



CITY PLANNING COMMISSION AGENDA

**THURSDAY, JULY 17, 2014
8:30 A.M.**

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903**

CITY PLANNING COMMISSION MEETING PROCEDURES

MEETING ORDER:

The City Planning Commission will hold its regular meeting on **Thursday, July 17, 2014 at 8:30 a.m.** in the City Hall Council Chambers at 107 North Nevada Avenue, Colorado Springs, Colorado.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Planning Commissioner, a City staff member, or a citizen wishing to address the Planning Commission.

When an item is presented to the Planning Commission the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Commission may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

VIEW LIVE MEETINGS:

To inquire of current items being discussed during the meeting, please contact the Planning & Development Team at 719-385-5905, tune into local cable channel 18 or live video stream at www.springsgov.com.

CITY PLANNING COMMISSION COMPREHENSIVE PLAN AND REVIEW CRITERIA

COMPREHENSIVE PLAN:

The City Planning Commission uses the Comprehensive Plan as a guide in all land use matters. The Plan is available for review in the Land Use Review Office, located at 30 S. Nevada Avenue, Suite 105. The following lists the elements of the Comprehensive Plan:

- Introduction and Background
- Land Use
- Neighborhood
- Transportation
- Natural Environment
- Community Character and Appearance
- 2020 Land Use Map
- Implementation

The Comprehensive Plan contains a land use map known as the 2020 Land Use Map. This map represents a framework for future city growth through the year 2020, and is intended to be used with the Comprehensive Plan's goals, policies, objectives and strategies. It illustrates a desired pattern of growth in conformance with Comprehensive Plan policies, and should be used as a guide in city land use decisions. The Comprehensive Plan, including the Land Use Map, may be amended from time to time as an update to city policies.

APPLICATION REVIEW CRITERIA:

Each application that comes before the Planning Commission is reviewed using the applicable criteria located in the *Appendix* of the Planning Commission Agenda.

CITY PLANNING COMMISSION APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, Part 906 (B) (1) of the City Code, "Any person may appeal to the City Council any action of the Planning Commission or an FBZ Review Board or Historic Preservation Board in relation to this Zoning Code, where the action was adverse to the person by filing with the City Clerk a written notice of appeal. The notice of appeal shall be filed with the City Clerk no later than ten (10) days after the action from which appeal is taken, and shall briefly state the grounds upon which the appeal is based."

Accordingly, any appeal relating to this Planning Commission meeting must be submitted to the City Clerk (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) by:

Monday, July 28, 2014

A **\$176** application fee and a justification letter specifying your specific grounds of appeal shall be required. The appeal letter should address specific City Code requirements that were not adequately addressed by the Planning Commission. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter.

CITY PLANNING COMMISSION MEETING AGENDA THURSDAY, JULY 17, 2014

1. Approval of the Record of Decision (minutes) for the June 19, 2014 City Planning Commission Meeting
2. Communications
3. Consent Calendar (None)
4. New Business Calendar (Items 4-6)..... Page 7
 Appendix – Review Criteria Page 213

NEW BUSINESS CALENDAR		
ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 4 CPC AP 14-00061 (Quasi-Judicial)</p> <p>PARCEL NO.: 6316301025</p> <p>PLANNER: Kurt Schmitt</p>	<p>An appeal by Aspen Sign and Lighting Company, Inc. of an administrative decision to deny a sign permit for the Loaf n' Jug located at 5825 North Academy. The subject property is zoned C-5/P (Intermediate Business with Planned Provisional Overlay), consists of 1.54 acres and is located northeast of N. Academy Blvd and Vickers Drive.</p>	7
<p>ITEM NO.: 5.A CPC MP 05-00080-A4MJ14 (Legislative)</p> <p>ITEM NO.: 5.B CPC PUD 14-00020 (Quasi-Judicial)</p> <p>PARCEL NO.: 6236100005</p> <p>PLANNER: Meggan Herington</p>	<p>Request by Nass Design Associates on behalf of Villages at Wolf Ranch LLC for consideration of the following development applications:</p> <p style="margin-left: 40px;">A. A major amendment to the Wolf Ranch Master Plan to move the 26.31-acre Community Park site from its current location northwest of Wolf Village Drive and Tutt Boulevard to a location southwest of Research Parkway and Wolf Valley Drive. Residential land use will replace the community park site.</p> <p style="margin-left: 40px;">B. The Villages VI at Wolf Ranch Development Plan that will facilitate the construction of 74 new single-family lots as well as a neighborhood park site, open space and detention wetland area.</p> <p>The property is zoned PUD (Planned Unit Development) and is located northwest of Wolf Village Drive and Tutt Blvd.</p>	26

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
ITEM NO.: 6 CPC CA 14-00065 (Legislative) PLANNER: Peter Wysocki & Bret Waters	An ordinance creating a new section 1211 (Temporary Exemption from Park and School Land Dedication and Dees) of Part 12 (park and school site dedications) of Article 7 (subdivision regulations) of chapter 7 (planning, development and building) of the code of the City of Colorado Springs 2001, as amended, pertaining to a school and park site fee waiver within the Imagine Downtown Master Plan Area	168

CITY PLANNING COMMISSION AGENDA

ITEM NO: 4

STAFF: KURT SCHMITT

FILE NO(S):
CPC AP 14-00061 – QUASI-JUDICIAL

PROJECT: LOAF 'N JUG FREESTANDING L.E.D SIGN

APPLICANT: ASPEN SIGN AND LIGHTING CO. INC.

OWNER: DILLON REAL ESTATE CO. INC. C/O SAVAGE, SAVAGE & BROWN INC.



PROJECT SUMMARY:

1. Project Description: Appeal of an administrative decision to deny a permit application by Aspen Sign and Lighting Co. LLC for a 60 square foot, 14 feet overall high freestanding sign with an Electronic Message Center (EMC) Component.
2. Applicant's Project Statement: **FIGURE 1**
3. Planning and Development Department's Recommendation: Staff recommends denial of the appeal.

BACKGROUND:

1. Site Address: 5825 N. Academy
2. Existing Zoning/Land Use: C5 / Fuel Station
3. Surrounding Zoning/Land Use: North: OC/CR / office complex, storage units
South: C5 / restaurant, shopping center retail
East: R5 / Residential
West: PBC / Salon, Fuel Station
4. Comprehensive Plan/Designated 2020 Land Use: New/Developing corridor
5. Annexation 1973, Brookwood Addition No. 4
6. Master Plan/Designated Master Plan Land Use: Not applicable
7. Subdivision: Brinker Sub. Fil. 1
8. Zoning Enforcement Action: No open cases.
9. Physical Characteristics: This 1.54-acre parcel is located at the northeast corner of N. Academy and Vickers. The flat parcel has a structure on the central portion of the lot and a fuel canopy structure on the east portion which abuts Academy. The multiple freestanding signs are located on the west side of the property adjacent to Academy.

STAKEHOLDER PROCESS AND INVOLVEMENT: The site was posted as part of the appeal process for 10 days prior to the hearing (July 7th – 17th). A notification mailing was sent out on July 1, 2014 to 26 owners of properties within 500 feet of the site in conformance with standard procedure. As of July 8th, one (1) written comment in support of the administrative denial for an additional freestanding sign.

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

The Loaf 'N Jug property is located at the northeast corner of North Academy and Vickers and is classified as a "Commercial" use for implementing the sign code criteria. Under the sign ordinance re-codified in March of 2012, the allocation criteria for approving freestanding signage is regulated by the use of the property and the linear property frontage along the right-of-way as per Section 7.4.409 (A) (B) – Major Sign Types – Freestanding Signs.

In July of 2013, Aspen Sign and Lighting Company inquired about the allocations for a freestanding sign at the Loaf 'N Jug located at 5825 N. Academy. After doing a site visit and researching the existing sign inventory and code allocations, staff provided information to Aspen Signs and Lighting Co that a 60 square foot by 14 foot overall high sign would be supported based on the conditions of the property at that time.

The property had an existing low profile fuel price freestanding sign (legally permitted September 21st, 2006) which was classified as the "on premise" sign for that tenant. In addition, the property was also the location for one (1) of the two (2) Erindale Square Shopping Center Identification signs (legally permitted March 20th, 2003). These two (2)

shopping center signs are located on the northern and southern ends of this commercial center and identify the name of the shopping center as well as identifying a couple of the tenants within this center. The shopping center signs were identified as “district” signs under the previous sign code and are currently “legal non-conforming” signs.

Sign permit review process

Upon receiving the sign permit application from Aspen Signs and Lighting Co. Inc. on December 18, 2013 for a new freestanding sign with an Electronic Message Center component, staff proceeded to review the packet along with scheduling a site inspection to confirm all information was in current compliance and the location had no illegal signs. The inspection revealed that the Loaf ‘N Jug tenants had removed the “Erindale Square” Shopping Center ID sign faces (10 feet x 10 feet) and replaced the faces with a Loaf ‘N Jug logo and electronic fuel price changer (**FIGURE 2**). While the city does not require permits for face replacements in existing sign cabinets, the regulation of these faces are required to maintain control of the code regulations and standardize the allowable size and square foot each location and tenant may have.

As a result of staff’s inspection the dynamics of the site had changed from previous research and information given to the applicant; therefore, the applicant’s application for a new freestanding sign was denied based on the criteria that the sign faces that were replaced in the shopping center sign re-classified the sign as an “on-premise” freestanding sign and created a “legal non-conforming” use.

The intent of the sign code is to regulate allocation of signage per location and maintain reasonable, consistent, and nondiscriminatory sign standards. The provisions of the ordinance apply to the display, construction, erection, alteration, use, location, and maintenance of all signs within the City, unless otherwise exempted in whole or in part.

Under current sign standards this property is permitted to have multiple wall signs and (1) freestanding sign up to 60 square feet. Taking into account the sign face replacement for the Shopping Center sign, existing conditions show that Loaf and Jug currently has 132 square feet of freestanding signage; the request for the new freestanding sign would place the area of freestanding signage at 160 square feet.

This size of signage exceeds current code for a single property as the maximum allowed by code is 150 square feet with a linear property frontage of 429 linear feet to 999 linear feet.

Appeal criteria: 7.5.906.A.4

a. Identify the explicit ordinance provisions which are in dispute.

Under the City’s current sign ordinance 7.4.409.A and B – Major Sign Types/Freestanding, a detailed matrix defines the allocations each site is permitted to have based on the linear property frontage per parcel. According to the applicant’s appeal this code section is not indicated as a dispute but rather that requirements of sign permits are not necessary when changing out a sign face in an existing cabinet.

Although sign face replacements do not require permits, it is part of the review process as the City Sign Inspector reviews all signage on the property and makes

sure they are in compliance with the intent of the code. The sign ordinance specifically regulates the amount of square footage and height each sign is required to have. In this case the intent of the sign was clearly changed from the original permitted large shopping center identification sign with two small tenant panels to a large on-premise Loaf 'N Jug sign with one small tenant panel and one small center identification panel.

- b. Show that the administrative decision is incorrect because of one or more of the following:

1. It was against the express language of the zoning ordinance:

The sign code clearly specifies the regulation of signage per property and that the applicability of the ordinance 7.4.402 shall apply to the display, construction, erection, alteration, use, location and maintenance of all signs within city limits unless otherwise exempted in whole or in part. All signs should be consistent with the standards and design considerations set forth in this part.

2. It was against the express intent of this zoning ordinance:

The intent of the sign code is to regulate the amount of signage given to each location regardless if the property is a part of a commercial center or a standalone building on its own. Under the previous code requirements prior to 2012 this property was only permitted to have a 6-foot tall low profile sign which is currently still in place along with a small tenant panel on the large commercial shopping center sign.

Under the current code, the Loaf 'N Jug would be permitted to have a freestanding sign with an EMC component at a height and square footage based on the length of the property frontage as a standalone building; however, it would not be permitted to have the 100 square foot size sign that currently exists on premise in addition to the requested 60 square feet x 14 foot tall sign with EMC component that has been denied.

3. It is unreasonable:

In contrast, staff believes the intent of the shopping center sign which was clearly changed to a Loaf 'N Jug identification sign at 100 square feet in addition a request for a second freestanding sign at 60 square feet x 14 ft tall is an unreasonable request and is intended to circumvent the code standards.

4. It is erroneous:

The information that was given to the applicant was based on the conditions of the property at that time and was consistent with the code requirements. If the applicant had inquired about or relayed intentions of the current conditions, the proper information would have been issued and support for the additional sign would not have been given.

5. It is clearly contrary to law:

It does not state in law or the sign ordinance that face changes are not regulated as this would allow any sign face to be replaced without the ability to regulate the intent and classification of each individual sign.

STAFF RECOMMENDATION:

Item No: 4 CPC AP 14-00061 – Loaf ‘N Jug Signage

Deny the appeal for Loaf ‘N Jug sign permit application, based upon the finding that the appeal does not meet the appeal criteria outlined in City Code Section 7.5.906.

June 12, 2014

City of Colorado Springs Planning Office
30 South Nevada Avenue, Suite 301
Colorado Springs, CO 80901

Re: Loaf 'N Jug #98 – Appeal of Administrative decision

Aspen Sign, having applied for and having been denied a sign permit on December 18th 2013 and January 14th 2014, and having reviewed this matter and applicable sign ordinances, does hereby present our findings of fact and our reasons for appeal of the administrative decision.

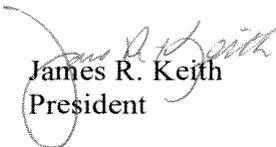
Findings of Fact

1. Aspen Sign, on behalf of Loaf 'N Jug #98, located at 5825 North Academy in Colorado Springs, Colorado, applied for a permit to change their existing monument sign to a taller freestanding sign which incorporated an electronic message center (a copy of the original rendering is attached as Exhibit A). This design as submitted was based on approvable sign ordinance criterion provided by Kurt Schmitt, the sign enforcement officer with the City of Colorado Springs development review office. Using the information provided, a rendering of the newly proposed sign was submitted to Mr. Schmitt on 07/17/2013. On 07/18/13 I received an email from Mr. Schmitt stating there were no issues with the design and it met the sign criterion (Exhibit B).
2. Prior to formally submitting the permit application for the proposed sign, Aspen Sign changed some of the sign faces on the multi-tenant freestanding sign at Erindale Square where this Loaf 'N Jug store is situated. Before and after pictures of this project are attached (Exhibits C and D). Per Colorado Springs sign ordinances changing the faces on existing signs DOES NOT require sign permits nor any other kind of approval from the development review office.
3. Shortly after making the face changes to this multi-tenant freestanding sign, Aspen Sign & Lighting made a formal submittal for the on premise monument sign with electronic message center.
4. The sign permit application was denied by Mr. Schmitt based on city code 7.4.409 which states that only one freestanding sign per property or parcel with an area and height defined by the linear frontage of the property. (Exhibit E)
5. Additionally Mr. Schmitt reclassified the freestanding multi-tenant sign from a district sign to an on premise sign and the on premise sign was reclassified as a legal non-conforming sign. (Exhibit E)

Justification for Appeal

1. Sign permits are not required when changing the face on an existing sign.
2. Sign ordinances do not give the Planning Development Office the power to regulate the types of messages, color schemes or materials used in the face replacement process.
3. Current sign ordinances do not state that a multi-tenant sign or a “district” sign’s designation shall be changed because one of the tenants displayed on that district sign is given greater visibility on that sign.
4. The Development Review Office overstepped its authority by changing the designation of the multi-tenant freestanding sign from a “district” sign to an “on premise” sign simply because the message on the sign was changed and one of the tenants was given greater visibility.
5. The existing freestanding multi-tenant sign which is situated on property adjacent to the space Loaf ‘N Jug leases is owned and maintained by Dana Investment Group, dba Erindale Square. This sign continues to display multiple tenants which lease space from the Dana Investment Group.
6. The freestanding multi-tenant sign was pre-existing and played no part in Mr. Schmitt’s email approval for the proposed Loaf ‘N Jug monument sign (exhibit B). Therefore we feel this sign should play no part in the denial of this sign proposal after the faces were changed on this sign.

Sincerely,



James R. Keith
President

JRK/aw
Enclosure
cc: Erika Kaiser, P.C.

1454 Burnham Street
 Colorado Springs, CO 80906
 (719) 391-1924
 Fax (719) 391-1401
 Specialty Cabinets, Window
 and Partition New Install
 Since 1979

Drawing Name:
R1

Project Manager: **Danny Leydig**
 Design By: **J. Keith**



Loaf 'N Jug
 Loaf 'N Jug #98

Aspen Sign & Lighting Co., Inc.
 1454 Burnham Street
 Colorado Springs, CO 80906
 (719) 391-1924
 Fax (719) 391-1401
 www.aspensign.com

Client: Aspen Sign & Lighting
 Location: Aspen, CO

This original drawing created by Aspen is submitted for your use only. However, it shall at all times remain the property of Aspen. It may be used in connection with the project being planned for you by Aspen but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion without permission from Aspen.

Colors depicted in this rendering may not match actual material finishes. Refer to product samples for exact color match.

Date: **07/15/2013**

Sheet Number: **1 of 1**

EXHIBIT
A
 Tobbles

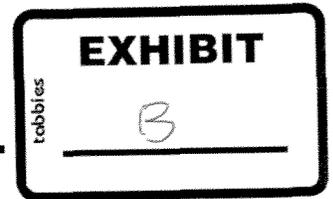
4' x 6' Electronic Message Center



PROPOSED SIGN WITH 6' MAIN IDENTITY AND 4' X 6' EMC OVERALL HEIGHT LIMIT AT THIS LOCATION IS 14'



EXISTING SIGN



Jim Keith

From: Schmitt, Kurt A. <KSchmitt@springsgov.com>
Sent: Thursday, July 18, 2013 11:38 AM
To: Jim Keith
Subject: RE: Loaf 'N Jug 5825 N. Academy

Good morning Jim,

I took a look at the site and the allocations. There is no Traffic or CSU conflicts if you are using the same location as the existing and you meet the sign criteria requirements of a 70sf sign x 14ft in height. The drawing you have provided looks to be a proposal of a 60sf sign with a 24sf EMC component.

This looks good to me Keith.

Thank you for the inquiry and let me know if you need anything else.

Have a great day!

Kurt Schmitt
SIGN SPECIALIST / SIGN ENFORCEMENT
City of Colorado Springs Development Review Enterprise
2880 International Circle Ste 200 Colorado Springs, CO 80910
Tele 719-385-5072 Fax 719-385-5055
www.springsgov.com

From: Jim Keith [<mailto:jkeith@aspensign.com>]
Sent: Wednesday, July 17, 2013 2:46 PM
To: Schmitt, Kurt A.
Subject: Loaf 'N Jug 5825 N. Academy

Hi Kurt,

Danny said he discussed changing out the pylon sign at this location. Before we get too involved I wanted to get your okay on this design.

Thank you,

Jim Keith
PRESIDENT
 **aspEN**
SIGN & LIGHTING CO.
Serving Colorado, Wyoming and Northern New Mexico Since 1978
1454 BURNHAM ST.
COLORADO SPRINGS, CO 80906
PH (719) 391-1924
FX (719) 391-1401

EXHIBIT
c



FIGURE 1

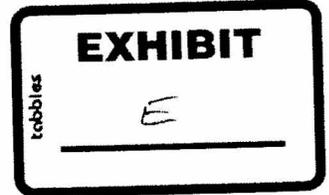
EXHIBIT
tobias
D



FIGURE 1



PLANNING & DEVELOPMENT TEAM
Development Review Enterprise



January 14, 2014

Jim Keith
Aspen Sign Company
1454 Burnham Street
Colorado Springs, CO 80906

RE: Aspen Sign Company for Loaf and Jug sign permit submittal – Regional Building Dept. Plan No. (C72994)

Dear Mr. Keith

This letter serves as formal written correspondence of my action to administratively deny a sign permit application that was submitted electronically through the Regional Building Dept. online December 18, 2013. Plan number C72994 for 5825 N. Academy Blvd. was denied under the City Sign Ordinance 7.4.409.A.2 – Major Sign Types Freestanding.

City Code Section 7.4.409.A.2 allows for one (1) freestanding sign per property or parcel with an area and height defined by the linear frontage of the property.

Upon request for code allocations by the applicant on July 17, 2013, it was found that this parcel has an existing low profile monument fuel price sign and an existing shopping center multi-tenant freestanding sign on the premises. Both signs were approved under the old sign ordinance. The large pylon sign was classified as the "District" sign which is currently classified as legal non-conforming. The small low profile sign is classified as legal conforming. The existing shopping center sign is 150sf x 30ft in overall height and is located on the northwest corner of the property. The sign identifies the Erindale Square shopping center on the top portion and measures an area of 100sf with two (2) additional panels below identifying Loaf and Jug and Floor Craft. This multitenant commercial center is one (1) of two (2) signs in this subdivision.

After reviewing and classifying the large existing sign as the shopping center sign I gave the applicant code information based on the property frontage of the parcel.

Upon submittal of the sign permit application for this property on December 18, 2013, a site inspection was scheduled, found that the property had removed the "Erindale Square" panels at the top of the existing commercial center sign and replaced them with the Loaf and Jug logo and an electronic fuel price changer.

Because of this face change, the Commercial Center sign is now classified as a "On Premise" freestanding sign and becomes the one (1) allowed freestanding sign by Code. The existing low profile sign that is on the property and the large freestanding sign are currently classified as non-conforming.

INFORMATION REGARDING AN APPEAL OF AN ADMINISTRATIVE DECISION:

An individual aggrieved by a decision made by an administrative officer of the City may appeal such a decision by filing a written notice specifying briefly the grounds of the appeal within ten (10) days from the date of mailing, posting, or personal service of this notice of the decision. City Planning shall place the appeal on the Planning Commission agenda at the next regularly scheduled meeting occurring at least twenty-one (21) days but not more than forty-eight (48) days thereafter. After the public hearing, the Planning Commission shall have the power to affirm, reverse, or modify such decisions.

Please see the attached appeal application which will need to be submitted to the Land Use Review Department located at 30 S. Nevada no later than 4:00pm Friday January 24th 2014 with a application fee of \$176.00.

If you have any questions please contact me at 385-5072 or the Land Use Review Dept at 385-5905

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Schmitt". The signature is stylized with a large, looped initial "K" and a cursive "Schmitt".

