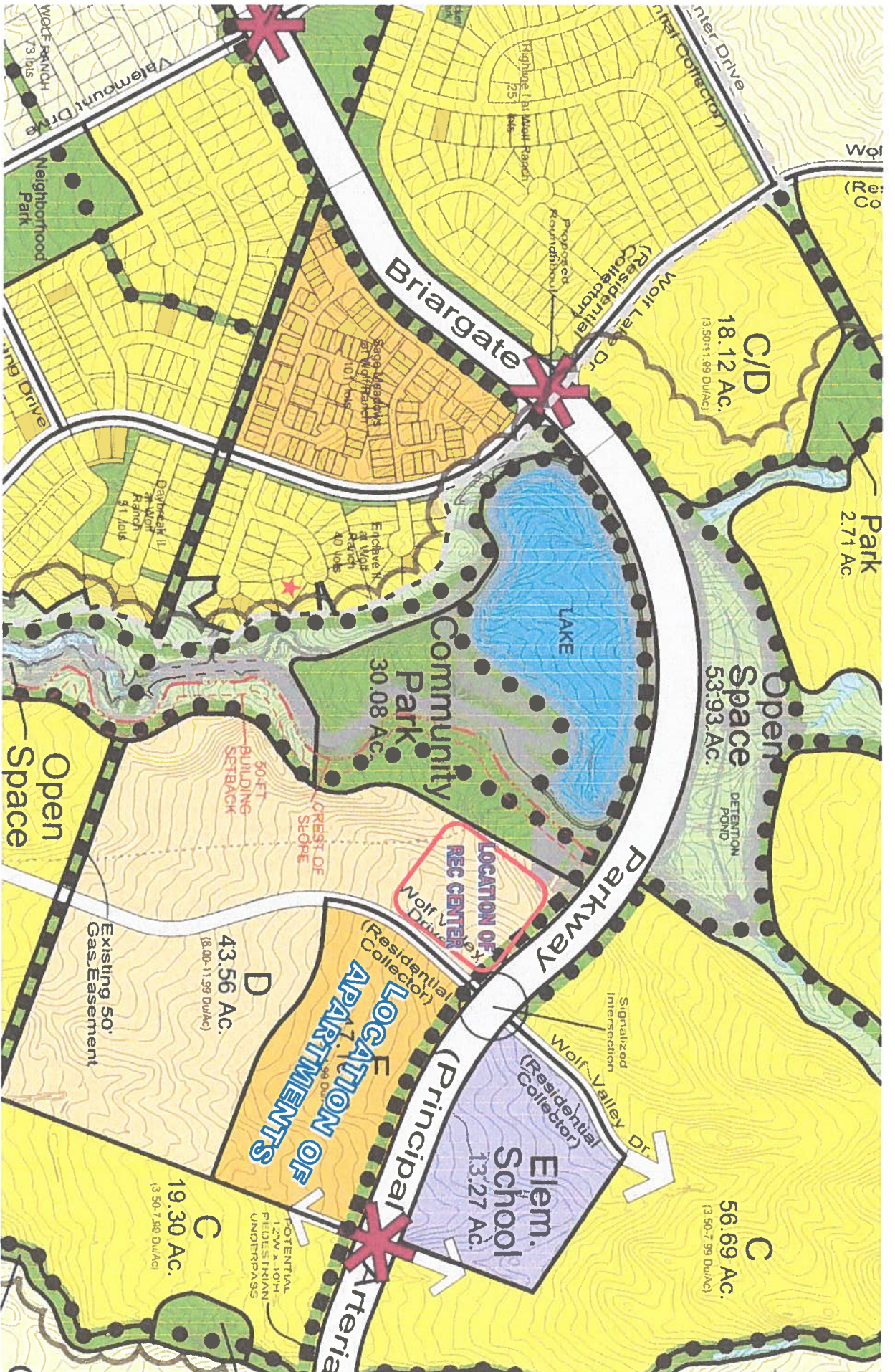
The point is developer does whatever they want. They have all the control, and the homeowners must pay their debt.

Summary

Deny the rental community and any tax funding for the rental community center.

Wolf Ranch already has a Rec Center, pool, splash park and fitness center and room to expand if the homeowners feel it is necessary. The Rec Center is underutilized being used as offices and renting the pool to swim schools.

The proposed Rec Center is nothing more than a community center for the 700 plus rental units. It is clear as the rental units leasing office is part of the community center. This should not be paid for by the homeowners of ORMD.