Kurt Schmitt
Sign Inspector

CC: Peter Wysocki – City Planning Director

Enclosures

ADJOINING 63164

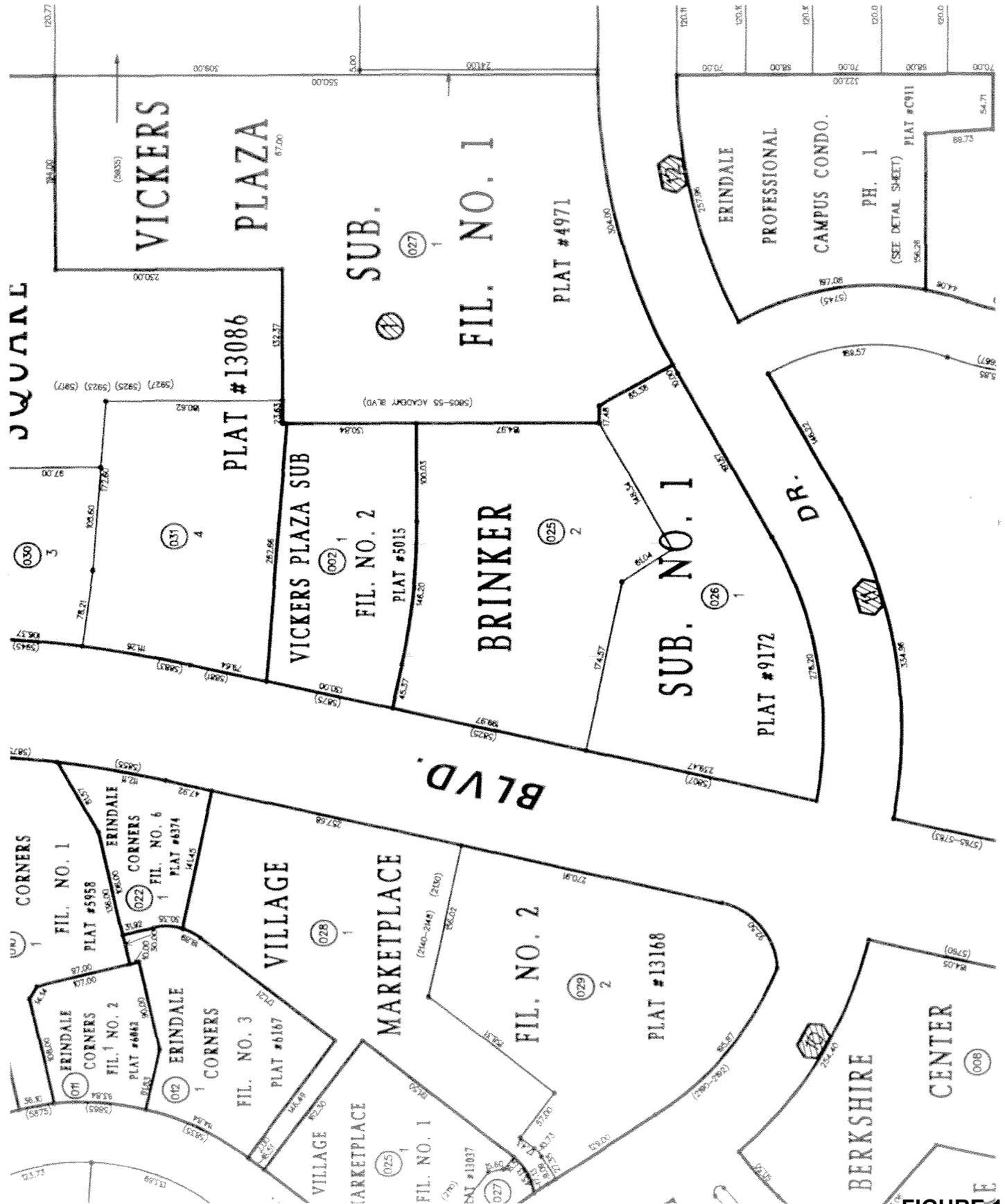
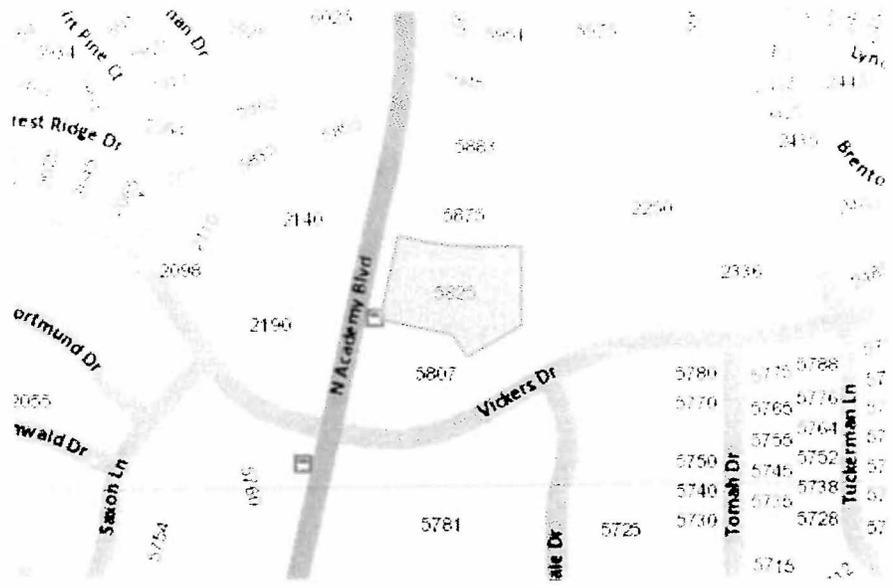


FIGURE 1

Parcel Report



Parcel	Owner	Address	Zoning	Assessor Area
6316301025	DILLON REAL ESTATE CO INC	5825 N ACADEMY	C5 P	1.54

Report Generated On: 6/5/14 9:31 AM

FIGURE 1



FIGURE 2



FIGURE 2



FIGURE 2



FIGURE 2

CITY PLANNING COMMISSION AGENDA

ITEM NOS: 5.A-5.B

STAFF: MEGGAN HERINGTON

FILE NO(S):

A. - CPC MP 05-00080-A4MJ14 – LEGISLATIVE

B. - CPC PUD 14-00020 – QUASI-JUDICIAL

PROJECT: VILLAGES VI AT WOLF RANCH

APPLICANT: NASS DESIGN ASSOCIATES

OWNER: VILLAGES AT WOLF RANCH, LLC



PROJECT SUMMARY:

1. Project Description: 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 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.

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. **(FIGURE 1)**

Staff is administratively reviewing a final plat that will create the 74 residential lots.

2. Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The site is not currently addressed.
2. Existing Zoning/Land Use: There are no structures on either site. A neighborhood dog park is located on a portion of the existing community park site. The designated stormwater detention area currently exists.
3. Surrounding Zoning/Land Use:
 - North: PUD/Single-family Residential
 - South: PUD/Single-family Residential
 - East: PUD/Single-family Residential
 - West: PUD/Single-family Residential
4. Comprehensive Plan/Designated 2020 Land Use: Both the existing and the proposed park sites are designated as General Residential.
5. Master Plan/Designated Master Plan Land Use: This is a major amendment and changes the designated land use. The general categories are Community Park and Residential C (3.5-7.99 dwelling units per acre).
6. Subdivision: Neither the existing or the proposed site are platted.
7. Zoning Enforcement Action: None
8. Physical Characteristics: Both sites are relatively flat with no significant natural features. The proposed community park site is adjacent to open space designated as Cottonwood Creek.

STAKEHOLDER PROCESS AND INVOLVEMENT:

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 was held in November of 2012 and a meeting on March 12, 2014 when 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.

Because the major master plan amendment proposes to move a community park, City Land Use Review staff has worked closely with City Parks staff to evaluate the request. 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. The hearing minutes, exhibits from the hearing and staff analysis, and letters from neighbors are attached as **FIGURE 3**.

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.

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

1. Background

The property that is now Wolf Ranch was annexed in 1982 as part of Briargate. Norwood Development Group purchased the property in 2001. Norwood removed the property from the Briargate Master Plan and created a separate master plan for their ownership. That initial Wolf Ranch Master Plan was formally adopted by City Council in 2002.

The Wolf Ranch Master Plan has been amended five times in the past 12 years. In 2004 an amendment increased the acreage of Wolf Ranch and the PUD (Planned Unit Development) zoning established for the property. The zoning and the master plan work together to establish land use types and residential density caps. The PUD zoning allows the uses outlined in the master plan to be transferred within the zoning, but no new uses or density can be established without rezoning.

In 2005 the School District 20 K-12 campus moved from the west side of the master plan to its current location at the southeast corner of the Wolf Ranch Master Plan. Also in 2005, the Parks Board approved Norwood’s request to adjust the location of the community park site due to the relocation of the K-12 school campus. Both of these amendments were ultimately approved by City Council.

Other amendments changed access and made minor changes to land use types; moving and transferring land use categories.

2. Review Criteria / Design & Development Issues:

Major Master Plan Amendment

The requested master plan amendment relocates a community park to a location further south and east within the Wolf Ranch Community and adjacent to the future K-12 School Campus. The area of the master plan currently shown as the community park will be replaced with a 3.8-acre neighborhood park, 9.3 acres of wetlands/detention pond/open space and 14.32 acres subdivided into 74 single-family residential lots.

Because the master plan amendment involves moving a community park, there is significant input from City Park’s staff and the Parks and Recreation Advisory Board.

Figure 3 of this staff report is 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 Parks and Recreation Advisory Board agreed with staff. Comments from board members included that the proposed site has better access and better potential for coordination with the future school campus. Also, moving the site away from residences reduces the number of complaints often received by residents living near a community park and the impacts caused by lighting, traffic, and noise.

City Code Chapter 7 Article 5 outlines criteria for administration of, and procedures related to, the amendment of master plans. This Article recognizes the need for master plan flexibility and that long term planning and consistency must be balanced with the need to amend plans as conditions change. The intent is to permit changes to a master plan that conform to contemporary standards and current codes, policies and plans.

Section 7.5.403(C)(1) guides the master plan amendment process and outlines criteria for when a major master plan amendment is acceptable. A major master plan amendment is a change that potentially has a significant impact upon one or all of the following:

- a. The transportation system,
- b. Utility infrastructure,
- c. Public facilities, such as parks and schools,
- d. The provision of public safety services and facilities.
- e. Changes in master plan land use classification designation.

The request for amendment to the master plan is supported by staff based on the submitted documentation and thorough analysis of park service areas conducted by the City Parks Department, along with the positive recommendation by the Parks and Recreation Advisory Board. The master plan amendment is in conformance with City Code.

PUD Development Plan

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 any negative impacts to property owners to the east.

The 3.8-acre park and the trail system will be constructed by the developer with the development insuring amenities are available to residents as the homes are constructed.

All roads are public. Driveway access to Tutt Boulevard is restricted to only four lots. Other lots side to Tutt Boulevard with access via internal cul-de-sacs.

Because of neighbor concerns that the change of use from a community park to residential would generate additional traffic, staff asked for a traffic analysis to be submitted. That study was reviewed and accepted by the Traffic Engineering Division.

The analysis provided trip generation, distribution, assignment, and operational analysis of the existing and proposed land uses. The analysis indicated that the change from Community Park to single family homes would reduce the Daily, PM Peak Hour, and Saturday Peak Hour generation of trips from the area. Intersection operations would remain the same for both the community park use and the residential use. The intersection of Tutt Boulevard and Wolf Village Drive will operate well for long range projections with the development of the proposed land uses. All movements will operate at Level of Service C or better.

Staff finds that the plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605 and the development plan review criteria as set forth in Section 7.5.502.E.

3. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map: The 2020 Land Use Map designates both the existing and proposed sites as "General Residential".

Strategy LUM 202b: General Residential Primary Uses
Identify primary uses as all types of residential development at average gross densities greater than three dwelling units per acre. Cluster higher density developments along collector and major roads and as a transition to nonresidential uses.

Strategy LUM 202c: General Residential Secondary Uses
Include supporting uses such as neighborhood centers with pedestrian-oriented, low-impact shops and services, parks and recreation areas, religious institutions, and schools. Neighborhood centers may range up to 5 acres in size. Consider proposed secondary uses that individually or cumulatively exceed five acres, as proposed Map amendments from General Residential to a more intense Map designation to allow significant land use changes to be analyzed on a neighborhood and citywide basis.

The master plan amendment will not change land uses as depicted on the 2020 Land Use Map.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern
Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 303a: Design Pedestrian Friendly Environments

Plan and design neighborhoods and activity centers as coordinated pedestrian friendly environments.

Objective LU 5: Develop Cohesive Residential Area

Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community

activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern

Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area

In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Strategy LU 502b: Plan Public Facilities to Serve Neighborhoods Within a Residential Area

Plan and locate public facilities, services, and civic buildings to serve multiple neighborhoods within a residential area.

It is the finding of the Land Use Review Division that the Wolf Ranch Master Plan Amendment and PUD Development Plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

4. Conformance with the Area's Master Plan:

This property is part of the Wolf Ranch Master Plan. A major master plan amendment is required as part of the application. This master plan amendment transfers land uses, moving the community park site and replacing it with single-family residential. The single-family residential is being replaced by the proposed community park. No additional residential density is being added. There is a reduction in residential density because a metro district park replaces 3.8 acres of residential land use.

STAFF RECOMMENDATION:

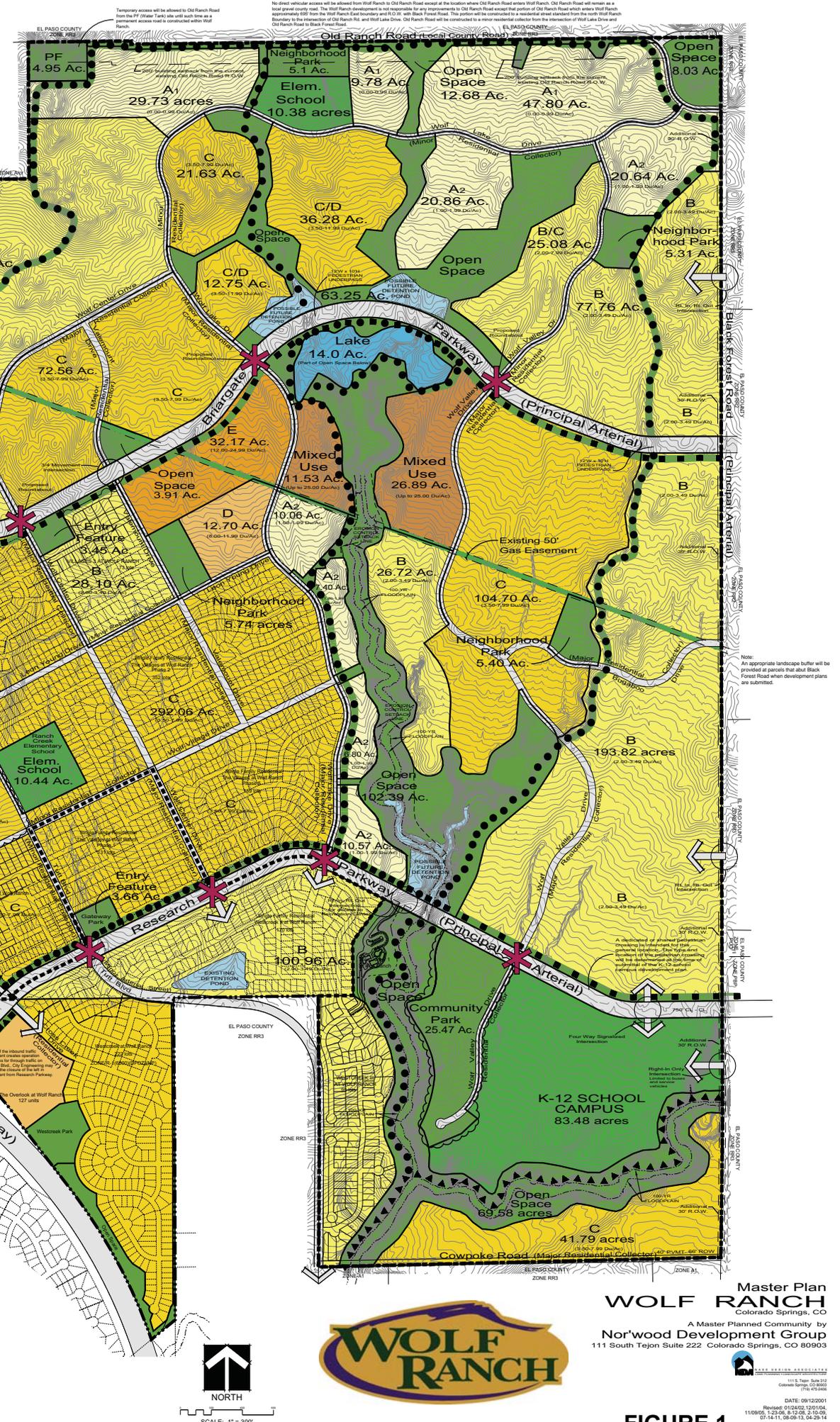
ITEM NO.: 5.A CPC MP 05-00080-A4MJ14 – MAJOR MASTER PLAN AMENDMENT

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.

ITEM NO. : 5.B CPC PUD 14-00027 – PUD DEVELOPMENT PLAN

Approve The Villages VI PUD Development Plan based upon the findings that the PUD development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502.E.

Parcel No.	Acres	Proposed Use
DC MP 05-0000-0001	29.73	Open Space
DC MP 05-0000-0002	4.95	PF
DC MP 05-0000-0003	147.78	B
DC MP 05-0000-0004	21.63	C
DC MP 05-0000-0005	32.17	E
DC MP 05-0000-0006	10.06	A2
DC MP 05-0000-0007	10.57	A2
DC MP 05-0000-0008	100.96	B
DC MP 05-0000-0009	13.81	D
DC MP 05-0000-0010	13.71	Neighborhood Commercial
DC MP 05-0000-0011	25.47	Community Park
DC MP 05-0000-0012	69.58	Open Space
DC MP 05-0000-0013	41.79	C



Master Plan Boundary
PUD Plan Boundary
Multi-Use Trail
Off Street Bike Path
Roundabout Location

Land Use Summary

Category	Area (Ac)	Min. Dens.	Total Units
RESIDENTIAL A1	87.31	0.59	80
RESIDENTIAL A2	76.33	1.50	200
RESIDENTIAL B	575.14	2.00	4,000
RESIDENTIAL C	2,200.00	4.00	8,800
RESIDENTIAL D	482.00	2.00	964
RESIDENTIAL E	26.51	11.80	313
RESIDENTIAL PF	33.17	24.00	804
RESIDENTIAL OPEN SPACE	38.48	20.00	800
NEIGHBORHOOD COMMERCIAL	13.71	-	-
COMMUNITY PARK	25.47	-	-
METRO DISTRICT PARK	4.21	-	-
OPEN SPACE	29.73	-	-
ELEMENTARY SCHOOL	26.82	-	-
K-12 SCHOOL CAMPUS	83.48	-	-
PUBLIC FACILITY (FF)	2.50	-	-
RETENTION POND	1.00	-	-
TOTAL	1,982.00		1,120

Notes:
 All land use acreages are calculated to the centerline of the adjacent streets.
 If the proposed multi-use trail or bike path is located on the easement from Research Parkway, the acreage of the easement from Research Parkway is included in the total acreage.
 The overlook at Wolf Ranch is 127 units.
 The overlook at Wolf Ranch is 127 units.
 The overlook at Wolf Ranch is 127 units.

Temporary access will be allowed to Old Ranch Road from the PF (Open) Park use until such time as a permanent access road is constructed within Wolf Ranch.

No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road except at the location where Old Ranch Road enters Wolf Ranch. Old Ranch Road will remain as a local gravel road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road except the portion of Old Ranch Road which enters Wolf Ranch approximately 650' from the Wolf Ranch East boundary and R.O.W. with Black Forest Road. This portion will be constructed as a residential street standard from the north Wolf Ranch boundary to the intersection of Old Ranch Road and Wolf Lake Drive. Old Ranch Road will be constructed as a minor residential collector from the intersection of Wolf Lake Drive and Old Ranch Road to Black Forest Road.

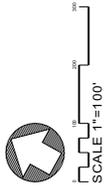
Note: An appropriate landscape buffer will be provided at parcels that abut Black Forest Road when development plans are submitted.



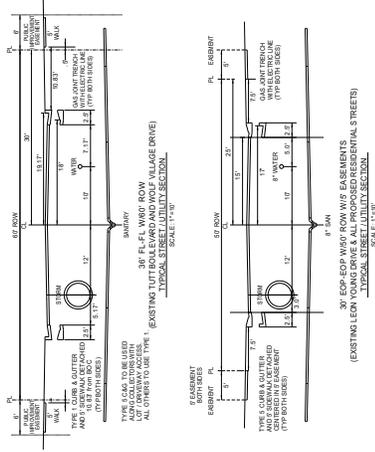
Master Plan WOLF RANCH
 Colorado Springs, CO
 A Master Planned Community by
Norwood Development Group
 111 South Tejon Suite 222 Colorado Springs, CO 80903

FIGURE 1

111 S. Tejon, Suite 212
 Colorado Springs, CO 80903
 (719) 475-9400
 DATE: 09/12/2001
 PROJECT: 01/20/00 12/01/04
 11/08/05, 12/23/06, 8/12/08, 2/10/09
 07/14/11, 08/08/12, 06/28/14
 City File No.: MP 05-0000-AMJ14



* RESTRICTED TO SINGLE-STORY HOMES.
SEE NOTE 19, SHEET 1.



Villages VI at Wolf Ranch Development Plan

COLORADO SPRINGS, COLORADO
Prepared For: Villages at Wolf Ranch, LLC
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2800



Prepared By: NDA N.A.S.S. DESIGN ASSOCIATES
LAND PLANNING - LANDSCAPE ARCHITECTURE
1111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2800

PERMIT NO. 2015-0314
REVISION NO. 02-04
CITY FILE NO. CPC-PUD-14-00039

FIGURE 1



Know what's below.
Call before you dig.

Vicinity Map
NOT TO SCALE

GENERAL NOTES:

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF THIS PRELIMINARY UTILITY PLAN AND THEREFORE COORDINATE WITH ALL AFFECTED UTILITY OWNERS TO MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL UTILITIES TO BE INSTALLED AND THE LOCATION OF ALL EXISTING UTILITIES TO BE MAINTAINED AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN IS SUBJECT TO THE CITY OF SPRINGFIELD'S APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE INTERFERE AND CITY ORDINANCES, RESOLUTIONS AND POLICES, AND PRICE PERK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND WELFARE AND THE DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND ADJACENT PROPERTIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WATER, SANITARY AND GAS UTILITIES AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO, MAINS, TRUNK LINES, SERVICE LINES, AND METER SERVICE LINES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WATER, SANITARY AND GAS UTILITIES AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO, MAINS, TRUNK LINES, SERVICE LINES, AND METER SERVICE LINES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WATER, SANITARY AND GAS UTILITIES AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO, MAINS, TRUNK LINES, SERVICE LINES, AND METER SERVICE LINES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WATER, SANITARY AND GAS UTILITIES AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO, MAINS, TRUNK LINES, SERVICE LINES, AND METER SERVICE LINES.
- OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SPRINGFIELD AND ANY AFFECTED UTILITY OWNERS PRIOR TO THE START OF CONSTRUCTION. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WATER, SANITARY AND GAS UTILITIES AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO, MAINS, TRUNK LINES, SERVICE LINES, AND METER SERVICE LINES.
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NOTES:

- THIS IS A CONCEPT FACILITIES PLAN - FOR DEVELOPMENT PLAN ONLY.
- NOT TO BE USED FOR CONSTRUCTION.
- EXEMPTS WILL BE GRANTED PRIOR TO CONSTRUCTION.

CDC PUD 14-00020 SHEET 4 OF 5
FILE: 102020a.dwg 2/20/14

		VILLAGES AT WOLF RANCH PHASE VI PRELIM. PUBLIC UTILITY AND FACILITY PLAN	
		SCALE: 1"=60' DATE: 5/29/14	DRAWN BY: MAM CHECKED BY: GOR
PROJECT NO.: 14-00020		SHEET NO.: 4 OF 5	

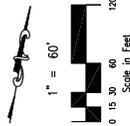
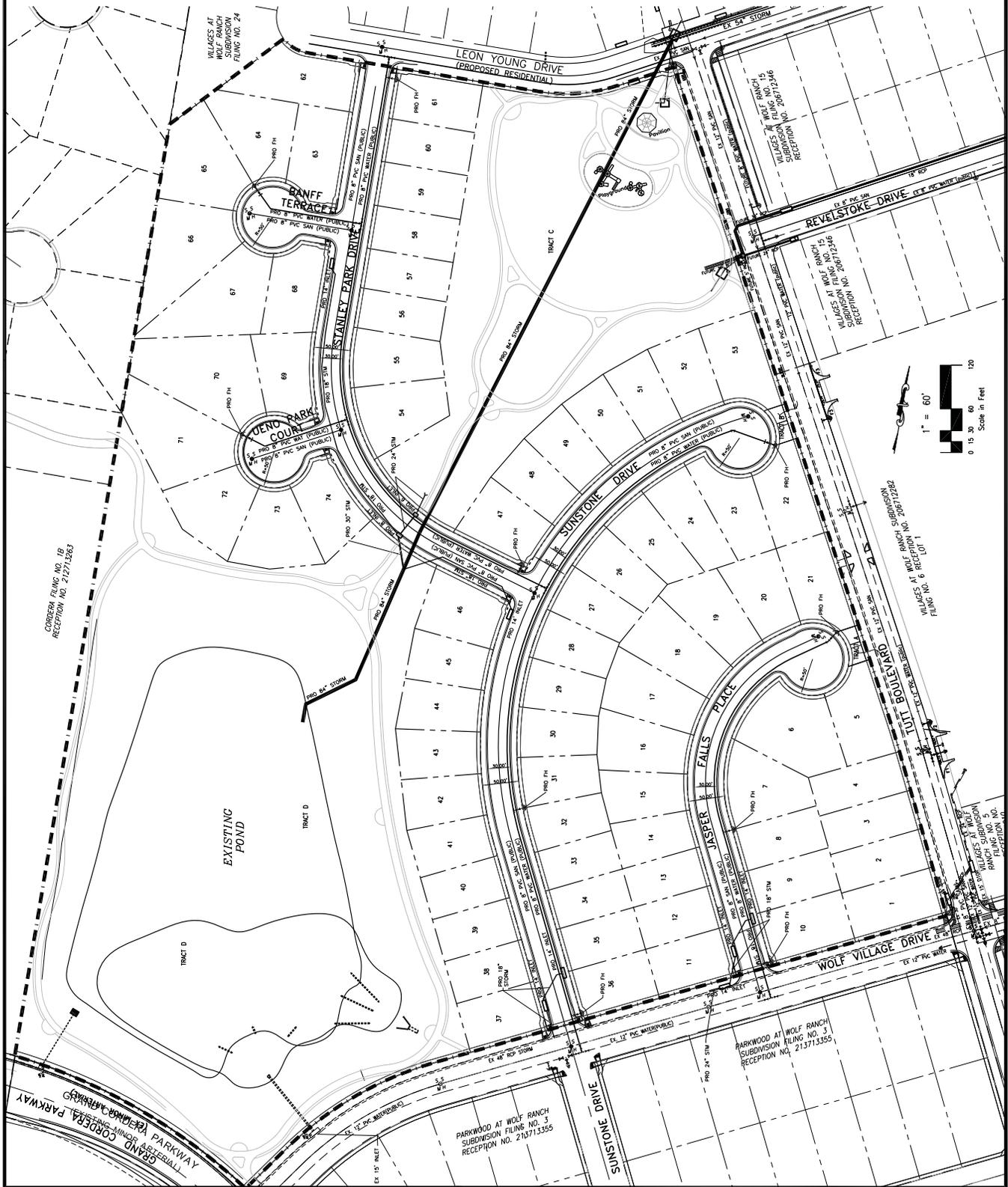


FIGURE 1

**Wolf Ranch Master Plan Amendment, Villages VI at Wolf Ranch Development Plan,
Villages at Wolf Ranch Filing No. 30 Subdivision Plat
January 6, 2014**

LAND USE PROPOSAL

This development request proposes a major amendment to the Wolf Ranch Master Plan of 56.3 acres for the relocation of a community park site, a development plan for 74 single-family residential lots on 30.84 acres of land for a gross density of 2.40du/ac, and a subdivision plat for 74 single family lots.

The master plan is being amended to move a 26.31ac Community Park Site from it's current location northwest of Wolf Village Drive and Tutt Blvd. to a location southwest of Research Parkway and Wolf Valley Drive. The Community Park is not being eliminated, but being relocated to a site adjacent to a proposed 84 acre K-12 Campus. The previous site is planned to be developed with 74 new single family lots, as well as an additional neighborhood park site, open space, and detention wetland area. The new neighborhood park will be a open to all Colorado Springs residents and will be built by the developer at the time of the lot development. The park will be owned and maintained by the Old Ranch Metropolitan District. The existing Community Park site is still under Nor'wood Development Group ownership and was master planned for this location in 2002. It was hoped that the Community Park would have been developed by the City as the community developed in this area but city funding has not been available. The current development of lots and infrastructure has now surrounded this parcel of land and the schedule for development of the park is not in any long range city plan due to lack of funds. The city has a list of undeveloped community parks that have priority over this park, some of which have been on the list for over 15 years. The developer of this land proposes that we relocate this park site to a location that would be more beneficial to development of the community park in the future, by being located next to the K-12 campus, where there could possibly be some opportunities for shared facility resources. This opportunity could be mutually beneficial to both of these uses. The existing parcel would be developed with single family residential lots of the same sizes and density of the surrounding neighborhoods, and also the development of an additional neighborhood park not previously planned in the master plan. The new neighborhood park site could be developed immediately along with the new lot construction, bringing additional park and recreation space to this area within approximately a year's time, and at no expense to the city. The proposed neighborhood park area of 3.8 acres would be combined with a larger 9.3 acre parcel planned for storm water detention and an area for wetlands development and trails. The park and open space will be connected and surrounded with concrete walking trails and a soft surface jogging trail. The park itself will be planned with a covered picnic area, playground structures, sodded play areas, and an exercise circuit located along the jogging trails for use by youth and adults alike. The concrete walks and trails will connect to the Cordera Master Plan neighborhood and provide a necessary link to the Multi-Use trail in this area. The other neighborhood trail connections will be to the north connecting the trails approved in the Villages IV neighborhood, which will extend the trails to Briargate Parkway and locations further north as development occurs in these areas. These trail connections are a pivotal part of the almost ten miles of trails planned for the Wolf Ranch Master Plan.

This change to the master plan also results in a net reduction of approximately 38 lots from the "C" Planning Area, since the planned residential area is 6.57 acres less than currently approved.

SITE LOCATION

The parcel of land is generally located northwest of Wolf Village Drive and Tutt Blvd. The site is bounded on the west boundary of the Cordera Master Plan. The site is bounded along the north by Leon Young Drive and adjacent single family residential lots in the Villages IV development

plan area. The site is bounded on the south by Wolf Village Drive and adjacent single family planned lots in the Parkwood at Wolf Ranch subdivision. The site is bounded along the east by both single family lots in the Villages II subdivision and by the Ranch Creek Elementary School.

NATURAL FEATURES

The property to be developed is a parcel of land exhibiting slopes ranging in steepness from 2% to 6%. The property is vegetated entirely with native grasses. The property's natural drainage is to the south and west. There is an existing manmade regional detention pond located in the southwest corner of the parcel. No significant natural features are located on this property. The majority of the property has been previously over-lot graded. The property is located in the Cottonwood Creek Drainage Basin.

LAND USE

The proposed uses within this development will be one and two story single-family residences with square footages ranging from 2,500 to 7,000 sf.; each residence will have a minimum of a 2-car garage. All lots located along Tutt Blvd. will be restricted to single-story level homes to help reduce massing for existing residents east of the property. The average lot size will be 8,432 sf.

LOT LANDSCAPES

Each individual lot will have a landscape package that will help insure that the landscape is installed within 3 months after the home is complete. This landscape package will help to provide a finished look to the neighborhood at an earlier date and will provide less disruption to the future residents.

VEHICULAR CIRCULATION

This project will be served from two separate access locations off of Wolf Village Drive, a previously approved collector street adjacent to the south boundary subdivision. One additional access will be off of Leon Young Drive, a previously approved residential street adjacent to the north boundary of the subdivision. No street outlets will be provided to Tutt Blvd. Driveway access to Tutt Blvd will only be allowed to four homes out of the total 74 lots. City standard streets will be used throughout the project.

DEVELOPMENT SCHEDULE

The development of this project is anticipated to begin in the summer of 2014. The anticipated build-out would be approximately 2 years, dependent upon market conditions.

SUMMARY

The relocation of the community park will have no adverse effects on the master plan and could benefit the city and school district, by allowing for possible future facility sharing. The addition of the new neighborhood park which will be constructed with the subdivision will benefit the adjacent neighborhoods by bringing the community a much needed recreational area in the short term. The development plan and plat will be in conformance with the Wolf Ranch Master Plan as amended. The project is compatible with adjacent planned and existing subdivisions. Lot development and home construction will be performed per the Wolf Ranch PUD Design Guidelines contained within the approved PUD documents.

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD

Date: May 8, 2014

Item Number: Action Item #1

Item Name: **Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment**

BACKGROUND:

Nor'wood Development has requested a major amendment to the Wolf Ranch Master Plan. The proposed Master Plan Amendment includes relocation of the master planned community park site to an alternative location within the Wolf Ranch Master Plan area. The proposed amendment does not include or require any changes in parkland dedication requirements. Exhibit A depicts the proposed Wolf Ranch Master Plan Amendment. Exhibit B depicts the current Wolf Ranch Master Plan.

The Wolf Ranch Master Plan was originally approved in 2001 and has been amended several times, including a minor adjustment in the location of the master planned community park site in 2005. In 2005 the School District 20 K-12 campus was moved from the west side of the master plan to its current location at the southeast corner of the Wolf Ranch Master Plan. In 2005 the Parks Board approved Nor'wood Development's request to adjust the location of the community park site due to the relocation of the K-12 school campus (Exhibit C).

The current community park site and the proposed community site are owned by Nor'wood Development. The current community park site has not been dedicated to the City; therefore, the City does not have an ownership interest in the existing park site. As required in the Wolf Ranch Annexation Agreement and District Service Plan, Nor'wood Development is responsible for dedicating a community park site to the City.

The Wolf Ranch Master Plan Amendment is being administered through the City's Land Use Review Department. A public meeting was held within the Wolf Ranch neighborhood at the Ranch Creek Elementary School on March 12, 2014. The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on May 8, 2014. This item is expected to be considered by Planning Commission on July 17, 2014. It is anticipated that City Council will consider the proposed Master Plan Amendment in August 2014.

In accordance with Colorado Springs City Code, 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." (Ord. 1757; 1968 Code §1-159; Ord. 88-265; Ord. 97-99; Ord. 01-42)"

CURRENT STATUS:

Nor'wood Development has submitted to the Planning and Community Development Department a Major Master Plan Amendment to the Wolf Ranch Master Plan (Exhibit A). The current Wolf Ranch Master Plan identifies a 26.31-acre community park site near the intersection of Tutt Blvd. and Wolf Village Drive. The Master Plan Amendment proposes an alternative location for the community park to be located along Cottonwood Creek just south of Research Parkway, adjacent to the proposed School District 20 K-12 campus.

The current community park site is proposed to be developed with 74 new single family lots, as well as an additional metro district park site, open space and wetland/stormwater detention pond. The additional metro district park site is to be built by Nor'wood Development and owned and maintained by the Old Ranch Metropolitan District.

The Wolf Ranch Master Plan area is projected to include a maximum of 8,160 residential units. Parkland dedication requirements at the master plan level are based upon the average density of each planned density area. The average density of each planned area results in a projection of approximately 7,372 units within the Wolf Ranch Master Plan area. Approximately 5,434 units will be developed at a density less than 8 units per acre requiring parkland dedication of 0.02325 acres per unit. Approximately 1,947 units will be developed at a density greater than 8 units per acre requiring parkland dedication of 0.01650 acres per unit. Based upon the average densities and number of projected residential units, the total parkland dedication requirement for the Wolf Ranch Master Plan area is projected to be 158.48 acres.

The proposed Wolf Ranch Master Plan Amendment includes 26.97 acres of neighborhood parkland, a 25.47 acre community park, and 267.13 acres of open space and trail corridors (only partial credit is given for open space and trail corridor dedication). In addition, the Master Plan identifies 11.32 acres of metro district pocket parkland (no parkland credit is given for the metro district pocket parks). Consistent with the current Wolf Ranch Master Plan, the proposed Master Plan amendment includes five public neighborhood parks and one public community park site. In accordance with the adopted 2005 Wolf Ranch Master Plan, the City is responsible for constructing and maintaining three of the neighborhood parks and the community park. The Old Ranch Metropolitan District is responsible for constructing and maintaining two neighborhood parks, the open space areas, trail corridors and pockets parks within the Wolf Ranch Master Plan area. (Attachment D).

Dedication of the five neighborhood parks, the community park, trails corridors and open space areas will meet the required park land dedications within Wolf Ranch. Several additional parks exist within the Wolf Ranch Master Plan that are metro district pocket parks. The pocket parks are constructed and maintained by the Old Ranch Metropolitan District for the benefit and enjoyment of District residents and the general public, but do not receive park credit.

The 2000 Parks, Recreation and Trails Master Plan provides a framework for decision making for planning community parks throughout the City. In accordance with the current Parks, Recreation and Trails Master Plan,

“Community parks are generally 25 to 100 acres in size and are intended to serve the needs of several neighborhoods as well as community-wide needs. Community parks provide active recreational facilities such as athletic fields, swimming pools, community recreation buildings and/or other special features that cannot be readily accommodated in neighborhood parks. In addition to the highly developed sports facilities, community parks typically provide large areas for open play, walking, and other non-programmed uses. There is currently, however, no restriction on the amount of facilities development that can occur within a community park setting. The service radius for community parks

is considered to be 2.0 miles, as these parks are intended to serve a much larger area than neighborhood parks.”

The 2000 Parks, Recreation and Trails Master Plan identified the following standards for community park sites:

Community Park Purpose/Function: Community parks should service as a focal point for community wide activities and provide facilities that are less appropriate for neighborhood parks due to noise, lights, traffic, etc... Often opportunities exist to reserve large group picnic areas. Should maintain a balance between programmed sports facilities and other community activities such as gardens, plazas, etc...

Community Park Site Characteristics: Sports and facilities and other athletically programmed areas should be limited to a maximum of 50% of the total park area, including parking. Portions of the site should have gentle sloping topography to accommodate active sports fields and open turf areas for passive recreation

Community Park Service Area/Access: Community parks should have a 2.0 mile service radius; parkland standard of 3.0 acres/1000 people, good access from an arterial street and direct access to regional trail system.

Status of current community park ownership throughout the City: The City currently owns and maintains seven developed community parks: America the Beautiful Park, Cottonwood Creek Park, Memorial Park, Monument Valley Park, Quail Lake Park, Rampart Park, and Wilson Ranch Park. In addition, the City owns and maintains one partially developed community park: Coleman Park. The City currently owns two undeveloped community park sites (Venezia and Skyview) One additional undeveloped community park site (Banning Lewis Ranch Community Park) is to be owned, constructed and maintained by a special district. Three future community park sites are identified within existing development master plans including: Wolf Ranch Master Plan, Flying Horse Master Plan and Indigo Ranch. These three community park sites are not owned by the City but are planned to be dedicated to the City in the future. (See attached chart for additional information).

<u>Community Parks</u>	<u>Status</u>	<u>Date Acquired</u>	<u>Acreage</u>
America the Beautiful Park	Developed	2003	16.90
Norman Coleman Park	Partially developed	1995	54.01
Cottonwood Creek Park	Developed	1985	77.13
<i>Flying Horse Park</i>	<i>Proposed</i>	*	20.94
<i>Indigo Ranch Park</i>	<i>Proposed</i>	*	15.26
Memorial Park	Developed	1912	196.07
Monument Valley Park	Developed	1907	153.33
Quail Lake Park	Developed	1974	113.02
Rampart Park	Developed	1984	78.44
Sky View Park	Undeveloped	2005	20.36
John Venezia Park	Undeveloped	2006	29.51
Wilson Ranch Park	Developed	1997	11.44
<i>Wolf Ranch Park</i>	<i>Proposed</i>	*	26.31

*Indicates Master Planned Community parks not owned by the City

Status of City park development: The City has a backlog of park development needs. Development costs for community parks typically range from \$200,000-\$300,000 per acre,

suggesting a total estimated cost of \$27-\$41 million to complete the current list of community parks. Development of these community park sites is subject to the availability of capital funding for park construction and availability of ongoing maintenance funding. Venezia Community Park has been prioritized as the next community park to be developed by the City. The Parks Department engaged the Briargate community in a public master plan process to develop a vision for Venezia Park in 2007-2008. Construction of Venezia Park was slated to begin in 2009, but challenging economic times coupled with funding cuts delayed construction. Funding to develop and maintain this priority park remains uncertain.

The City has two sports complex sites that are owned by the City but not yet developed (Ochs Sports Complex and Tutt Sports Complex) with an estimated construction cost of approximately \$20 million.

<u>Sports Complexes</u>	<u>Status</u>	<u>Date Acquired</u>	<u>Acreage</u>
Gossage Youth Sports Complex	Developed	1992	36.85
Lawrence Ochs Sports Complex	Undeveloped	2003	60.32
Sky View Adult Softball Complex	Developed	1990	40.95
Tutt Sports Complex	Undeveloped	2000	22.20
Leon Young Youth Ballfield Complex	Developed	1986	24.89

Furthermore, the City has several neighborhood park sites located across the community and one large regional park (Jimmy Camp Creek Park) that are undeveloped.

Given the current backlog of park development and limited capital and operating revenue, it is highly unlikely that Wolf Ranch Park Community Park will be developed in the near future.

Status of current parkland dedication at Wolf Ranch: Approximately 15% of the Wolf Ranch Master Plan area has been developed. As of the end of April 2014, approximately 1,238 residential units have been platted (or approved), requiring a total parkland dedication of approximately 27.93 acres. To date one public neighborhood park site has been dedicated to the City (Westcreek Park), comprised of 5.41 acres. In addition, approximately 8.32 acres of district owned and maintained parkland has been provided by Nor'wood Development. The remaining parkland dedication requirement for the Wolf Ranch Master Plan will be met in a manner consistent with the approved Wolf Ranch Master Plan.

Summary of Current Platted Lots within Wolf Ranch

Lots on the ground 1238

Density less than 8 du/acre – 1,111 lots

Density greater than 8 du/acre – 127 lots

Approved – not yet platted

Density less than 8 du/acre – 43 (Villages at Wolf Ranch filing no 24)

Density greater than 8 du/acre – 43 (Townhomes at Wolf Ranch Phase 1)

Timing of park land dedication: The City Zoning Code does not specify when land should be dedicated (transferred) to City ownership. Land dedication for neighborhood parks is typically delayed until such time that adjacent streets and surrounding residential areas are platted. Dedication of community park sites and the transfer of property to City ownership is typically delayed until such time as the City is prepared to develop the park or the master plan area is nearing full build-out. As a general rule, the City delays acceptance of vacant parkland to reduce liability and maintenance expenses.

Evaluation of proposed Master Plan Amendment:

Park staff has evaluated the Wolf Ranch Master Plan Amendment and the proposed community park site location per the criteria established within *The 2000 Parks, Recreation and Trails Master Plan*. For evaluation purposes, this analysis includes a comparison to the current community park location.

Ownership of Current and Proposed Community Park Sites:

The current community park site and the proposed community site are owned by Nor'wood Development Group.

Site Analysis:

Vehicular Access – Exhibit D

Proposed site--

Vehicular access to the proposed community park site is via Research Parkway. Research Parkway is a principle arterial with direct access to Powers Boulevard to the west and future direct access to Black Forest Road to the east. Research Parkway does not currently extend to the proposed park site. Nor'wood Development has committed to extend Research Parkway to the proposed community park site, at the request of the Parks Department, prior to development of the park site or within six months of the Department's request.

Current site--

Vehicular access to the existing community park site is via Tutt Boulevard and Wolf Ranch Drive. These two residential streets connect to Research Parkway (major arterial) to the south and Cordera Parkway (minor arterial) to the east. Traffic volumes generated by the adjacent elementary school on Tutt Boulevard currently result in high traffic congestion before and after school. Given the amount of traffic typically generated by community park sites, direct access onto a principle arterial is preferred.

Pedestrian/Trail Access – Exhibit E

Proposed site--

Pedestrian/trail Access to the proposed community park site is via the planned Cottonwood Creek Trail and Research Boulevard Trail. The Cottonwood Trail is a Tier I Trail Corridor that provides connections to the regional trail system. Additional neighborhood connections within Wolf Ranch, as well as the Powers Corridor Trail (Cordera Trail) provide a network of trails that will provide trail access to the proposed community park site.

Current site--

Pedestrian/trail access to the existing community park site is via the Powers Corridor Trail (Cordera Trail) as well as a network of trails within the Wolf Ranch and Cordera Master Plans. The Powers Corridor Trail is identified as a Tier II Trail.

Both park sites afford good trail access. The proposed community park site offers superior regional trail access. The current community park site affords superior neighborhood trail access. Both park sites will also be connected to surrounding neighborhoods via an extensive network of sidewalks.

Adjacent Land Use

Proposed site--

The proposed park site is bordered by Research Parkway to the north, a School District 20 K-12 campus to the east, a tributary of Cottonwood Creek and open space to the west, and a second tributary of Cottonwood Creek to the south. The proposed community park location provides adequate buffering from the lights, noise, and traffic typically associated with community parks – especially for late night ball games or community wide events. Issues associated with park users parking in residential areas would be very limited.

The adjacent open space along the west and south boundaries of the proposed community park site offer expanded open space related recreation opportunities such as nature trails, environmental interpretation, bird watching, etc... The adjacent open space increases the effective acreage of the proposed community park site by approximately 75%, increasing opportunities for both passive and active recreation.

The School District 20 K-12 campus, located immediately to the east of the proposed community park site, affords partnership and shared use opportunities. These opportunities may include shared parking, shared sports field use, etc. Park staff has met with District 20 and confirmed the District's interest in jointly exploring shared use opportunities to minimize capital investment costs and decrease long term operational costs for both the school district and the City.

Current site—

The existing park site is bordered by residential development to the north and south, residential and elementary school to the east, and residential to the west. Park users are likely to park on residential streets. The contextual land use of the existing park site is well suited for a neighborhood park. The proposed community park site offers superior buffering from the lights, noise and traffic typically associated with community parks.

Current Uses

Proposed site—

The proposed community park site is vacant and largely undisturbed. Some limited social use occurs by adjacent neighbors.

Current site—

The existing community park site is vacant with some disturbance due to grading. A well-used neighborhood dog park is established on the property. The dog park was permitted by Nor'wood Development and constructed through local volunteer efforts.

Vegetation and soils

Proposed site—

Vegetation and Soils: The proposed community park site is comprised of native grasses and limited shrubs. The adjacent open space includes riparian corridors. Soils are predominantly sandy and acceptable for park development. (Exhibit F)

Current site—

Vegetation on the existing community park site is predominately native grasses with significant disturbed areas due to past grading. Soils on the existing community park site are also predominantly sandy and acceptable for park development. (Exhibit G)

Topography – Exhibit H

Proposed site—

The proposed community park site is largely flat, with a gentle slope to the south. The average gradient on the proposed park site is 3.5%. The gentle sloping topography of the proposed park site is well suited to accommodate active sports fields and open turf areas for passive recreation.

Current site—

The existing community park site is undulating. The average gradient on the existing park site is 5%. The existing community park site is conducive to the development of active sports fields and open turf areas but will require additional grading.