Close-Up of approved Wolf Ranch Master Plan (CPC MP 05-00080-A7MJ19)

AUTHOR MAKES NO WARRANTIES FOR THE ACCURACY OF ANY MAP. THIS IS MEANT FOR GENERAL INFORMATION ONLY.

Master Plan / PUD Plan Approval and Amendment History

File Number	Approval Date	Revision Description
CPC MP 01-83	November 8, 2001	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC PUP 04-00048	February 22, 2005	Original Wolf Ranch PUD Plan Approval
CPC MP 04-000343	January 6, 2005	Amendment to add additions to master plan. Addition of 200 ac to plan. Combined previous C(3.5-4.99 du/ac) and D(5.0-7.99 du/ac) planning areas into a new C(3.5-7.99 du/ac) planning area with average density capped at 5.75 du/ac for the new C category. Minor adjustments to correct roadway alignments with adjacent master plans. Revision to show detention ponds as a result of Master Drainage Master Plan Study.
CPC MP 05-80	April 4, 2006	Revision of school sites to add K-12 Campus, eliminate two elementary school sites, and one junior high school site for net increase in school land of 42.7 acres. Revision in central drainage way open space to be reduced by 45.6 acres and recategorized as A2 area. Old Junior High School Site replaced with Community Park. Area along west boundary and north of Briargate Parkway recategorized as B area. One neighborhood park site north of Briargate Parkway relocated to area south of Briargate Parkway adjacent to multi-family sites. Portion of B area located south of Briargate Parkway and Wolf Valley Drive recategorized to C area to balance loss of density from revisions. Added Westcreek and Overhook developments southwest of master plan boundary to Wolf Ranch Master Plan.
CPC MP 05-80-A1MJ08	January 15, 2009	Added right-in right-out access to Black Forest Road south of Research Parkway for buses and service vehicles only, to access the K-12 school campus from Black Forest Rd. Minor revisions to acreage of B area and K-12 campus area due to slight realignment of intersection of Black Forest Rd./Research Parkway to align with Research extending east of the master plan. Revisions to "pull out" and pedestrian crossing notes across Research Pkwy. from K-12 campus.
CPC MP 05-00080-A2MN11	July 15, 2011	Minor Amendment to master plan and PUD plan to add a three-quarter movement access from Research Parkway to the Commercial site located just north and east of Powers Blvd. and Research Pkwy.
CPC MP 05-00080-A3MN13	August 13, 2013	Changed 19.88 Acre parcel southwest of Briargate Pkwy and Wolf Center Drive from D to C, changed 27.52 Acre parcel northwest of Powers Blvd. and Grand Cordera from Neighborhood Commercial to Neighborhood Commercial and D, added 3 roundabouts on Briargate Pkwy.
CPC MP 05-00080-A4MJ14	August 26, 2014	Relocated Community Park from northwest of Wolf Village Drive and Tutt Boulevard to southwest of Research Parkway and Wolf Valley Drive (previously C parcel, 25.47 acres). Previous Community Park parcel replaced by C parcels and a Metro District Park. Detention Pond area was enlarged to 9.96 acres combined Open Space / Detention Pond.
CPC MP 05-00080-A5MN15	August 13, 2015	Changed land uses northwest of Wolf Lake Drive and Leon Young Drive, from 32.17 Acres E and 12.70 Acres D, to 18.24 Acres E and 26.63 Acres C.
CPC MP 05-00080-A6MN16	June 09, 2016	Changed land uses along east side of Wolf Lake Drive between Research Parkway and Briargate Parkway from 34.83 Acres A2 and 11.53 Acres Mixed Use to 9.98 Acres B and 36.37 Acres C.
CPC MP 05-00080-A7MJ19	Pending	Revised to show all existing areas in Implemented Area categories; Relocated Elementary School Parcel near north master plan boundary to NE Briargate Pkwy and Wolf Valley Dr.; Removed Neighborhood Commercial use north of Powers Blvd. and Research Pkwy, replaced with "D" land use; Removed 1 Neighborhood Park in north side of master plan and replaced with multiple pocket parks connected by trails; Relocated and reconfigured single Community Park to 4 Community Park parcels connected by trails; Removed Residential Land Use Categories "A1" "A2" "B/C" and Mixed Use, and replaced with "B", "C/D" and "D" uses.