Utility Connections:

Proposed site—

The proposed park site will be served by future water and electrical utility extensions in Research Parkway. The proposed park site and School District 20 K-12 campus will be served by a sanitary sewer extension from the south (in the vicinity of Cow Poke Road) Nor'wood Development has committed to extending all necessary utilities to the proposed community park site, at the request of the Parks Department, prior to development of the park site or within six months of the Department's request.

Current site—

The existing community park has all necessary utilities (water, waste water, and electric) readily available within the existing adjacent neighborhood streets (Tutt Blvd. and Wolf Ranch Drive).

Views –

Both sites offer excellent views predominantly to the west and south.

Service Area Analysis:

In accordance with the *2000 Parks, Recreation and Trails Master Plan*, community parks are intended to serve residents within a 2-mile service radius of a community park site. Each community park site is intended to serve 8,042 acres. Available Census and GIS data is used to estimate and evaluate existing and projected population, density of development, and gaps in service.

Current Residents/Population within 2-mile Service Area:

Census Data (2010) was analyzed to determine the number of existing residents and future residents within the 2-mile service radius for the proposed community park site. The Census blocks provide an average number of residents within a given area. Since the areas covered by the Census blocks do not exactly correspond with the limits of the 2-mile service radius, Census blocks were truncated at the edges of the 2-mile service radius and remaining proportions of the Census blocks were proportionally used to estimate the number of residents within the service radius.

Proposed Community Park Site: Using available GIS tools and 2010 Census data, the existing population currently residing within the proposed community park site service area is approximately 18,875. (Exhibit I)

Current Community Park Site: Using available GIS tools and 2010 Census data, the existing population within the current community park site service area park is approximately 27,432. (Exhibit J)

Population Projections in Undeveloped Areas within 2-mile Service Area:

Within the 2-mile service radius for the proposed community park site are numerous undeveloped, master planned residential developments. Using GIS tools and data gathered from multiple development master plans within the 2-mile community park service radius, the number of future residents within the service radius can be projected. It is important to note that portions of the community park service area include unincorporated areas outside the current City limits. Development data is not available within these areas to estimate the number of future residents in unincorporated areas. It should be noted that these unincorporated areas may be annexed into the City at some point in the future and developed at higher densities than currently exist. (Exhibit K)

Proposed Community Park Site: Based upon available information, the number of future residents within the proposed community park site service area is projected to be 16,962.

Current Community Park Site: Using the same methodology and available data, the number of future residents within the current community park site service area is projected to be 16,467.

Total Population Projections within 2-mile Service Area:

Proposed Community Park Site: Based upon current available data, the total number of existing residents and future residents in master planned areas within the proposed community park site service radius is estimated to be 35,836.* or an estimate density of approximately 4.6 residents per acre.

Current Community Park Site: The total number of existing residents and future residents in master planned areas within the current community park site service radius is estimated to be 43,899* or an estimate density of 5.5 persons per acre.

Service Area Overlap with Other Community Park Sites (Exhibit L)

Proposed Community Park Location:

A portion of the proposed park site area overlaps with the service areas of other community park sites in the community. The closest other community park, Indigo Ranch Park site, is located approximately 9,980 feet from the proposed community park site. Residents that live in these overlapping service areas are already being served by other park sites (existing and future). The portion of the proposed community park site that does not overlap with other community park sites is approximately 3,506 acres. The existing and projected population projected to live within this otherwise unserved area is estimated to be 16,126* residents.

Current Community Park Site:

A portion of the current park site area overlaps with the service areas of other community park sites in the community. The closest other community park, Venezia Community Park site, is located approximately 8,260' from the current community park site. Nearly ½ of the current community park service area overlaps with the Venezia Community Park service area. Residents that live in these overlapping areas are already being served by other park sites (existing and future). The portion of the current community park site that does not overlap with other community park sites is approximately 3,038 acres. The existing and projected population projected to live within this otherwise unserved area is estimated to be 15,907* residents.

*Note this project population estimate could increase substantially if portions of the 2-mile service area that are currently outside the City limits were annexed and developed at a higher density.

Summary of Service Analysis:

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 will provide service to more existing and future residents that are not currently being served by other community park sites.

Public Process:

The public input process for this proposed Master Plan Amendment is being administered through the City's Land Use Review Department. A public meeting was held within the Wolf Ranch neighborhood at the Ranch Creek Elementary School on March 12, 2014. Post cards were sent to addresses within 1,000 ft. of both the current park site and the proposed park site. The site has been posted with signs identifying the proposed Master Plan Amendment with meeting dates and locations. The Land Use Review Department has been receiving comments from the neighborhood and surrounding community. (Exhibit M)

The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on May 8, 2014. The Parks and Recreation Advisory Board meeting provides an opportunity for public comment. Post cards have been sent to addresses within 1,000 ft. of both the current and proposed community park sites. Signs were posted at the current community park site and the proposed park site in advance of the Board meeting. In addition, Nor'wood Development has posted meeting notifications on social media networks within the Wolf Ranch Development regarding the May 8, 2014 Parks and Recreation Advisory Board Meeting.

This item is expected to be considered by Planning Commission on July 17, 2014. It is anticipated that City Council will consider the proposed Master Plan Amendment in August 2014. The Planning Commission Meeting and City Council Meeting provide additional opportunities for public comment.

City staff has received numerous comments, both in favor and in opposition to the proposed Master Plan Amendment. The majority of comments received from neighbors who reside in close proximity to the current community parks site have expressed strong opposition to the proposed master plan amendment. All comments received to date are attached for the Board's review. (Exhibit M)

STAFF RECOMMENDATION:

Staff has reviewed the proposed Master Plan Amendment and evaluated the proposed community park site. The proposed community park site substantially meets the goals and objectives of the 2000 Parks, Recreation, Trails and Open Space Master Plan. The proposed community park site is suitable for future park development – offering advantages such as proximity to open space, buffers from adjacent residential areas, and potential shared uses with the adjacent School District 20 K-12 campus. The proposed park site will serve a significant number of existing and future residents within the 2-mile service radius, including an estimated 16,126 residents that are not currently being served by other community park sites.

Staff has reviewed the proposed Wolf Ranch Master Plan Amendment and recommends approval of the location of the proposed community park site.

ACTION NEEDED BY THE BOARD:

A motion approving the location of the proposed community park site as proposed within the Wolf Ranch Master Plan Amendment.

PARTIES NOTIFIED OF THIS MEETING:

Meggan Herrington, City Development Review
Ralph Braden, Nor'wood Development
Jim Nass, Nass Design Associates
Public Notification via Post Card Mailing and Sign Posting

Attachment A - Vicinity Map
Attachment B: Wolf Ranch Development
Attachment C: City and Metro District Parks
Exhibit A: Proposed Wolf Ranch Master Plan
Exhibit B: Current Wolf Ranch Master Plan
Exhibit C: Parks and Recreation Advisory Board Minutes – May 2005
Exhibit D: Vehicular Access
Exhibit E: Pedestrian/Trail Access
Exhibit F: Vegetation and Soils, Proposed Site
Exhibit G: Vegetation and Soils, Current Site
Exhibit H: Topography
Exhibit I: Park Service Area- Proposed Site
Exhibit J: Park Service Area – Current Site
Exhibit K: Service Area – Undeveloped Area
Exhibit L: Service Area Overlap
Exhibit M: Public Comments

ACTION ITEMS

1. Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment

Chris Lieber, Manager of Design, Development and TOPS, introduced Meggan Herrington, Principal Planner with City Development Review, who provided a PowerPoint presentation regarding the proposed master plan amendment. (See attached presentation)

Nor'wood Development has requested a major amendment to the Wolf Ranch Master Plan. The proposed Master Plan Amendment includes relocation of the master planned community park site to an alternative location within the Wolf Ranch Master Plan area. The proposed amendment does not include or require any changes in parkland dedication requirements.

The Wolf Ranch Master Plan was originally approved in 2001 and has been amended several times, including a minor adjustment in the location of the master planned community park site in 2005. In 2005 the School District 20 K-12 campus was moved from the west side of the master plan to its current location at the southeast corner of the Wolf Ranch Master Plan. In 2005 the Parks Board approved Nor'wood Development's request to adjust the location of the community park site due to the relocation of the K-12 school campus.

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 Master Plan Amendment proposes an alternative location for the community park to be located along Cottonwood Creek just south of Research Parkway, adjacent to the proposed School District 20 K-12 campus.

The current community park site and the proposed community site are owned by Nor'wood Development. The current community park site has not been dedicated to the City; therefore, the City does not have an ownership interest in the existing park site. As required in the Wolf Ranch Annexation Agreement and District Service Plan, Nor'wood Development is responsible for dedicating a community park site to the City.

The proposed Wolf Ranch Master Plan Amendment includes 26.97 acres of neighborhood parkland, a 25.47 acre community park, and 267.13 acres of open space and trail corridors (only partial credit is given for open space and trail corridor dedication). In addition, the Master Plan identifies 11.32 acres of metro district pocket parkland (no parkland credit is given for the metro district pocket parks). Consistent with the current Wolf Ranch Master Plan, the proposed Master Plan amendment includes five public neighborhood parks and one public community park site. In accordance with the adopted 2005 Wolf Ranch Master Plan, the City is responsible for constructing and maintaining three of the neighborhood parks and the community park. The Old Ranch Metropolitan District is responsible for constructing and maintaining two neighborhood parks, the open space areas, trail corridors and pocket parks within the Wolf Ranch Master Plan area.

Dedication of the five neighborhood parks, the community park, trails corridors and open space areas will meet the required park land dedications within Wolf Ranch. Several additional parks exist within the Wolf Ranch Master Plan are metro district pocket parks. The pocket parks are constructed and maintained by the Old Ranch Metropolitan District for the benefit and enjoyment of District residents and the general public, but do not receive park credit.

Given the current backlog of park development and limited capital and operating revenue, it is highly unlikely that Wolf Ranch Park Community Park will be developed in the near future by the Parks Department.

The Wolf Ranch Master Plan amendment is being administered through the City's Land Use Review Department. A public meeting was held within the Wolf Ranch neighborhood at the Ranch Creek Elementary School on March 12, 2014. Post cards were sent to addresses within 1,000 ft. of both the current park site and the proposed park site. The site has been posted with signs identifying the

proposed Master Plan Amendment with meeting dates and locations. The Land Use Review Department has been receiving comments from the neighborhood and surrounding community.

The Parks and Recreation Advisory Board meeting also provides an opportunity for public comment. Meeting notices were sent to neighbors and signs were posted at both locations (current and proposed park sites) in advance of this meeting. In addition, Nor'wood Development had posted meeting notifications on social media networks within the Wolf Ranch Development regarding this meeting.

This item is expected to be considered by the Planning Commission on July 17, 2014. It is anticipated that City Council will consider the proposed Master Plan Amendment in August 2014.

City staff has received numerous comments, both in favor and in opposition to the proposed Master Plan Amendment. The majority of comments received from neighbors who reside in close proximity to the current community park site have expressed strong opposition to the proposed master plan amendment. All comments received to date were included in the Board packet.

Staff has reviewed the proposed Master Plan Amendment and evaluated the proposed community park site. The proposed community park site substantially meets the goals and objectives of the 2000 Parks, Recreation, Trails and Open Space Master Plan. The proposed community park site is suitable for future park development – offering advantages such as proximity to open space, buffers from adjacent residential areas, and potential shared uses with the adjacent School District 20 K-12 campus. The proposed park site will serve a significant number of existing and future residents within the two-mile service radius, including an estimated 16,126 residents that are not currently being served by other community park sites. Staff recommended approval of the location of the proposed community park site as presented.

Ralph Braden with Nor'wood Development provided a PowerPoint presentation. (See presentation)

Don Smith, Consultant for School District 20, was present at the meeting to provide answers to Board members' questions.

Citizens who spoke "FOR" the Wolf Ranch Master Plan Amendment included: Mary Ann Peterson; Yvette Berakis; and Grace Corrington.

Chair Hilaire announced that the Board will break at this time and when they return, they will go to the Ceremonial Item since that is a time certain item at 10:00 a.m. After that, the Board will resume with "Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment" item.

Break: 9:51 a.m.

Reconvened: 10:05 a.m.

CEREMONIAL ITEM (at 10:00 a.m.)

➤ **Recognition of the Incline Friends**

Sarah Bryarly, Landscape Architect, recognized the Incline Friends for their support and donation for the Manitou Incline. Ms. Bryarly said that the Friends group hosted numerous volunteer projects; held several successful fundraising events; and were the #2 fundraiser through the 2013 Indy Give! campaign program.

On behalf of the Incline Friends, Sandy Yukman presented a check in the amount of \$60,000 towards the Enhancement Project at the Incline and said that the Friends group will continue to work with the Parks Department. Tim Bergsten and Janice Black with the Incline Friends were also present at the meeting.

Ms. Bryarly said that the above donation will go into a Gift Trust account for the Incline.

1. Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment (Continued)

Chair Hilaire reiterated the Board's purview on this item.

Citizens who spoke "AGAINST" the Wolf Ranch Master Plan Amendment included: Gayle Wentling; Kelly Peterson; John Zentner; Terry Owens; Ray Schindles; Randy Whittington; Laura Schofield; Cindy O'Connor; and Ji Young Smith.

Matt Veits, Keith Kirkby and Johnny Lee Smith, who were also against the Wolf Ranch Master Plan provided a PowerPower presentation. (See presentation)

The following citizens signed in to speak; however, they left the meeting prior to being called: Alex Tovar; Cecile Whittington; Justin Churchill; John Shirtz, Andrew Awtry; John Hart; Jon Rubinfeld; Jean Carlson; and Patty Kanaby.

John Maynard made a motion to approve the location of the proposed community park site as proposed within the Wolf Ranch Master Plan Amendment, incorporating the staff's recommendation. Motion seconded by Charles Castle.

Board member Maynard said that the reason for his motion is that "the vision that the Parks Board and staff have for a community park is different from what the residents have expressed for a park which would be located within their neighborhood. I believe that a community park should be developed much more intensively than what the residents would desire. Looking at features such as lighting, parking, traffic, noise, adult uses versus youth uses, programmed activities, including tournaments, etc., these are disruptive to neighborhoods when they are as close as where some of the neighbors attending this meeting are to this particular park."

Board member Maynard said that "it is important for community parks, whenever possible, to have arterial street access served by a traffic signal, which the proposed park has versus the existing park. I'm concerned from a park standpoint that if we were trying to develop this park and go through a neighborhood planning process we would not be able to develop this based on your input the way we think the community needs for it to be developed, and that's with a fairly intensive use. I see a lot of opportunity with the School District and more opportunity with the K-12 site than the elementary site. Infill sites are difficult and this is becoming an infill site. I would advise you that a certain number of single family homes, park and a trail system are better for you as a community than one that is a vacant lot that no one knows when it is going to be developed."

Board member Maynard said that when he visited this site without any information he had a totally different impression. He said that "the first impression was that a community park does not sit very well across from an elementary school site. Secondly, the street, Tutt Boulevard, I thought it was going to be an arterial street and the traffic calming that's there would promote a pedestrian access to the school, I thought that they were going to put another two-lanes on this instead of looking at Briargate Parkway. That's the vision which I had. There are fewer existing residents around the park today than anticipated. My number one concern is that Cordera trail needs to be connected to the elementary school because that's the service area of the school and to walk through an open field is probably inappropriate. There needs to be a formal connection and the sooner that happens, the better and I think there's a program now in place. Second question is how many existing residents will continue to have either open space or park adjacent to them and the proposal which I've seen from a developer, which is the purview of the City Planning Department addresses that to my satisfaction. I'm encouraged by the commitment by the developer to essentially perform on the Metropolitan District parks and those are the reasons why I support the change."

The Board voted on the above motion and carried by a 5 to 1 vote.

Ayes: Jackie Hilaire, Gary Feffer, Charles Castle, John Maynard, Hank Scarangella

Nays: Alex Johnson
Absent: Scot Hume, Mina Liebert

Break: 11:52 a.m.
Reconvened: 12:02 p.m.

NOTE: Board member Maynard left the meeting at 11:52 a.m. and returned at 12:30 p.m.

2. Request to Site Two Pieces of Public Art on Property

Paul Gesterling, Development Director for Pioneers Museum, said that the Downtown Partnership is coordinating two new donations of art pieces and was seeking approval from the Parks Board to place these pieces on Parks property in the Downtown area. The Public Art Commission reviewed and approved the donation requests at their May 6, 2014 meeting.

The two pieces were described as follows:

- 1) "Purple Coneflowers" by artist Christopher Weed is proposed to go in the Nevada Avenue median immediately west of City Hall. This is a memorial sculpture honoring Judy Noyes, a former City Council member and vocal advocate for the arts. The piece is the first planned purchase from the newly designated Judy Noyes Memorial Sculpture Purchase Fund. The fund is administered by Community Ventures, the non-profit board of the Downtown Partnership. Once the purchase is completed and the sculpture conveyed into the museum's outdoor sculpture collection, Community Ventures will also transfer the mandatory 10% maintenance fee.
- 2) "Play Date" by artist Melanie Piech is on display in Acacia Park as part of the current "Art on the Streets" exhibition. The sculpture and its location were selected as part of the jury process last spring. The artist has elected to donate the sculpture to the permanent collection when the exhibit ends in June. The sculpture is proposed to remain in its present location. The artist is conveying the sculpture directly into the public art collection and will pay the 10% maintenance fee.

Mr. Gesterling's PowerPoint presentation included full descriptions of both sculptures, along with images. ([See presentation](#))

Charles Castle made a motion to accept the proposed locations for the above sculpture donations. Motion seconded by Alex Johnson and carried unanimously.

Ayes: Jackie Hilaire, Gary Feffer, Charles Castle, Alex Johnson, Hank Scarangella
Nays: None
Absent: Scot Hume, Mina Liebert, John Maynard (absent during this item)

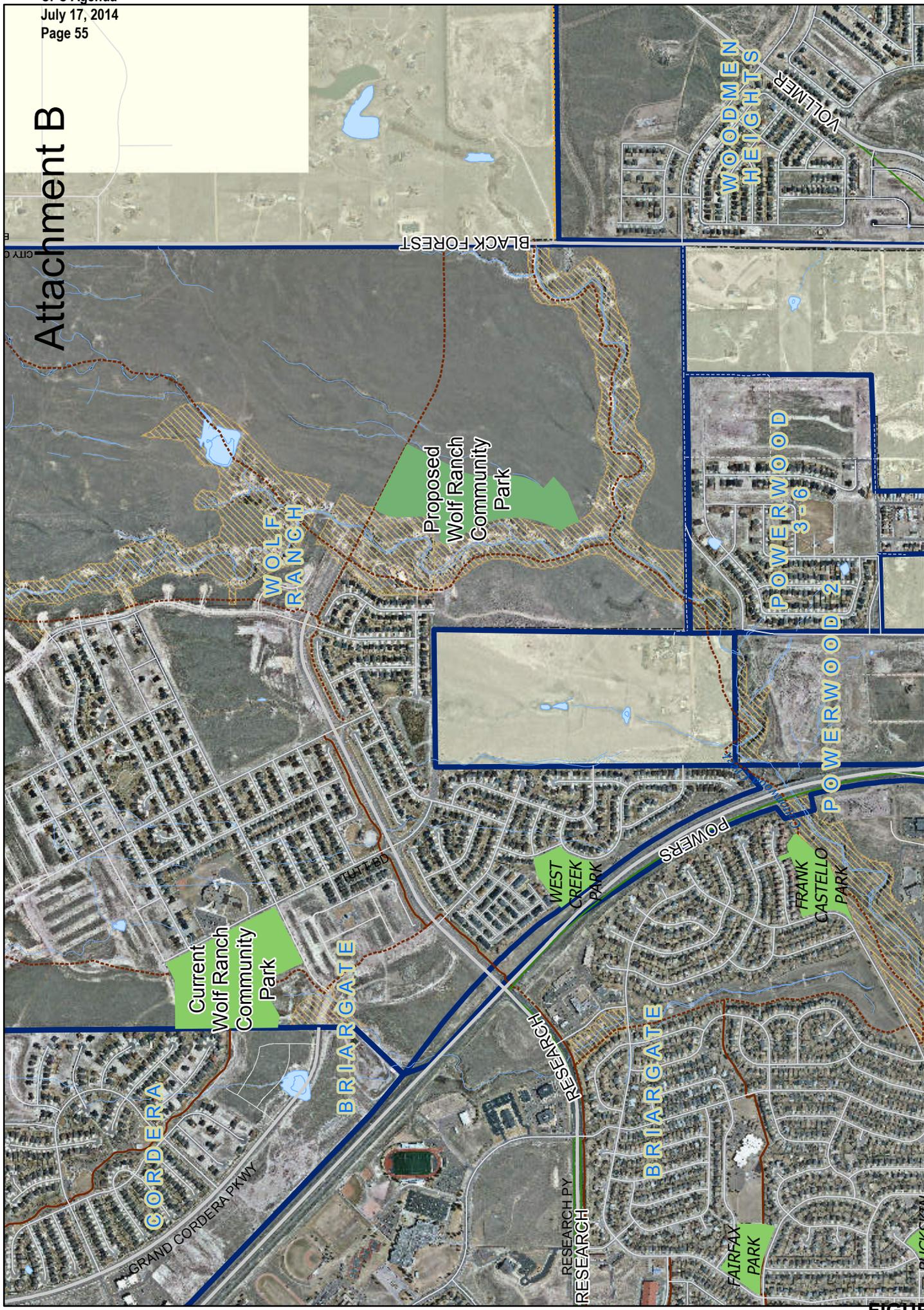
3. Camp Creek Drainage Project

Kurt Schroeder, Manager of Park Operations and Development, presented this item.

Camp Creek originates in a large watershed severely burned in the 2012 Waldo Canyon Fire. The drainage corridor extends through Garden of the Gods Park and Rock Ledge Ranch Historic Site, then down the median of 31st Street through the Pleasant Valley neighborhood to a confluence with Fountain Creek near U.S. Highway 24.

Summer 2013 rains produced high water levels, significant erosion and debris deposits in Garden of the Gods and Rock Ledge Ranch. Runoff and debris produced by the storms also damaged the lining of the large concrete channel along 31st Street that carries the creek through the Pleasant Valley neighborhood. The existing channel lacks the capacity to handle a 100-year flood, and a large number of homes and businesses within the adjacent mapped flood plain are at risk of flooding during a large storm event. The concrete lining in portions of the channel along 31st Street is in poor

Attachment B



State Plane Coordinates
 Colorado Central Zone
 NAD83, 56 Survey Foot
 Vertical Datum - NAVD83

Legend:

- Park/Sport Complex
- Cemetery/Golf Course
- Open Space
- Proposed Community Park
- Proposed Neighborhood Park
- Proposed Open Space
- Master Plan Boundary
- Rivers and Streams
- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Maitou Sp. Trail
- Planned County/Maitou Sp. Trail

NORWOOD WOLF RANCH SERVICE AREA

THIS MAP WAS PREPARED BY THE CITY OF COLORADO SPRINGS DEPARTMENT OF PARKS AND RECREATION & CULTURAL SERVICES. THE CITY OF COLORADO SPRINGS DEPARTMENT OF PARKS AND RECREATION & CULTURAL SERVICES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREIN. THE CITY OF COLORADO SPRINGS DEPARTMENT OF PARKS AND RECREATION & CULTURAL SERVICES IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS MAP.

SCALE: 1" = 1,250'

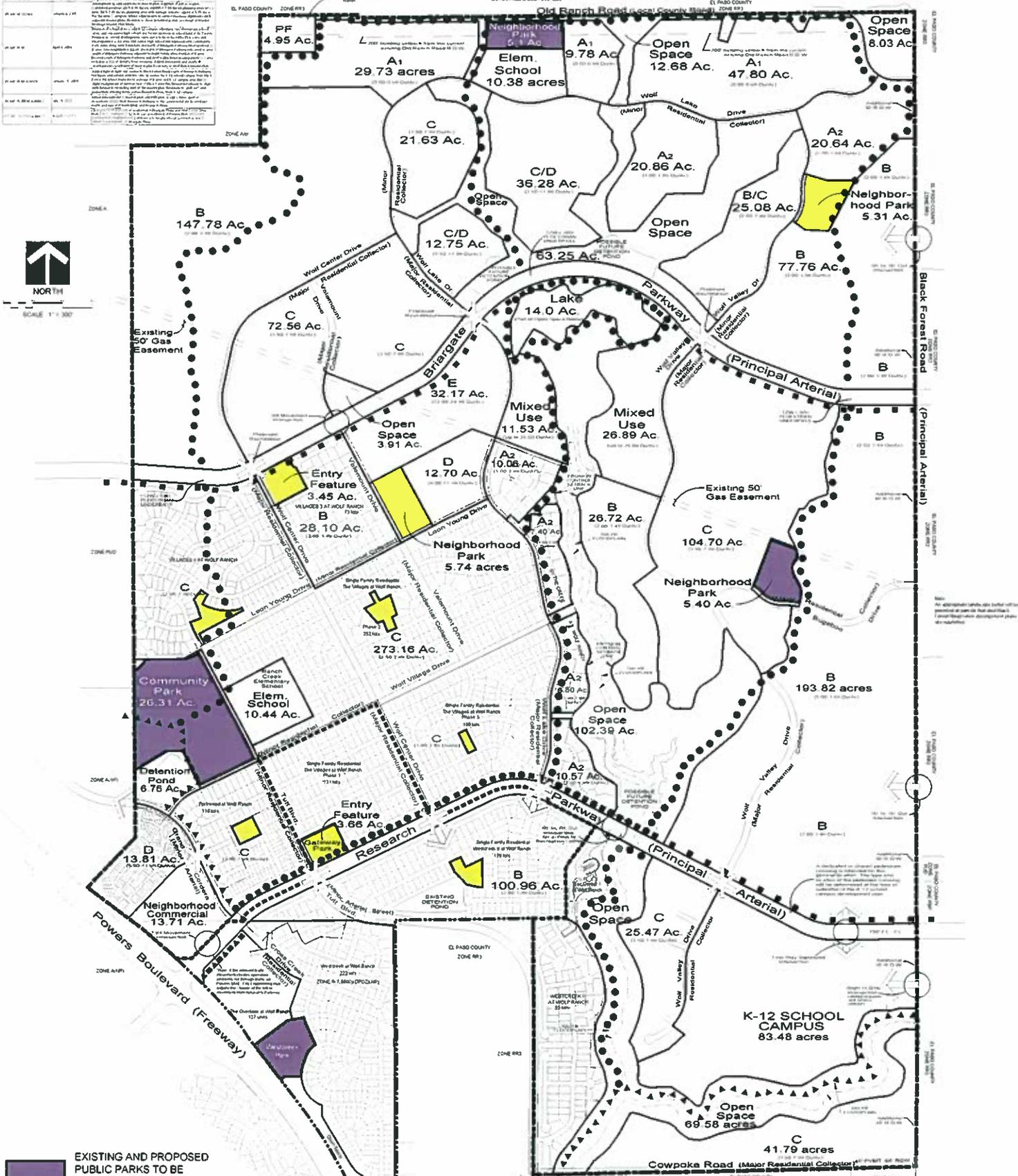
0 250 500 1,000 Feet

Date: 4/30/2014

FIGURE 3

Parcel ID	Area (Ac.)	Use
PF 4.95 Ac.	4.95	Public Park
A1 29.73 acres	29.73	Open Space
Neighborhood Park 10.38 acres	10.38	Public Park
A1 9.78 Ac.	9.78	Open Space
Open Space 12.68 Ac.	12.68	Open Space
47.80 Ac.	47.80	Open Space
Open Space 8.03 Ac.	8.03	Open Space
A2 20.64 Ac.	20.64	Open Space
Neighborhood Park 5.31 Ac.	5.31	Public Park
B/C 25.08 Ac.	25.08	Open Space
77.76 Ac.	77.76	Open Space
C/D 12.75 Ac.	12.75	Open Space
72.56 Ac.	72.56	Open Space
Entry Feature 3.45 Ac.	3.45	Public Park
Neighborhood Park 5.74 acres	5.74	Public Park
12.70 Ac.	12.70	Open Space
Mixed Use 11.53 Ac.	11.53	Mixed Use
Mixed Use 26.89 Ac.	26.89	Mixed Use
26.72 Ac.	26.72	Open Space
104.70 Ac.	104.70	Open Space
Neighborhood Park 5.40 Ac.	5.40	Public Park
193.82 acres	193.82	Open Space
Community Park 26.31 Ac.	26.31	Public Park
Elem. School 10.44 Ac.	10.44	Public Park
Detention Pond 6.78 Ac.	6.78	Public Park
13.81 Ac.	13.81	Open Space
Neighborhood Commercial 13.71 Ac.	13.71	Commercial
Entry Feature 3.86 Ac.	3.86	Public Park
100.96 Ac.	100.96	Open Space
25.47 Ac.	25.47	Open Space
K-12 SCHOOL CAMPUS 83.48 acres	83.48	Public Park
Open Space 69.58 acres	69.58	Open Space
41.79 acres	41.79	Open Space

Attachment C



- EXISTING AND PROPOSED PUBLIC PARKS TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS
- EXISTING AND PROPOSED PUBLIC PARKS TO BE OWNED AND MAINTAINED BY THE OLD RANCH METROPOLITAN DISTRICT



Master Plan WOLF RANCH
 Colorado Springs, CO
 A Master Planned Community by
 Norwood Development Group
 111 South Tejon Suite 222 Colorado Springs, CO 80903

EXISTING AND PROPOSED PUBLIC PARK LANDS

FIGURE 3

DATE: 05/12/2011
 DRAWN: J. COLE
 CHECKED: J. COLE
 SCALE: AS SHOWN

**COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD**

Date: February 10, 2005
Item Number: Subdivision - Item #6
Item Name: Wolf Ranch Master Plan Amendment

BACKGROUND:

The Wolf Creek Master Plan was approved by the Parks, Recreation & Cultural Services Advisory Board on May 10, 2001. This 1,651 acre subdivision is located in the northeast area of the city. The master plan contained 21.2 acres of neighborhood parks and 311.6 acres of community parks/open space. The park dedication requirement is 151.66 acres for the current master plan.

CURRENT STATUS:

Due to Academy School District No. 20 changing several some school locations, the existing master planned park sites will need to be relocated as well. Norwood Development Group has revised the master plan and will present the proposed changes. Staff has reviewed the changes and agrees with the new master plan.

STAFF RECOMMENDATION:

Staff recommends approval of the Wolf Creek master plan amendments as submitted.

ACTION NEEDED BY THE BOARD:

A motion to approve the Wolf Creek master plan amendments as submitted.

PARTIES NOTIFIED OF THIS MEETING:

Jim Nass, Nass Design Associates
Ralph Braden, Norwood Development Group

SUBDIVISION

Wolf Ranch Master Plan Amendment (Item #6)

Chris Lieber, Acting Manager of Design, Development and TOPS, briefly explained that the Wolf Creek Master Plan was approved by the Parks Board on May 10, 2001. This 1,651-acre subdivision is located in the northeast area of the city. The master plan contained 21.2 acres of neighborhood parks and 311.6 acres of community parks/open space. The park dedication requirement is 151.66 acres for the current master plan. Due to Academy School District No. 20 changing several school locations, the existing master planned park sites will need to be relocated as well.

Mr. Lieber introduced Jim Nass with the Nass Design Associate and Ralph Braden with the Norwood Development Group, who explained their revised master plan and presented the proposed changes. Staff has reviewed the changes and agrees with the new master plan.

Mr. Braden said that the Wolf Ranch Master Plan was approved in January 2002. Initially, the Wolf Ranch was annexed as a part of the Briargate Master Plan in the early 80's and this plan had included a high school site but the School District did not want it at that time. A year after the Wolf Ranch Master Plan was approved, the School District expressed that they did indeed need the school site. Since then, the Norwood and the School District have worked together and arrived at a concept site that would incorporate a K-12 Campus. The Norwood's concern was that they had to come up with the land for the school which they did not originally anticipate. Also, they had significantly over-dedicated in terms of park sites and open spaces. After reviewing their master plan to accommodate approximately 40-acre of school site while trying to maintain the overall level of density within the Wold Ranch and without affecting the integrity of the master plan, the have decided to cut back open space and relocate one of the neighborhood parks. However, the overall dedication of the park sites still shows that the Norwood still is over-dedicating to the City.

The Norwood still shows over-dedication for park and open space site in the overall requirement. But there has been some cutback on open space and one neighborhood park had to be relocated.

Jim Nass with the Nass Design Associates, which is the land planner for this project, explained the changes from the original master plan to the new master plan will be submitted to the City Planning the week of February 14th:

- Explained the original master plan that had been approved and the new master plan that included the proposed changes (i.e. K-12 Campus, school and relocated/removed park sites, etc.).
- Due to the addition of the K-12 Campus, some park sites were relocated.
- The community park site was moved from the original site and was relocated adjacent to the property boundary.
- All trail systems that were in the original master plan are still intact and all the connectivities are still there.
- In the Briargate Master Plan there had been a park site and an elementary school site. The school is now being incorporated into the K-12 Campus. The park left on the 27-acre parcel,

which is developable but separated by Cottonwood Creek, has been removed in the proposed master plan. The decision was made after speaking with Parks Department staff who indicated that a park in this location would not be an efficient use.

- In the other location where there was a park-elementary school site, that school had also been absorbed into the K-12 Campus. However, the neighborhood park site still remains there.
- After identifying the highest (central location) and the lowest (northern section of the Briargate Parkway) density areas, one of the three parks that were in the lowest density had been moved and relocated (or combined) in a higher residential density area to balance.
- Ultimately, the proposed master plan now has the two neighborhood parks in the Briargate Parkway area and the two neighborhood parks and a community park through the center of the master plan. K-12 Campus was identified as well. Also included in the plan is Westcreek Park, which was presented to the Board earlier by Mike Shafer.
- The open space is narrower; some of that has been recaptured back into the developable ground to try to mitigate loss from the K-12 Campus (83-acres) which was not planned before.

Chair Case asked for public input but there was none.

Mr. Nass and staff responded to the Board members' questions were:

- In response to the Board's questions, Mr. Nass explained density in an area, mix use area and A-2 units.
- K-12 Campus includes large portion of open areas/playing fields and the school will be maintained by School District #20.
- The net acreage of the developed parks, neighborhood parks and community parks are the same except for the loss of one neighborhood park site at 5 acres. The overall dedication is now at 300 acres, which is both park sites and open space.
- In terms of the Parks Department, the trail system/link is the most important and the K-12 Campus links to the trail system that leads to other park sites, neighborhood, etc. The proposed master plan clearly identifies the trail linkage.
- Not all City parks are adjacent to the school sites or will be with K-12 schools. The park-school sites would be based on a case by case situation. If possible, the Department will try to provide the trails to access these facilities.

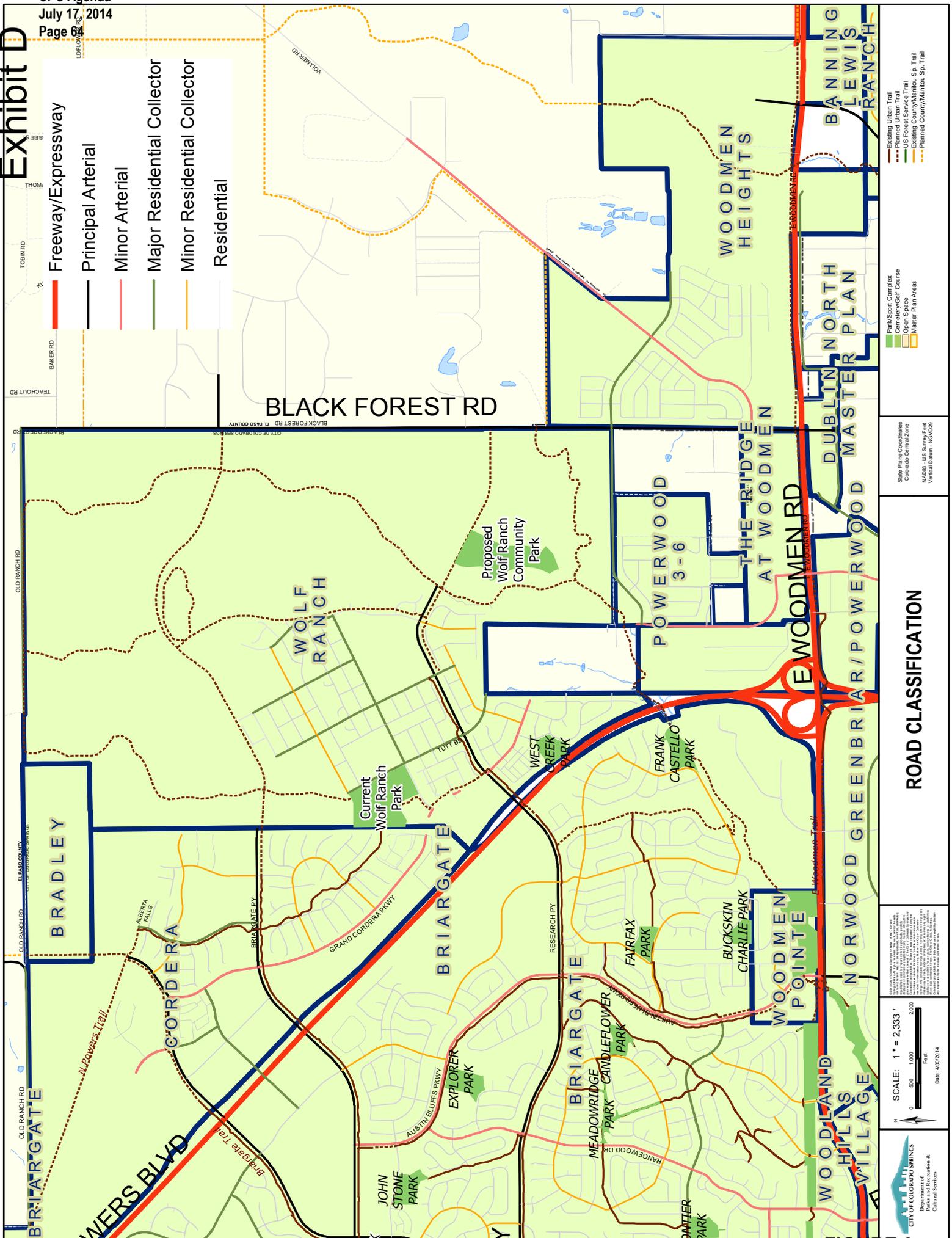
Larry Royal made a motion to approve the Wolf Creek master plan amendments as submitted. Motion seconded by Jim Schwerin and carried unanimously with Steve Harris recused.

Note: Steve Harris returned to the meeting at this point.

CIVA Charter School Development Plan (Item #7)

Chris Lieber, Acting Manager Design, Development and TOPS, said that this is a request for the Board's consideration of the CIVA Charter School's request to use of a portion of the adjacent open space for ballfields. The Board was requested to review the impacts on the park property. Also, if park property was developed and utilized by the School, it would require an agreement

Exhibit D



- Freeway/Expressway
- Principal Arterial
- Minor Arterial
- Major Residential Collector
- Minor Residential Collector
- Residential

Legend

- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- US Forest Service Trail - Sp. Trail
- Planned County/Multi-Use Sp. Trail

State Plane Coordinates
 Colorado Central Zone
 NAD83 - US Survey Foot
 Vertical Datum - NAVD83

Park/Sport Complex
■ Cemetery/Golf Course
■ Open Space
■ Water Park Areas

ROAD CLASSIFICATION

Scale: 1" = 2,333'

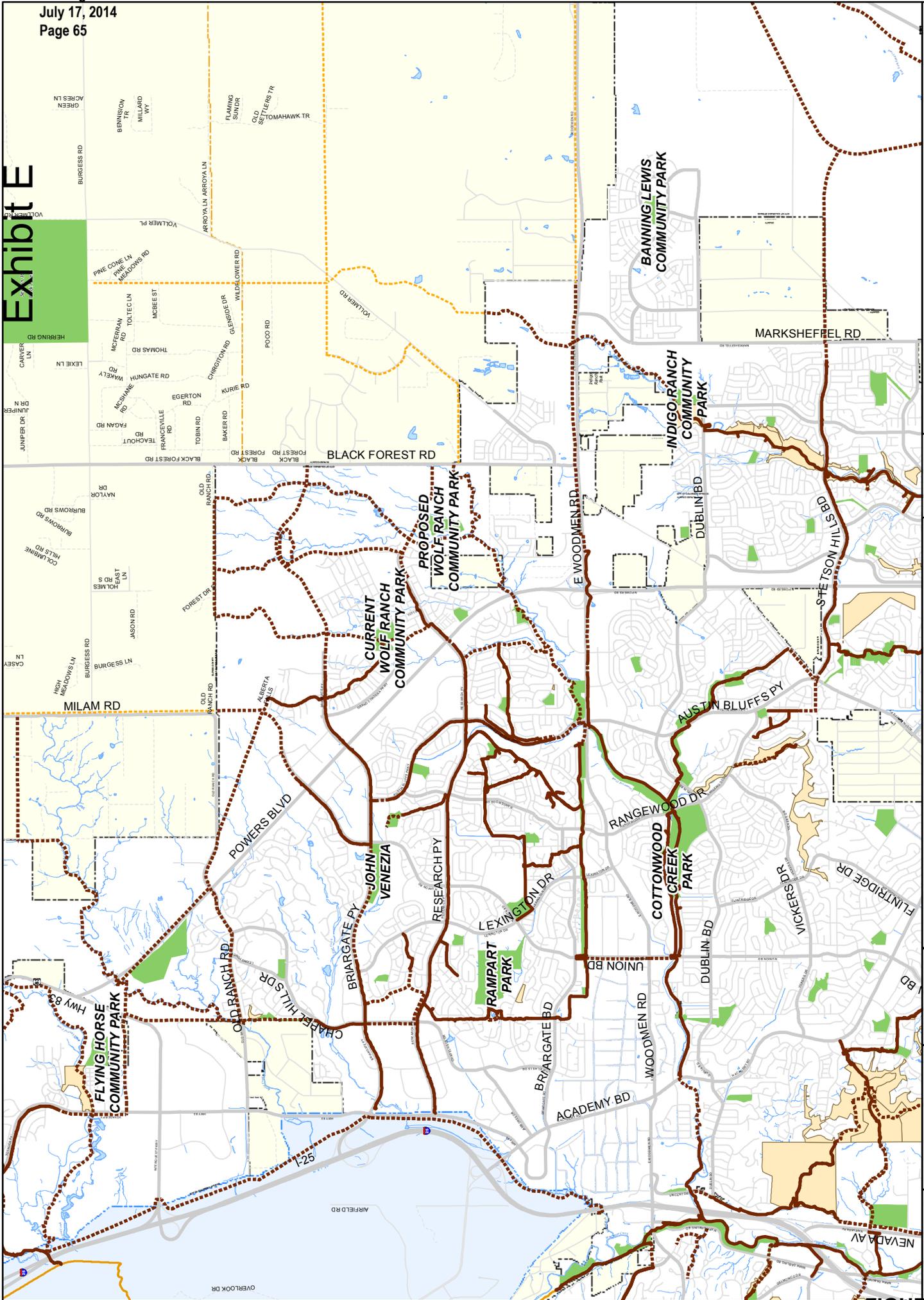
0 500 1,000 2,000 Feet

Date: 4/30/2014

CITY OF COLORADO SPRINGS
 Department of Parks and Recreation & Cultural Services

FIGURE 3

Exhibit E



NORTHEAST TRAILS MAP

Scale: 1" = 5,250'

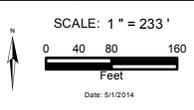
0 0.25 0.5 Miles
 0 0.25 0.5 Kilometers
 Date: 4/22/14

State Plane Coordinates
 Colorado Central Zone
 NAD83 - US Survey Feet
 Vertical Datum: NAVD83

- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Maitou Sp. Trail
- Planned County/Maitou Sp. Trail
- Park/Sport Complex
- Cemetery/Golf Course
- Open Space
- Unincorporated El Paso County
- Pike National Forest
- Municipality (other than Colo Spgs)
- Military Installation

FIGURE 3





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CURRENT WOLF RANCH COMMUNITY PARK

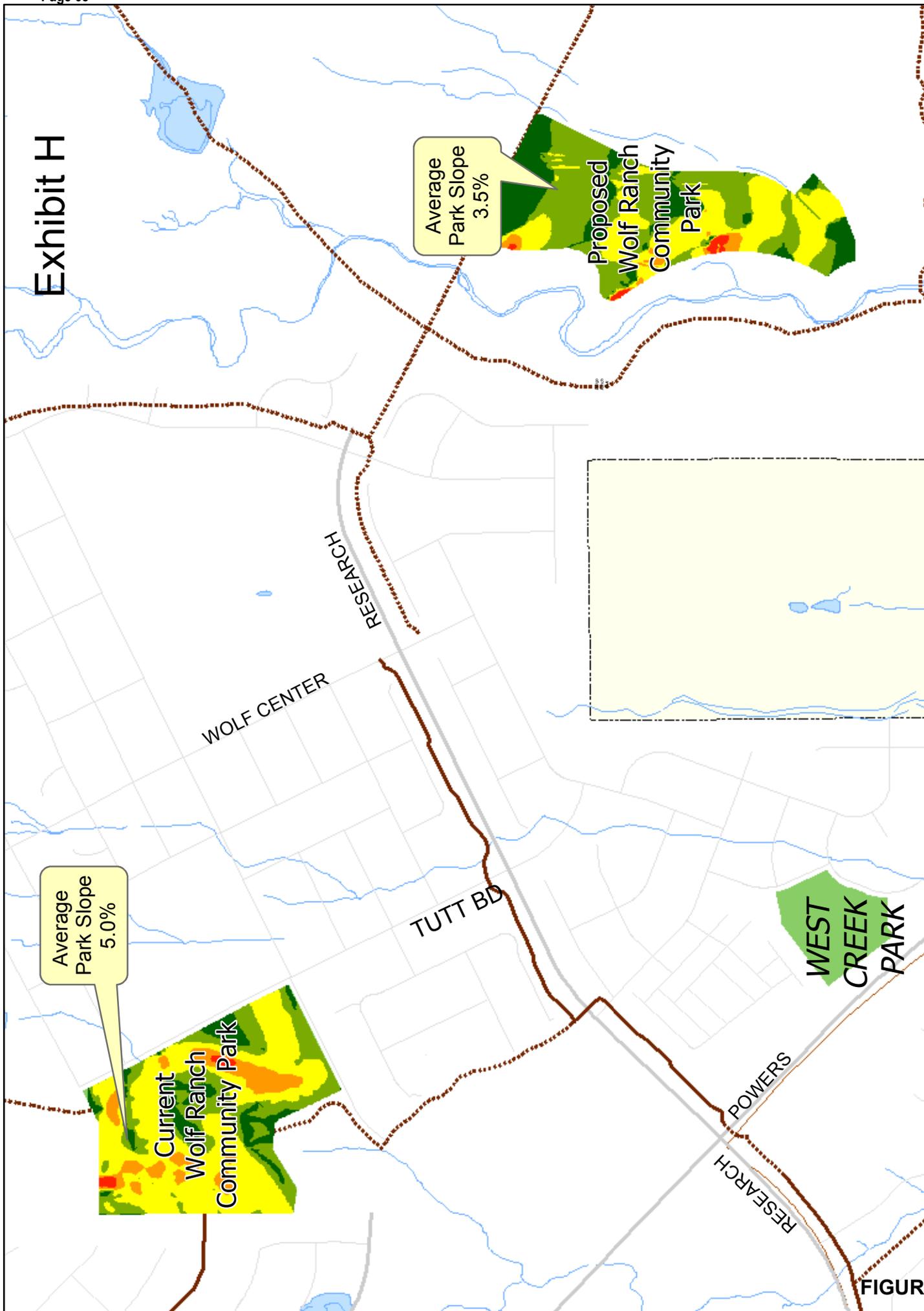
State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

- WOLF RANCH COMMUNITY PARK
- Existing Urban Trail
- Planned Urban Trail
- Roads

FIGURE 3

Exhibit H



Average
Park Slope
5.0%

Current
Wolf Ranch
Community Park

Average
Park Slope
3.5%

Proposed
Wolf Ranch
Community
Park

- Slopes (%)
- 0.0 - 2
 - 2.1 - 4
 - 4.1 - 8
 - 8.1 - 12
 - 12.1 - Greater
- Existing Urban Trail
 - Planned Urban Trail
 - US Forest Service Trail
 - Existing County/Mantou Sp. Trail
 - Planned County/Mantou Sp. Trail
 - Rivers and Streams

State Plane Coordinate
Colorado Central Zone
NAD83 - US Survey Feet
Vertical Datum: NGVD29

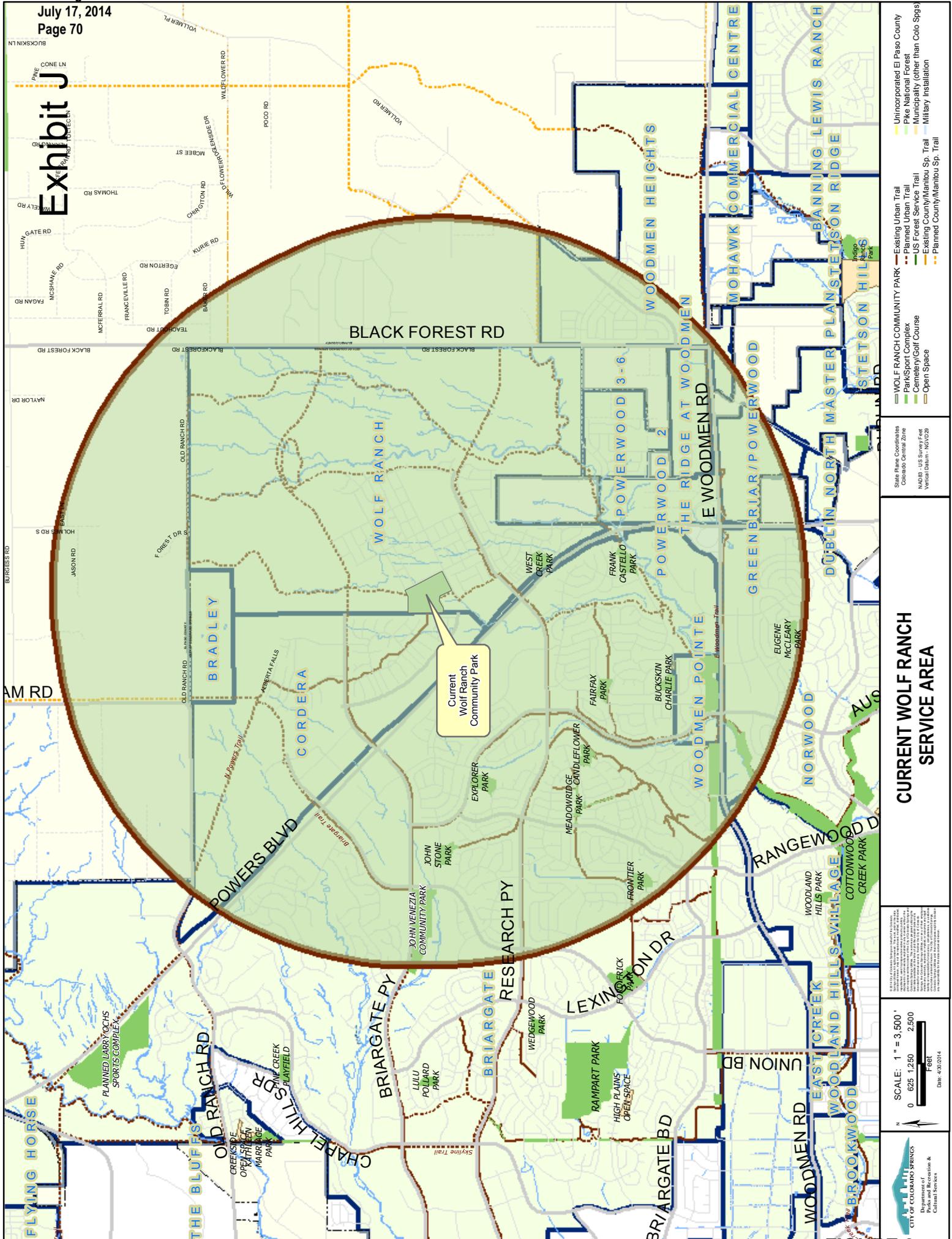
CURRENT/PROPOSED WOLF RANCH PARK SLOPE MAP

City of Colorado Springs
Department of Parks and Recreation &
Cultural Services



FIGURE 3

Exhibit J



- WOLF RANCH COMMUNITY PARK
- Existing Urban Trail
- Park/Sport Complex
- Cemetery/Golf Course
- Open Space
- State Park, Community Center, School Zone
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Waibou Sp. Trail
- Planned County/Waibou Sp. Trail
- Unincorporated El Paso County
- Pike National Forest
- Municipality (other than Colo Spgs)
- Military Installation

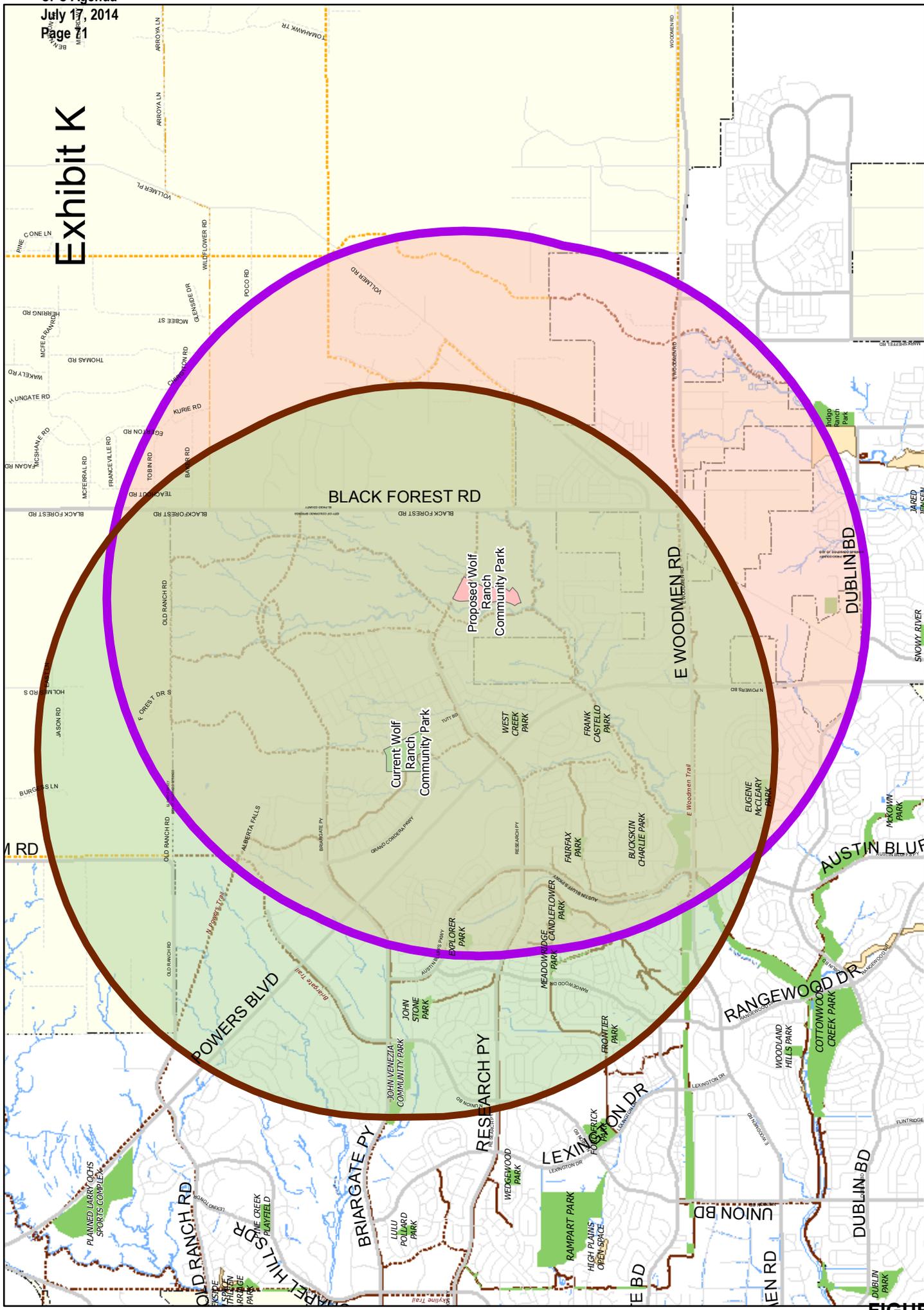
Scale: 1" = 3,500'
 0 625 1,250 2,500 Feet
 Date: 4/30/2014

CURRENT WOLF RANCH SERVICE AREA

City of Colorado Springs
 Department of Parks and Recreation & Cultural Services

FIGURE 3

Exhibit K



CURRENT/PROPOSED WOLF RANCH PARK SERVICE AREAS

■ WOLF RANCH COMMUNITY PARK
 ■ NORWOOD WOLF RANCH COMMUNITY PARK
 ■ Park/Sport Complex
 ■ Cemetery/Golf Course
 ■ Open Space
 ■ Existing Urban Trail
 ■ Planned Urban Trail
 ■ US Forest Service Trail
 ■ Existing County/Mantou Sp. Trail
 ■ Planned County/Mantou Sp. Trail
 ■ Unincorporated El Paso County
 ■ Pike National Forest
 ■ Municipality (other than Cole Spgs)
 ■ Military Installation

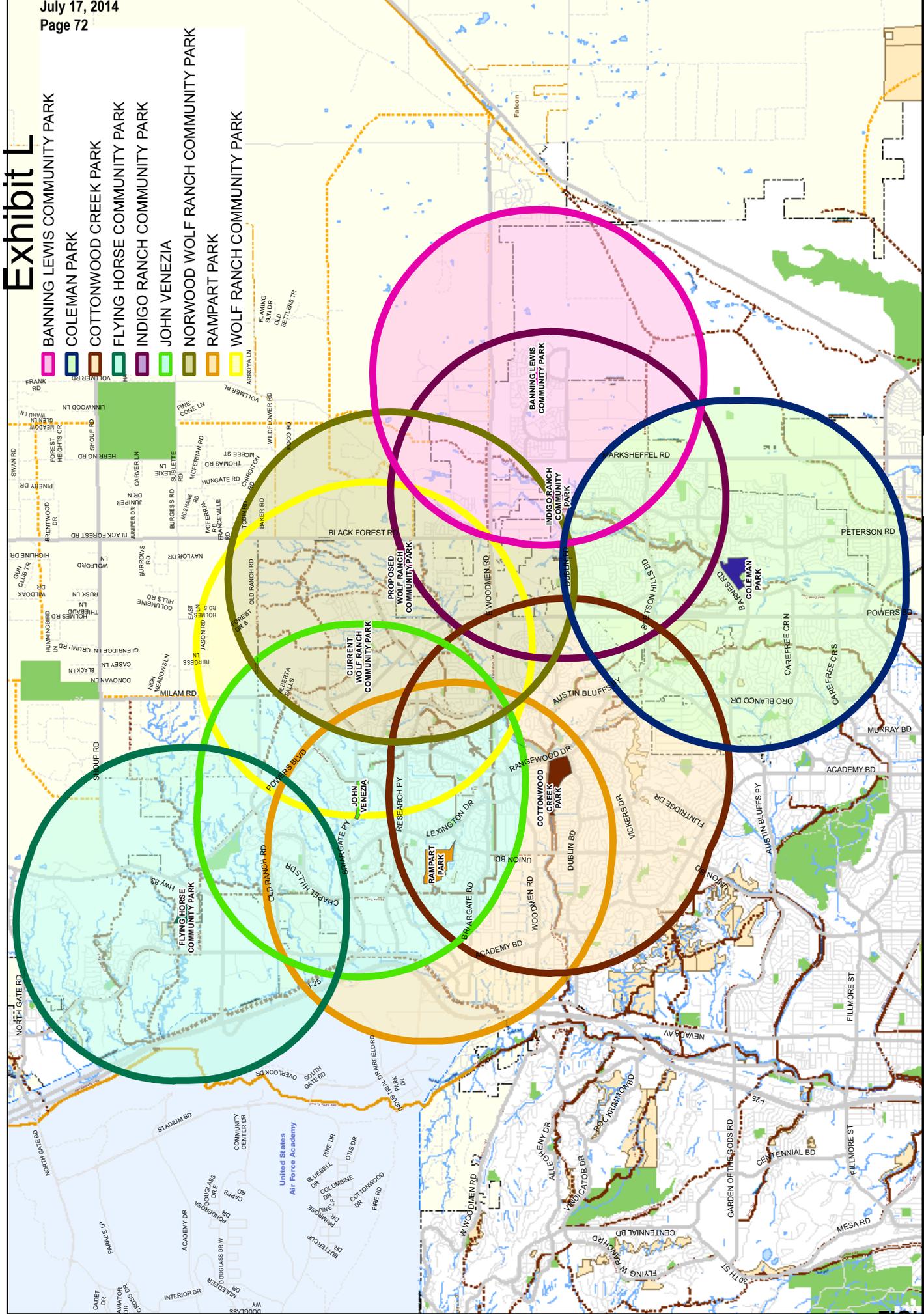
State Plane Coordinates
 Colorado Central Zone
 NAD83 - US Survey Feet
 Vertical Datum - NAVD83

1" = 3,750'
 0 750 1,500 3,000 Feet
 Date: 4/30/2014

CITY OF COLORADO SPRINGS
 Department of Parks and Recreation & Cultural Services

FIGURE 3

Exhibit L



- BANNING LEWIS COMMUNITY PARK
- COLEMAN PARK
- COTTONWOOD CREEK PARK
- FLYING HORSE COMMUNITY PARK
- INDIGO RANCH COMMUNITY PARK
- JOHN VENEZIA
- NORWOOD WOLF RANCH COMMUNITY PARK
- RAMPART PARK
- WOLF RANCH COMMUNITY PARK

- Unincorporated El Paso County
- Pike National Forest
- Municipality (other than Colo Spgs)
- Military Installation

- Park/Sport Complex
- Existing Urban Trail
- Planned Urban Trail
- Cemetery/Golf Course
- US Forest Service Trail
- Existing County/Mantou Sp. Trail
- Open Space
- Planned County/Mantou Sp. Trail

State Plane Coordinates
 Colorado Central Zone
 NAD83 - US Survey Feet
 Vertical Datum - NAVD29

NORTHEAST PARK'S SERVICE AREAS

Scale: 1" = 8,333'
 0 0.25 0.5 Miles
 Date: 4/30/2014



FIGURE 3

Herington, Meggan

From: Jimmy Do <James.Do@Colorado.EDU>
Sent: Sunday, April 13, 2014 7:40 PM
To: Herington, Meggan
Subject: Opposed to Wolf Ranch Master Plan amendment

Ms. Herington,

I am contacting you to voice strong opposition to Norwood's proposed Master Plan amendments CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, AF FP-00054. The removal of the 26 acre open space and subsequent development of 74 additional single family residential lots is an unacceptable change to the Wolf Ranch Master Plan.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP).

We were very specific with our neighborhood choice of Wolf Ranch in which to build a new home. The addition of 74 single family homes will destroy the beauty of what the residents understood to be truths and the committed vision of Norwood to deliver a trusted and attractive community. We are in support of keeping the existing space open and natural while we wait for the prioritization of future parks from the city of Colorado Springs.

I am gravely concerned that our property values will deflate with the removal of the 26 acre open space and development of the 74 homes, therefore reducing our investment and personally costing our family precious income. If we would have been aware of this change prior to our new construction, our current decision would have been compromised and it is likely that we would have not built a home in Wolf Ranch.

We are also concerned with traffic volume and safety. The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress and egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary.

As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

My solution is to have Norwood continue to develop Wolf Ranch as the existing Master Plan dictates. I request that they focus all planning and development North towards the proposed lake area, therefore honoring the Master Plan vision in which our family believed. I support the continued growth and investment that Norwood continues to bring to Wolf Ranch, but not at the cost of removing the open space and dog park, and building 74 residential homes in their place.

We remain vehemently opposed to the proposed Master Plan amendment and urge the Planning and Development Land Use Review of the City of Colorado Springs to act with responsibility and reject the current Norwood proposals.

Best Regards,

Jimmy Do
WR Resident

Herington, Meggan

From: Herington, Meggan
Sent: Monday, April 14, 2014 9:46 AM
To: 'Jason Bourdon'; Council Members
Cc: Lieber, Christian
Subject: RE: Wolf Ranch and Cordera City Park Proposed Change

Thank you for your comments. I will forward these to the City Parks Advisory Board and the City Planning Commission. There is a Parks Advisory Board Hearing scheduled for May 8th at 7:30 am at the City Parks office located at 1401 Recreation Way. At that hearing the Parks Board will make a decision on if they will support moving the park. This request will also go before Council for final decision in August. That hearing date is not yet set. I will be sure to send you a notice of that hearing. Public comment will be taken at all hearings. Please let me know if you have questions as the public process moves forward. Thanks again, Meggan

*Meggan Herington, AICP
Principal Planner - Northeast Team
City of Colorado Springs
Land Use Review Division
719-385-5083*

From: Jason Bourdon [mailto:bourdon.jason@gmail.com]
Sent: Monday, April 14, 2014 9:35 AM
To: Herington, Meggan; Council Members
Subject: Wolf Ranch and Cordera City Park Proposed Change

Ms. Herrington and Members of the City Council,

It was recently brought to my attention of the proposed change to the currently planned city park between Wolf Ranch and Cordera communities.

As I understand, a city park is currently approved for a section of land that would serve the communities of Wolf Ranch and Cordera. A proposal is currently being sought for approval to add additional residences in this area. The proposed amendments are 'CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020' and 'AR FP 14-00054'.

My family and I chose to invest in and call the Cordera community home based on the currently available and proposed outdoor space for activities. Taking away currently approved space for family activities will disrupt the housing values that we have all invested in and will increase the ratio between the number of residences per amenities and lead to a decline in housing values.

Already, since I have been a resident in Cordera, changes in approved building layouts have added an assisted living home and an inpatient treatment facility, both of which not only increased the number of residents per square mile, but also have changed the scenic landscape that is enjoyed by many in Wolf Ranch and Cordera communities by blocking scenic views of Pikes Peak and the mountain range.

Cordera and Wolf Ranch are not only residential communities, but offer amenities that offer an outdoor activities not afforded in other communities. I urge you to consider disapproving this new proposal to add new

residences and keep the currently approved proposal for a city park, thereby retaining the community that we have all invested in as homes.

Respectfully,
Jason Bourdon
Cordera Community Home Owner and Resident

Herington, Meggan

From: Brian Leininger <beleininger@comcast.net>
Sent: Saturday, April 19, 2014 2:04 PM
To: Herington, Meggan
Cc: Council Members
Subject: Norwood Wolf Ranch Land Grab

My wife and I have lived in Wolf Ranch since 2009. When we chose to spend our money to build in Wolf Ranch, a large factor in that decision was the promise that Norwood made they were going to develop additional parks and open spaces in the neighborhood. Almost six years later, Norwood has delivered nothing on their Master Plan except more houses. Our kids were 1 and 5 when we moved in. They are 5 and 10 now. They still have no community park to play in. And it seems that Norwood has no intention to ever provide such.

With their most recent plan, it is clear to me and my family that Norwood is only interested in maximizing development profits by parceling out every square inch of land they can acquire for more residential housing, and has no concern or respect for Wolf Ranch's residents' quality of life or the property values of our community.

We are strongly opposed to gifting the 26 acre parcel of land to Norwood to sell off as additional housing.

Please reject their application to take that open space from our community.

And please tell Norwood that their "Master Plan" is a fraud, and that they must follow through on their promises of parks and open spaces that they use to sell all of the residential lots and homes.

My kids only have a few more years left to enjoy a neighborhood park or open space. It would be nice if they actually got to play in a park in our neighborhood before they grow up and move away.

Sincerely,

Brian Leininger

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Sunday, April 20, 2014 12:42 PM
To: Herington, Meggan
Cc: Council Members
Subject: Opposition to Proposed Wolf Ranch Master Plan Amendments

Ms. Herington –

I oppose the proposed changes to Wolf Ranch’s Master Plan (CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, and AR FP 14-00054) for several reasons. As a resident of this neighborhood since 2009, I bought my home with the understanding that the master plan included several things that were important to my family – open space, parks, and a lake in specific locations. These features were not presented as “possible developments” – they were sold to us as definite future additions to this neighborhood and the management company advertised these value-adding features in all their literature. Our home builder (and all the other home builders in the neighborhood at that time and since that time) handed out pamphlets that highlighted these features as major selling points to potential buyers. In short, the initial master plan was a big part of both where and why we decided to buy our home. Having discussed the proposed changes with several neighbors, I can tell you that our story is the norm – many of us are feeling duped. We were promised things that were very important and that motivated us to invest hard-earned money in a neighborhood during a struggling economy, and now they want to take those things away.

The integrity of someone’s word should be dependable and the system should protect that basic understanding. It is surprising to me that a company can blatantly promise something vital to the decision-making process of an investor and then attempt to break that promise. You are in the very important position of making sure that doesn’t happen. Please make sure that the right thing is done in this situation and dismiss these proposed amendments.

Thank you
John Shirtz – Wolf Ranch resident
6012 Leon Young Dr
C. Springs, CO 80924

Herington, Meggan

From: Kelly Bates <kbatesco@gmail.com>
Sent: Thursday, April 24, 2014 9:17 AM
To: Herington, Meggan
Subject: Opposition to Proposed Wolf Ranch Master Plan Amendment

Dear Meggan-

I am writing to encourage you to deny the request to amend the Wolf Ranch Master Plan to include more homes in an area that was originally planned as a park and open space.

When we built our home last year one of the big parts of our decision was the parks and open spaces and trails promised as part of the master plan in Wolf Ranch.

All of the people in this neighborhood spent money and pinned their futures on what was sold to them as a place with lots of places to get outside, mingle with our neighbors and build community.

Even more concerning is what this will do to drainage in the area. With the rains we had last summer and fall, we all experienced just how necessary drainage is. In other neighborhoods not too far from us, people experienced significant damage to their homes due to drainage.

When a property developer creates a Master plan and starts having builders selling homes in that development, they are selling that plan. Because of that people sign contracts.

Although the Master Plan was not a contract, it is a promise and could probably even be seen looked at as an implied contract with the home owners.

Please ensure that millions of dollars that my neighbors and I have invested in this neighborhood is not tarnished by allowing this Master Plan Amendment.

Thank you,

Kelly Bates
5733 Revelstoke Dr.
Colorado Springs, CO 80924

Herington, Meggan

From: Amy Kunce-Martinez <amy@everyhomenow.com>
Sent: Sunday, April 27, 2014 5:47 PM
To: Herington, Meggan
Subject: Wolf Ranch 26.31 Acre Park Vs. 74 Houses

Dear Ms. Herington,

I have been asked to forward a post I added on the Neighborhood Next Door website on April 24th in response to the talks of Norwood wanting to rezone our neighborhood and take away the 26.31 acre park that was planned and instead build 74 homes in its place. I was recently added back onto the neighborhood website and was unaware of a lot of the talk going on about the issue. Please take the residents side into consideration, I appreciate your time, please see my post below.

As a Realtor, I love seeing the building going on in our neighborhood. The builders have been very busy which makes me happy on a personal level of owning a home in the neighborhood and a professional level of selling the homes here! That being said...I vote for parks and trails! As a neighborhood, Wolf Ranch offers many amenities that make it appealing to the community, we are in need of a park on this side of the community that offers the trails, playsets, etc. as this one is proposed to offer. I am also consciously aware of the people that paid lot premiums for having a lot that would be "across from a park"...they deserve to get what they paid for. I see having the green space and parks adding appeal to the area and keeping WR from being over crowded as many of the developments in Stetson Hills have become- a sea of roof tops. We have always strived to offer the community more than the average neighborhood, rezoning our community does not accomplish this.

To add to the post, the more I thought about the rezoning of the neighborhood the more I realized it was no different than a customer buying a product on Ebay and having the seller tell them "I know this isn't what you ordered, in fact, it's not even close; however, not only will I NOT give you what you paid for, I won't refund your money either." Buyers and Realtors selling the area were sold on a concept of the parks, schools, open space, a future lake, etc.; as of last week, builders are still telling buyers there will be a 26 acre park going in- not that there is a potential for 74 homes going in instead. The Wolf Ranch HOA, website, and all of the advertising done to bring new home owners into the area has all be geared towards advertising the future parks and protecting the values of the neighborhood:

"Wolf Ranch is committed to exceptionally high development and building standards and to creating a quality community with long-term value for your home buying investment. Wolf Ranch began with a thoughtfully conceived master plan that is designed to preserve and enhance the natural resources and topography of the area. More acreage than required by the City of Colorado Springs has been dedicated to open space, including miles of trails, and a parks and recreation amenities plan. Streets and roadways have been carefully planned to include broad, tree-lined parkways."

In fact, when logging onto www.wolf-ranch.com website, under "The Vision" for the neighborhood, there is a beautifully illustrated map showing where the parks will be located. This map does not indicate it is subject to change like the map under the "land use" tab does. Home owners in this neighborhood paid substantial lot premiums to be located next to these parks, to have Norwood change their minds because they see the market has turned around and the housing market has started to rebound is not only unfair to the current home owners, it is unethical. Buyers pay premiums because they know in the long run, they will have more value in their home and lot because homes located across from parks tend to resale better and sell for a higher price.

Again, I recognize Norwood sees an income potential in rezoning the neighborhood, however, I feel as a Realtor and home owner they should not be allowed to change the zoning when you already have home owners that have paid to be by the parks, and every buyer coming into this neighborhood has been sold a package of goods from the Builders and Developers for them to do a "bait and switch" tactic at this point again, I feel is unfair and unethical. I have been a Realtor for 13 years, in this industry for 18- I can tell you with 100% certainty the neighborhoods that offer more amenities to the community end up having more value in the end. I would like Norwood and Wolf Ranch to uphold what they advertise and truly provide us the amenities and protection of value they have promised.

If you have any questions, please feel free to contact me at any of the numbers below.

Amy Kunce-Martinez

THE PLATINUM GROUP, REALTORS

719-661-1199 (CELL/TEXT)

719-536-4451 (FAX)

AMY@EVERYHOMENOW.COM

WWW.EVERYHOMENOW.COM

Herington, Meggan

From: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1
<justin.churchill@us.af.mil>
Sent: Tuesday, April 29, 2014 9:18 AM
To: Herington, Meggan
Subject: RE: Wolf Ranch/ Nor'wood Master Plan Proposal

Miss Meggan,

One last question. I recall the Parks Department gentleman stating that this park proposal has been on the wait list for almost ten years. If the new proposal is approved, would the clock start over on the wait list?

Thanks again for all your help throughout this process.

V/R,
Church

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

From: Herington, Meggan [mailto:mherington@springsgov.com]
Sent: Friday, March 14, 2014 3:02 PM
To: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1
Subject: RE: Wolf Ranch/ Nor'wood Master Plan Proposal

Thank you for your comments. The applicant (Norwood) can always withdraw the applications at any time in the process. I'll be sure to pass your email with the others to the developer and the parks department. Thank you again, Meggan

Meggan Herington, AICP
Principal Planner - Northeast Team
City of Colorado Springs
Land Use Review Division
719-385-5083

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

From: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1 [mailto:justin.churchill@us.af.mil]
Sent: Friday, March 14, 2014 2:59 PM
To: Herington, Meggan
Subject: Wolf Ranch/ Nor'wood Master Plan Proposal

Hi Miss Meggan,

I'm sure these e-mails are starting to get old. I have a pretty easy one for you.

If I petition the court for a divorce, I can submit a motion to withdraw the petition before it ever gets to the courts/a judge. Is there not a way to withdraw a proposal for a master plan amendment? I think a lot of valuable time and money could be saved by allowing a similar process if there isn't one already available.

Thanks for your time and assistance in this matter. Have a great weekend.

V/R,
Church

Herington, Meggan

From: Carmen Roy <carmen_e_roy@msn.com>
Sent: Tuesday, April 29, 2014 8:44 PM
To: Herington, Meggan
Subject: Wolf Ranch Park

Hello,

I added my vote to the online petition at Change.org by mistake. It doesn't appear to have a way to retract a vote. I hope by writing to you, I can cancel it.

I believe it would be in the best interest of the community for Norwood Developers to stay with the original plan.

Thank you.

Carmen Roy
carmen_e_roy@msn.com
719-640-0727

Herington, Meggan

From: Diane Papaj <mrshelotrash@gmail.com>
Sent: Tuesday, April 29, 2014 8:55 PM
To: Herington, Meggan
Subject: Wolf Ranch Proposed Master Plan Change

Dear Ms. Herington,

We own a home in the northeast part of the Springs in the community of Wolf Ranch [8677 Roaring Fork Dr. 80924]. We were recently made aware of the developer (Nor'wood) proposing some drastic changes to the original Master Plan. We are not in favor of making these changes and would like to retain the original plan that was in effect at the time we purchased our home.

I hope this email will reach you in time for consideration. We are a military family currently stationed overseas in Japan. We do our best to keep up with the community though it can be a challenge from half-way around the globe.

Thank You very much.

Sincerely,
Diane & Chris Papaj

Herington, Meggan

From: Ruth Wagenhofer & Rex Kirkpatrick <kirkwag@comcast.net>
Sent: Tuesday, April 08, 2014 3:08 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: Ruth Wagenhofer and Rex Kirkpatrick
Subject: Wolf Ranch: Comments Regarding The Development of Villages VI at Wolf Ranch

Dear Planning & Development and City Council,

I am against Nor' wood's proposal to develop the Villages VI at Wolf Ranch for the following reasons.

- There's nothing wrong with open space, even if the existing plan calls for a community park that will not be built in my lifetime. I am OK with that. Venetia Park has been on the books for decades.
- Nor' wood is proposing a land swap for the community park. I don't believe the topology of the new location of the park is the same, so it can't be developed as a park in the same way as the current plan location.
- Ralph Braden stated on March 12 that the lots at Villages VI will be of 'comparable size', but he never defined what exactly that means. The current development in Phase V at Wolf Ranch (Research & Wolf Center) puts 6 lots on Monashee versus the mirror image on Greenbrook Lane where there are 5 lots. This same situation is occurring along Wolf Village where there are 6 lots on the north end and 7 lots mirror on the southern side in Phase V. This is not comparable and Villages VI looks even worse.
- Nor' wood's Villages VI plan is riddled with shortcomings. The latest plan calls for ranch homes to open up directly on Tutt Blvd. These lots are in close proximity to the elementary school. Backing up onto Tutt and/or parking on Tutt to accommodate these lots would be very dangerous, given the high child activity nearby. Tutt Blvd. in Wolf Ranch was poorly planned from the beginning and adding additional housing on or near Tutt is making a bad situation worse.
- Visually, the Villages VI plan looks like as many lots as possible were slammed into this area. The two long cul-de-sacs on the east side of the plan seem to be incompatible with the flow of other streets in Wolf Ranch. There is only one way in and one way out of these cul-de-sacs onto Wolf Village. It is just plain ugly track housing. In addition, with all the current development in Phase V along Wolf Village, Wolf Village will be a traffic mess. This can't be good for the property values of existing homes.

Thank you for your consideration of my concerns.

Ruth Wagenhofer
5911 Greenbrook Lane
Colorado Springs, CO 80924

Herington, Meggan

From: Janice Voss <jd.6978@hotmail.com>
Sent: Saturday, April 12, 2014 7:48 PM
To: Herington, Meggan
Subject: Wolf ranch park

Hello, please take this matter regarding the future park seriously. I've lived here for four years and have to drive my kids to the park as it is! I live on the far east side of harney. Also, a bunch of houses with only one park doesn't benefit anybody that pays for a home owners association. This park needs to happen!

Janice Voss

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:45 AM
To: Herington, Meggan
Subject: Parkwood HOA Letter of Support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am the President of the Parkwood at Wolf Ranch Homeowner's Association. The Board of the Association supports the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

The Board also supports the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll,
President- Parkwood HOA

Herington, Meggan

From: Jimmy Do <James.Do@Colorado.EDU>
Sent: Sunday, April 13, 2014 7:40 PM
To: Herington, Meggan
Subject: Opposed to Wolf Ranch Master Plan amendment

Ms. Herington,

I am contacting you to voice strong opposition to Norwood's proposed Master Plan amendments CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, AF FP-00054. The removal of the 26 acre open space and subsequent development of 74 additional single family residential lots is an unacceptable change to the Wolf Ranch Master Plan.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP).

We were very specific with our neighborhood choice of Wolf Ranch in which to build a new home. The addition of 74 single family homes will destroy the beauty of what the residents understood to be truths and the committed vision of Norwood to deliver a trusted and attractive community. We are in support of keeping the existing space open and natural while we wait for the prioritization of future parks from the city of Colorado Springs.

I am gravely concerned that our property values will deflate with the removal of the 26 acre open space and development of the 74 homes, therefore reducing our investment and personally costing our family precious income. If we would have been aware of this change prior to our new construction, our current decision would have been compromised and it is likely that we would have not built a home in Wolf Ranch.

We are also concerned with traffic volume and safety. The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress and egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary.

As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

My solution is to have Norwood continue to develop Wolf Ranch as the existing Master Plan dictates. I request that they focus all planning and development North towards the proposed lake area, therefore honoring the Master Plan vision in which our family believed. I support the continued growth and investment that Norwood continues to bring to Wolf Ranch, but not at the cost of removing the open space and dog park, and building 74 residential homes in their place.

We remain vehemently opposed to the proposed Master Plan amendment and urge the Planning and Development Land Use Review of the City of Colorado Springs to act with responsibility and reject the current Norwood proposals.

Best Regards,

Jimmy Do
WR Resident

Herington, Meggan

From: Ruth Wagenhofer & Rex Kirkpatrick <kirkwag@comcast.net>
Sent: Tuesday, April 08, 2014 3:08 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: Ruth Wagenhofer and Rex Kirkpatrick
Subject: Wolf Ranch: Comments Regarding The Development of Villages VI at Wolf Ranch

Dear Planning & Development and City Council,

I am against Nor' wood's proposal to develop the Villages VI at Wolf Ranch for the following reasons.

- There's nothing wrong with open space, even if the existing plan calls for a community park that will not be built in my lifetime. I am OK with that. Venetia Park has been on the books for decades.
- Nor' wood is proposing a land swap for the community park. I don't believe the topology of the new location of the park is the same, so it can't be developed as a park in the same way as the current plan location.
- Ralph Braden stated on March 12 that the lots at Villages VI will be of 'comparable size', but he never defined what exactly that means. The current development in Phase V at Wolf Ranch (Research & Wolf Center) puts 6 lots on Monashee versus the mirror image on Greenbrook Lane where there are 5 lots. This same situation is occurring along Wolf Village where there are 6 lots on the north end and 7 lots mirror on the southern side in Phase V. This is not comparable and Villages VI looks even worse.
- Nor' wood's Villages VI plan is riddled with shortcomings. The latest plan calls for ranch homes to open up directly on Tutt Blvd. These lots are in close proximity to the elementary school. Backing up onto Tutt and/or parking on Tutt to accommodate these lots would be very dangerous, given the high child activity nearby. Tutt Blvd. in Wolf Ranch was poorly planned from the beginning and adding additional housing on or near Tutt is making a bad situation worse.
- Visually, the Villages VI plan looks like as many lots as possible were slammed into this area. The two long cul-de-sacs on the east side of the plan seem to be incompatible with the flow of other streets in Wolf Ranch. There is only one way in and one way out of these cul-de-sacs onto Wolf Village. It is just plain ugly track housing. In addition, with all the current development in Phase V along Wolf Village, Wolf Village will be a traffic mess. This can't be good for the property values of existing homes.

Thank you for your consideration of my concerns.

Ruth Wagenhofer
5911 Greenbrook Lane
Colorado Springs, CO 80924

Herington, Meggan

From: Janice Voss <jd.6978@hotmail.com>
Sent: Saturday, April 12, 2014 7:48 PM
To: Herington, Meggan
Subject: Wolf ranch park

Hello, please take this matter regarding the future park seriously. I've lived here for four years and have to drive my kids to the park as it is! I live on the far east side of harney. Also, a bunch of houses with only one park doesn't benefit anybody that pays for a home owners association. This park needs to happen!

Janice Voss

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:45 AM
To: Herington, Meggan
Subject: Parkwood HOA Letter of Support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am the President of the Parkwood at Wolf Ranch Homeowner's Association. The Board of the Association supports the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

The Board also supports the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll,
President- Parkwood HOA

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:47 AM
To: Herington, Meggan
Subject: Resident letter of support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll

RON COVINGTON HOMES

2/18/2014

Meggan Herington
Senior Planner
Land Use Review Division

RE: Wolf Ranch Community Park
Master Plan – CPC MP 05-0080-S4MJ14

Dear Ms Herington,

We have built several homes in Wolf Ranch, and it is our intention to build several more for years to come. We support the application submitted by Nor'wood to move the park from its current location to a site adjacent to the planned K-12 campus. We also support the development of the existing community park as shown on the application that has been submitted.

Thank you,

A handwritten signature in black ink, appearing to read "Ron J. Covington". The signature is fluid and cursive, written over a white background.

Ron Covington Homes, LLC
By: Ronald J. Covington, Its manager

February 20, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

We are residents of Wolf Ranch. We support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. We also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Regards

Darryl L. Glenn
Erin C. Glenn
6064 Box Canyon Road

March 10, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Dave Hutchins

5585 Blue Moon Drive, Colorado Springs, CO 80924

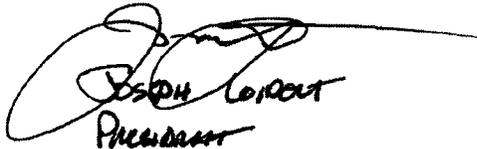
(Date)
2.24.14

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am with Classic Homes, a builder in Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.


Joseph Corbett
President
Classic Homes



February 18, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am with Classic Homes, a builder in Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Respectfully,

A handwritten signature in black ink, appearing to read "Ty Olson".

Ty Olson

Director of Sales

Classic Homes



February 18th, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

RECEIVED

FEB 19 2014

**Colorado Springs
Land Use Review**

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am with Vanguard Homes , a builder in Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Mark Long



President Vanguard Homes

2-21-14

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.



Scott Blatnick

5987 Adamants Dr.

Colorado Springs, CO

80924

The Robertsons
5178 Paladin Place
Colorado Springs, CO 80924

February 21, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

We are residents of Wolf Ranch residing across from Gateway Park. We support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. We think this makes sense, as it is more central to the overall Wolf Ranch Development and there are opportunities for synergies between the K-12 campus and the park. We strongly urge Nor'wood to also re-establish the Wolf Ranch Dog Park at this location.

In addition, we also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood. The neighborhood park development will provide a much needed recreational opportunity in a logical location. It will also provide needed infill adjacent to the school, clearing up a bit of an eyesore. The development of homes, with entry/exit off Wolf Village Street, and no entry from Tutt, should better manage traffic near the school. As with the park, development of homes here will better fit the immediate needs of the neighborhood.

We commend Nor'wood for the opening of Grand Cordera Parkway and Wolf Village to alleviate some developing traffic concerns in the neighborhood. As a separate action, we also would recommend that the State/City establish a double turn lane from Powers Blvd. southbound onto Research eastbound to alleviate traffic issues that are beginning to arise from our growing neighborhood and the growing school population.

If you have any questions in this matter, please call us at (719) 632-5343. Thank you for your consideration.

Yours truly,



Floyd and Terri Robertson

Cc: Nor'wood Development

HENRY AND CAROLYN YANKOWSKI
8827 Wolf Lake Drive
Colorado Springs, CO 80924
Telephone: (719) 243-3017

March 7, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

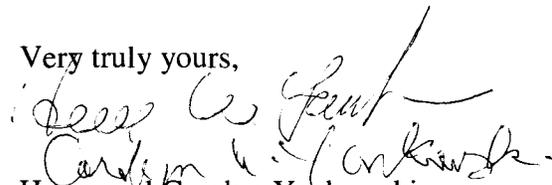
Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington:

Carolyn and I have been residents of Wolf Ranch since the end of 2007. We believe the change contained in Nor'wood's application to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch is a positive change for the residents. We support this change and the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

If possible, one of us would like to appear at the Planning Commission meeting in support of this application. Our email is henry@pprbd.org and we can be reached at 719-243-3017.

Very truly yours,



Henry and Carolyn Yankowski
8827 Wolf Lake Drive
Colorado Springs, CO 80924

February 28, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Thank you,


Craig Esterle

9043 Stony Creek Drive

February 28, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Thank you,



Darcy Esterle

9043 Stony Creek Drive

Herington, Meggan

From: April Veits <aveits@hotmail.com>
Sent: Tuesday, March 11, 2014 8:31 PM
To: Herington, Meggan
Cc: Matt Veits
Subject: Proposed changes to Wolf Ranch Master Plan

Dear Ms. Herington -

My family & I have been members of the Wolf Ranch community since 2005. I will be attending the meeting on March 12 at Ranch Creek Elementary, & am pleased that a representative from City Planning will be in attendance, but I also wanted to express my concerns to you in writing.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP). I understand that changing economic conditions sometimes require flexibility by all stakeholders to adapt. Nevertheless, it is difficult to understand why Mr. Braden would give repeated assurances in meetings with residents about the WRMP & yet proceed with filing the changes with the city almost simultaneously. While the timing is suspect, I understand that it is not the responsibility of the City to monitor the business practices of developers.

My concerns with the proposed changes are as follows:

- 1) **Traffic Volume & Safety:** The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress & egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary. Has a traffic study been done with respect to the proposed changes & their impact? Is there one scheduled?
- 2) **Storm water infrastructure:** With the park as proposed in the WRMP, there would be 26 acres of mostly pervious surface. If changed, that 26 acres will become mostly impervious surfaces (streets, sidewalks, driveways, rooftops, patios, etc.). What strategies will be used to mitigate the additional storm water run-off on the already over-burdened system? Does the size of the current detention pond meet the needs of these additional houses? Will the quality of this additional run-off endanger the surrounding plant & animal wetland? And finally, are we, as taxpayers, possibly faced with the creation of a special tax district in order to pay for necessary infrastructure improvements & maintenance? As the City's current funding is approximately \$700 million short for current storm water projects, it seems likely that any additional burden will fall to the taxpayers.
- 3) **Development proximity to wetlands:** Have there been any studies ordered and/or completed regarding potential threat to habitat for native plant & animal species?
- 4) As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.
- 5) **Additional water usage requirements for residential and irrigation use:** How does the water use for 74 houses utilizing roughly 225 gallons of water per day compare with irrigating approximately 60% of a park? Given the catastrophic fires in CS over the last two years, the need for water restrictions, & the ongoing concerns over responsible water usage, is this really in keeping with the City's conservation goals?
- 6) Finally, what is to prevent additional changes being made to the WRMP with regard to future housing vs. open space (for example, the lake in the current master plan being replaced with yet more houses)?

Thank you for your time & I look forward to your input at tomorrow's meeting.

Sincerely,
Matthew Veits

Sent from my iPad

Herington, Meggan

From: Julianna Bevere <juliannapb@live.com>
Sent: Tuesday, March 11, 2014 8:25 PM
To: Herington, Meggan
Subject: Proposed Wolf ranch amendment

Ms. Herington,

I own one of the homes directly across from the wonderful open space located on the north side of the wolf ranch community. It has been brought to my attention that the developers of that community are trying to change the master plan that has always represented this area as a future park and build 74 residential lots in its place. This is very concerning for a number of reasons and I desperately hope that you will not do your part in allowing this proposed plan to become a reality. When decided to build in this location the open space located behind our home rather than the backyards of neighbors was a huge factor. We are desperately lacking for community parks in this area of town and it would be wrong to take that away. I hope that you have heard my concerns and are taking them into consideration. Thank you,

Julianna Bevere

Sent from my iPad

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Tuesday, March 11, 2014 1:45 PM
To: Herington, Meggan
Cc: jtshirtz@comcast.net
Subject: Comments on Proposed Wolf Ranch Plan Change - CPC MP 05-00080-A4MJ14

Ms. Herington –

My name is John Shirtz and my wife, Tammy, and I would like to include our opposition to the proposed plan change to Wolf Ranch Development detailed in CPC MP 05-00080-A4MJ14. We have been residents of Wolf Ranch since 2009, at address 6012 Leon Young Drive, C Springs, CO 80924. When we bought our home, a big part of our decision was based on the proposed parks and future planning advertised for Wolf Ranch. We were led to believe by the management company and the builder, Vantage Homes, that these plans for the neighborhood were already vetted and agreed upon by the appropriate parties. They were both eager to distribute pamphlets detailing the future development of the neighborhood, including several major pieces proposed for change in this CPC. The location and number of value-adding features to the Wolf Ranch master plan map were critical pieces in our decision to purchase a home in this neighborhood and at our specific location. The fact that the management of this neighborhood is now proposing to change this plan – a plan that many people based very expensive decisions on - is both insulting and surprising. We would like to see the previously proposed plan followed. Besides putting any changes to a neighborhood vote, this appears to be the only fair way to deal with this situation.

Thank you for your consideration and understanding on this matter. I look forward to hearing from you to confirm receipt of this objection and to hear any insight you might have.

v/r
John and Tammy Shirtz
6012 Leon Young Dr
johnshirtz@comcast.net
jtshirtz@comcast.net

Herington, Meggan

From: Hollis Julson <hollis.julson@yahoo.com>
Sent: Sunday, March 09, 2014 12:22 PM
To: Herington, Meggan
Subject: Fw: Wolf Ranch Community Park

Dear Ms. Herington,

Below is the condescending and dismissive e-mail that the community's current residents received regarding the changes to the master plan. This plan is NOT in our community's best interest, does not place enough green space and park land in areas needed to decrease community congestion. Instead, we face increased population and drainage issues and decreased home values for current owners. Bottom line, Nor'wood is seeking to increase it's profit to the detriment of the current residents.

Sincerely,
Hollis Julson
5709 Revelstoke Drive

----- Forwarded Message -----

From: Ralph Braden <rbraden@nor-wood.com>
To: Ralph Braden <rbraden@nor-wood.com>
Sent: Wednesday, March 5, 2014 1:55 PM
Subject: Wolf Ranch Community Park

Dear Wolf Ranch neighbor:

As you know, City Planning and Nor'wood have scheduled a neighborhood meeting at Ranch Creek Elementary on Wednesday, March 12, 2014 to discuss the application Nor'wood has made to the City to relocate the Wolf Ranch Community Park from its current location to a site adjacent to the K-12 campus. Our proposal also includes the development of 74 single family lots and a neighborhood park at the current location of the Community Park just west of Ranch Creek Elementary.

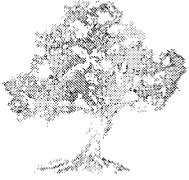
While we know that you are opposed to this proposal, we trust that you believe that Nor'wood is making this proposal out of a belief that it is in the best interests of Wolf Ranch. Our request to you is to acknowledge that we are acting in good faith in advancing this proposal. We can certainly debate the merits of moving forward with what is being proposed versus maintaining the status quo. But let's have that debate in a civilized manner rather than questioning our motives as occurred in the meeting in October 2012.

Our proposal if approved by the City would increase the total amount of park land in Wolf Ranch. Plus a neighborhood park would be built now, and the trail connection to Cordera would be completed now.

The alternative is to leave things as they are for several years if not decades before the City builds a community park. We recognize that several feel that leaving things as they are is an acceptable alternative. While we respect and appreciate your view point, we do not agree with it.

Ultimately the City will make the decision on whether to approve this application or not. As we go through this process, we are simply requesting that we not question each other's motives and have a constructive civil community dialogue on the merits.

Thank you.



Ralph Braden
Project Executive, Wolf Ranch
Nor'wood Development Group
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903
P (719) 593-2600
F (719) 633-0545
C (719) 659-8014
rbraden@nor-wood.com

Nor'wood: <http://www.norwoodinteractive.com/>

Wolf Ranch: <http://www.wolf-ranch.com/>

Herington, Meggan

From: O'Connor, Rick
Sent: Tuesday, March 11, 2014 7:15 AM
To: Herington, Meggan
Subject: FW: Updates from Stephanie Foster, Karlyn, Angela C. and 7 others

FYI--Cordera concerns. Ralph also sent out an email to some of those who were in opposition previously that many feel was condescending. One of those who received it posted it for everyone to view. This helps to set the tone.
Rick

Kelly Peterson from Wolf Ranch on 09 Mar

To Mr. Ralph Braden ref: Wolf Ranch Master Plan and Parks

- I would like to forward an email that I received from a concerned Cordera resident to Mr. Braden as I highly agree with; I, too, was informed of the same situation when purchasing my house a little over a year ago. Respectfully - Kelly Peterson

Mr. Braden,

I am a resident of Cordera and my property backs directly up to the 26-acre green space and community park area that was and currently is in the Wolf Ranch Master Plan. It is precisely because of this green space and park that my family and I decided to build this house on this lot. In speaking with my direct neighbors and many of our neighbors in Wolf Ranch, it seems that our situation is not unique. The green space as

decisions for many families!

I am deeply disturbed and vexed by the audacity of the proposed amendment, to replace a major and key feature of the Wolf Ranch Master Plan with yet another housing development. Your suggested merits are flimsy at best, particularly when compared with the negative consequences all community members on both sides of the fence will endure if this amendment passes.

My family and I have waited a patient 4.5 years for the completion of the trail system and park, and we would sooner wait another 50 and continue to enjoy the views, the green space, and the wildlife rather than gaze upon yet more stucco, siding and rooftop.

I find it further puzzling that, despite the admitted strong opposition to this plan when it was first presented to the community in 2012, you have seen fit to push forward with filing the amendment anyway. And yet you insist on deflecting inquiry regarding the motives??! You state in your email that you do not share the same opinion as much of the community, that you disagree with it. But again, you deflect questions regarding motive.

Your trust as Project Executive is a very responsible charge. You have a responsibility to the EXISTING community, those who have made our developments a success thus far, and those that have made their personal decisions based on what has been represented to them by the developers. In moving forward with filing amendments that the majority of the community has already opposed, and also in attempting to discourage those that have committed their daily lifestyle and a significant part of their financial well-being to asking questions about the motives behind this decision, it very much draws into question: Why?

I look forward to attending the meeting on March 12th to discuss all issues that are relevant to the proposed amendment and do my best to enforce, in a very civil manner, to Norwood, the City and my fellow neighbors that in no way is this proposed amendment in the best interest of the existing community.

Sincerely,
Keith Kirkby
(719) 243-5990

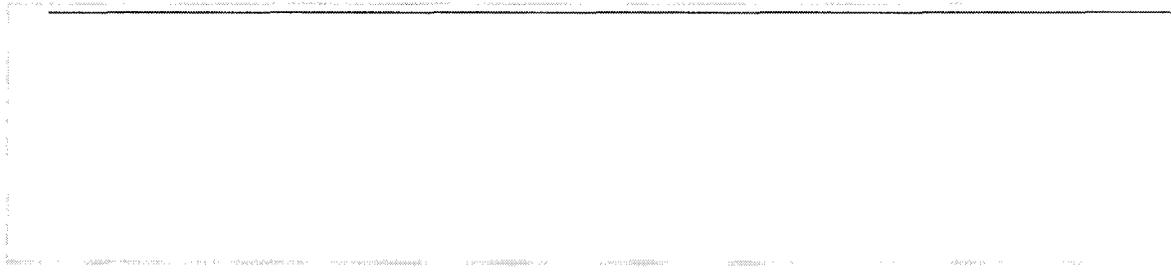
📍 Shared with Wolf Ranch and 2 nearby neighborhoods in [General](#)

View or reply · Thank · Private message



Donnell Ray from Wolf Ranch
at 8:59 PM

Thank you for sharing this. I cannot think of any motivation for this other than financial.
Thank



Unsubscribe or change your e-mail settings.

This message was intended for riccin@q.com.

Nextdoor, 101 Spear Street, Suite 230, San Francisco, CA 94105

Herington, Meggan

From: John Zentner <jzentner@outlook.com>
Sent: Monday, March 10, 2014 8:06 PM
To: Herington, Meggan
Subject: Objection to proposed Wolf Ranch Master Plan changed

Ms Herington,

I'd like to go on record to object to the latest submission to the city by Nor'wood to change the Master Plan for the Wolf Ranch neighborhood near Powers and Research Blvds.

The proposal is to relocate the planned park and green space northwest of Tutt Blvd and Wolf Village Dr in order to build 70+ single family homes in its place.

A significant reason why I specifically purchased my home in 2007 was because of that park in the Master Plan which will be three blocks from my house. The location of the originally planned park has unobstructed views of Pikes Peak and provides a natural buffer between the Ranch Creek Elementary School and the Cordera neighborhood to the west and the newly added additional Nor'wood town homes to the southwest. The alternative site offered by Nor'wood to relocate this park is wholly unacceptable: it is much further from my home, has no unobstructed views of the Peak, and isn't even on the north side of Wolf Ranch (where I live.)

What's the point of a developer having a neighborhood Master Plan? Is it only to lie to prospective home buyers in order to trick them into making the biggest personal investment of their lives and then pull the rug out from under them? I already lost 20% of my homes' value in the 2008 housing market plummet. Please help me protect what's left in my home's value and my quality of life. Please hold Nor'wood accountable to their promises to the 1000 families who live in Wolf Ranch.

I plan to attend the neighborhood meeting at the Wolf Ranch Recreation Center on Wed 12 March but please consider my concerns in the City's future decision regarding this matter.

Thank you,

John Zentner
5828 Yancey Dr
Colorado Springs, CO 80924
Ph. 757.814.0846

Herington, Meggan

From: Keith Kirkby <Keith.Kirkby@towill.com>
Sent: Monday, March 10, 2014 1:56 PM
To: Herington, Meggan
Subject: RE: CPC MP 05-00080-A4MJ14 - concerned resident

Thank you, Meggan.
Keith

From: Herington, Meggan [mailto:mherington@springsgov.com]
Sent: Monday, March 10, 2014 1:50 PM
To: Keith Kirkby
Subject: RE: CPC MP 05-00080-A4MJ14 - concerned resident

Keith, I'm out of the office and will return tomorrow. I did just receive your message from Friday and will return that call when I am back in the office tomorrow. Thank You, Meggan

From: Keith Kirkby [Keith.Kirkby@towill.com]
Sent: Monday, March 10, 2014 11:17 AM
To: Herington, Meggan
Subject: CPC MP 05-00080-A4MJ14 - concerned resident

Good morning, Ms. Herington.

I am writing in response to the proposed Master Plan amendment numbers 'CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054'. As you are aware, the amendment proposes to remove the 26-acre community park and green space from its current location along the boundary between Wolf Ranch and Cordera, and substitute it with a 74-home development. The park and green space have been part of the Master Plan for years and its location has been instrumental in the decision making process of many home buyers in both Wolf Ranch and Cordera including myself.

As one example of many, my family and I chose to build with Campbell Homes at our selected location primarily because it was represented to us that the area behind our lot was preserved green space and community park acreage. Needless to say, my neighbors and I were literally stunned and deeply concerned to learn about this proposed amendment that will virtually wipe out the cornerstone of our decisions to build our family homes in the locations where we now reside (particularly given the opposition to this plan when it was first presented to the Community by Nor'wood in 2012). Had this area been represented as future home development from the beginning, I can assure you we would have made different choices. My family and I have waited a patient 4+ years for the completion of the trail system and park, and we would sooner wait another 50 and continue to enjoy the views, the green space, and the wildlife rather than gaze upon yet more stucco, siding and rooftop.

This amendment cannot be approved. It will fundamentally decrease the quality of daily life of myself, my family, my neighbors and many other residents of both Cordera and Wolf Ranch who have been living with the comfort that the acreage in question would remain green and preserved for the enjoyment of the community. To this moment, the green space and park are illustrated in the City's GIS and the Wolf Ranch Master Plan as it has been represented for many years, new home builders and buyers are STILL making life decisions based upon this plan.

Also of utmost concern, the property values of all those residents, including myself, who have built their homes on lots in concert with the green space and community park as has always been represented in the master plan, will be sorely compromised. Many of us paid significant lot premiums to enjoy this green space with no worry or concern of future development.

Consider, under the proposed amendment, the daily home life of me and my family will transform from one of beautiful views, wildlife, peace and quiet to acquiring 4 new neighbors along my portion of the fence line. By all accounts this is an egregious proposal that will adversely affect the lives of all current and future residents of both communities whom have counted on this green space as represented in the Master Plan in many of their most important of life decisions.

To summarize:

- This area has always been represented to us as an open space and community park that was a major factor in our decisions to become part of the community and build at our current locations,
- If the proposal is approved, our daily quality of life will be lessened due to the absence of the green space and views we have come to enjoy and anticipate having for our enjoyment indefinitely,
- Our property values will be compromised, one of the redeeming features of all of our home locations is the proximity of the green space and park as depicted on the Master Plan and as it has always been represented to us,
- As we witnessed firsthand last September, proper storm water drainage is already a concern in the Cordera and Wolf Ranch neighborhoods; the green space and existing detention pond are critical to the effective drainage of storm water away from our streets and houses. Replacing a substantial portion of the green space acreage with additional impervious surfaces such as buildings, driveways, sidewalks and roads will exacerbate the issue by increasing storm run-off and the possibility of flooding and storm sewer backup.

I hope and trust that the City will recognize and agree that the negative consequences of the proposed amendments far outweigh any positives to the community and will not approve the amendment.

Respectfully,

Keith Kirkby

9125 Dome Rock Pl.
Colorado Springs, CO
80924
(719) 243-5990
keith.kirkby@towill.com

Herington, Meggan

From: jonrubinfeld2298@comcast.net
Sent: Monday, March 10, 2014 1:54 PM
To: Herington, Meggan
Subject: Please Vote "Against" Wolf Ranch proposed Master Plan changes

The purposed master plan change by Nor'wood were unwelcome by the residents of Wolf Ranch back in 2012, and is still the sentiment today. Nor'wood is touting a survey that was conducted, which is no where near any sort of representation in the community as a whole, but it was very select emailing. Please vote against these changes and leave the large city planned park in the current location across from Ranch Creek Elementary school on Tutt. Thank you for your time. Signed a very compassionate home owner in the Wolf Ranch community.

Jon

Sent from XFINITY Connect Mobile App

Herington, Meggan

From: Andrew Awtry <arawtry@gmail.com>
Sent: Sunday, March 09, 2014 9:30 PM
To: Herington, Meggan
Subject: Wolf Ranch

Ms. Meggan Herington,

I would like to bring to your attention my displeasure with the Nor'wood developer who is now attempting to change the plans for the Wolf Ranch Community. I have been in this community for 7 years and have yet to realize several of the amenities that were laid out when my wife and I purchased in this neighborhood. I would like to see more of the green space (parks, pond, trails) that was promised, and am in no way interested in changing the plan to reduce these areas in favor of more houses.

I understand the desire of the developers to build more houses and make more money in the area, but this is being done after not following through on the development promises made to the current residents. Please take this into consideration when reviewing the plans put forth by Nor'wood and I ask that you make them continue along the original development plan sold to the current Wolf Ranch residents.

Thank you for your time,
Andy Awtry

Herington, Meggan

From: Hollis Julson <hollis.julson@yahoo.com>
Sent: Sunday, March 09, 2014 12:15 PM
To: Herington, Meggan
Subject: Fw: Wolf Ranch Community Park

Dear Ms. Herington,

I am writing as a Wolf Ranch Resident who owns a home only 5 houses from the proposed changes to the master plan. I urge you to see this change for what it is, an attempt by Norwood, against the wishes of the current residents, to decrease our communities open space to increase their bottom line.

My husband, Jack and I, built a Classic home in Wolf Ranch 3 years ago, paying extra for a lot to be near the school our children attend with no backyard neighbors and with the knowledge that there would be undeveloped open space between our home and the Powers corridor in the master plan.

This proposed change:

- #1 decreases the open space and amazing views we paid a premium for, reducing our property value significantly,
- #2 unnecessarily congests an area of our community already teeming with the activity of our elementary school increasing safety issues around Ranch Creek Elementary and overcrowding of the school,
- #3 further complicates our struggles with storm drainage which our particular road, Revelstoke Drive, experienced so vividly last year with most of our basements on that road flooding from the heavy rains,
- #4 is a breach in the agreement between the planner and the residents, we would have never built our home in Wolf Ranch if there was any indication that the developer would have changed the Master plan so dramatically and will seek to move out of the community if such a plan goes through.

Nor'wood makes the claims that the City will be unable to develop the proposed park land in the foreseeable future.

- #1 There is nothing wrong with undeveloped green space, in the current plan, the developer still has acres and acres east of this area that are not yet developed, why the continued focus on our park land? Profit!!!!
- #2 Our communities' Boy Scouts have already developed an area of the green space for a well used and wonderful dog park, the WOOF Ranch. As a mother of 2 current cub scouts, I see many an Eagle Scout project that can assist in developing trails and nature walks within the green space eliminating the need for the City to worry about funding park development.
- #3 The existing retention pond will be crucial to storm water management especially for our section of the community

#4 Ranch Creek Elementary is already having to add additional classroom trailers due to the popularity of the school. Having the Developer focus on the current plan in the EAST section of the neighborhood which includes a K-12 Charter school needs to be a priority to balance the large number of elementary students in the neighborhood. Putting this off and increasing the number of single family homes surrounding the school is NOT good for our community's students who face further overcrowding the area and busing outside their neighborhood to accommodate their education needs.

Please consider these thoughts as you contemplate this unnecessary and profit-driven changes to our community plan. Thank you for your attention.

Sincerely,

Hollis, Andrew (Jack), Ethan and Connor Julson
5709 Revelstoke Drive

Herington, Meggan

From: DawnChris Brown <5bamabrowns@gmail.com>
Sent: Saturday, March 08, 2014 6:45 PM
To: Herington, Meggan
Subject: Wolf Ranch changes to the Master Plan

Our family votes no on the addition of more homes across from Ranch Creek Elementary School. The school is already pretty crowded and adding some portables next year. While we realize the importance of making the front of our neighborhood look finished, they could easily even the land out and make a flat field of grass and flowers with a path through it for now. The families of our neighborhood should get what we were promised. Also, drainage problems could worsen in that area leading to more damage.

The lower pasture near Powers behind Abbey Pond would be a great place to build more homes if it absolutely must be done without upsetting so many families, and I think the people should come first. After all, we all have paid a lot of money and chose our home locations by looking at the Master Plan. Hopefully the residents will prevail. If the K-12 school would be built sooner with all the new families coming in that would be great, but I fear that our crowded school will reach the point where education will suffer. Money is always the motivator-I just think we can do better.

Thanks,
Dawn Brown
Wolf Ranch resident

Herington, Meggan

From: J.L. Smith <jlsmith9@gmail.com>
Sent: Saturday, March 08, 2014 5:30 PM
To: Herington, Meggan
Subject: Proposed change to Wolf Ranch Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Herington,

I am a member of the Wolf Ranch community. I am pleased that you will be in attendance at the meeting planned for March 12 at Ranch Creek Elementary to discuss Norwood's proposed changes to the Wolf Ranch Master Plan.

I want to strongly advocate against the proposed changes. There are a number of reasons that I will elaborate below:

- 1) Our purchase was predicated on the fact that we would be down the street from the 26 acre park as shown in the Master Plan. This change smacks of a bait and switch tactic by the developer.
- 2) I believe that the change to the Master Plan to develop more houses in place of the larger park will have a negative impact on our home resale value.
- 3) I believe that our quality of life could suffer. I am an avid proponent of the Smart Growth ideology. Development is going to happen, but I believe that our communities really need to balance growth with Open Spaces and Parks. I think Colorado Springs could truly benefit from another master Park on the northeast side of town. This park also offers a buffer between the commercial development planned for the Research/Powers corridor, the growing traffic on Powers Blvd, and also the Cordera development to the north.
- 4) The north side of Wolf Ranch has a noticeable absence of any large parks. With the change to the Master Plan, the north side will never have one. I have 3 small children, and would love to have access to a large park.

I will be in attendance at the meeting, and hope you will listen to the concerns of the citizens of Wolf Ranch. I think this is much more than just a neighborhood issue...indeed, I think it impacts all citizens of Colorado Springs. Thank you.

Johnny Lee Smith
5778 Wolf Village Dr.
Citizen of Colorado Springs and Wolf Ranch

Herington, Meggan

From: Renee Rubinfeld <purplenae@yahoo.com>
Sent: Sunday, March 02, 2014 4:00 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: jrubnfl@gmail.com; purplenae@yahoo.com
Subject: Unwelcome master park plan changes in Wolf Ranch

I am emailing you as you represent either a City Council Member, City Planner, or City Parks Manager for Colorado Springs, with a voting say in the below matter regarding the Master Plan change (again) for Wolf Ranch.

When the Wolf Ranch Master Plan was adopted in 2003, it set aside 26 acres for a community park, which was a major reason we bought our house close to this planned future park. It is shown on the Master Plan just west of Ranch Creek Elementary School as 26 acres of a beautiful park with a view of the mountain range. Now Nor'wood is planning, what feels like to us as a community, a bait and switch game to build us a 13 acre park and turn the rest of the space into 74 home sites, on small ~7000sqft lots. The lots across the street have current lot sizes of ~15000sqft, for which we paid higher lot premiums to live in this location. This unwelcome change proposes Nor'wood giving us a 13 acre park, when in fact it is nearly a pocket park, ~6 acres in size and the remaining space of 6.67 acres of a detention pond (renamed it "environmental wetland area") for the proposed master plan changes. This park was to bring the community a nice large park north of Research Parkway, which does not exist in the North section of the Wolf Ranch community. With Nor'wood's new plan to build this park over by the non-existing K-12 grade school, giving two large parks to the south side of Research in Wolf Ranch. There are many of us here in Wolf Ranch that have very heavy hearts seeing this proposed change to a master plan that was once used by all New Home Builders in Wolf Ranch to sell us on the great community that they, Nor'wood, and the City of Colorado Springs had envisioned for the future.

This location also currently contains the community built fenced in dog park "named "Woof Park". It contains an agility course area, along with two dog runs (one for large and one for small dogs). This was built through volunteer work by our local boy scouts and the community, through the help of some generous support of Home Depot, Lowes, and other local businesses. This was built for one of our deployed military members sent off to Afghanistan, who has a passion for dogs. This would greatly hurt to see this just up and moved to some unknown location, as Nor'wood has indicated, they are unsure and have no definite plans as to where to move it at this time.

One last concern I would like to voice is that this property sits on a pretty significant hill. If Ralph Braden builds homes on this location it will block the views of the mountains from many of us that bought near this location for the unobstructed views of the mountains and having the convenience of this large park.

What I am asking of each of you is that you consider voting against this Master Plan proposed change on behalf of the neighbors living in the community that were sold on what would be for our future. This is Nor'wood's second change to the master plan in two and a half years. We do not believe Ralph Braden cares about our concerns for this community.

MEETING SCHEDULED: March 12th 6-8PM at Ranch Creek Elementary School cafeteria - please attend to support this community.

>>>>Nor'wood's Proposal<<<<<<<

Our proposal is to move the community park site to a parcel near the proposed K-12 school campus which offers the opportunity for collaboration between District 20 and the parks department.

At the current community park site, we propose a neighborhood park that would be built concurrent with our proposal for 74 single family lots. The neighborhood park would be built by Nor'wood and maintained by our Metropolitan District at no cost to the City. This would be an additional park to those already shown on the Master Plan thereby increasing the total park acreage in Wolf Ranch.<<<<<<<End of Nor'wood's proposal.

Serious consideration appreciated!

Respectfully,

Jon and Renee Rubinfeld

719-282-1502

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Tuesday, March 11, 2014 1:45 PM
To: Herington, Meggan
Cc: jtshirtz@comcast.net
Subject: Comments on Proposed Wolf Ranch Plan Change - CPC MP 05-00080-A4MJ14

Ms. Herington –

My name is John Shirtz and my wife, Tammy, and I would like to include our opposition to the proposed plan change to Wolf Ranch Development detailed in CPC MP 05-00080-A4MJ14. We have been residents of Wolf Ranch since 2009, at address 6012 Leon Young Drive, C Springs, CO 80924. When we bought our home, a big part of our decision was based on the proposed parks and future planning advertised for Wolf Ranch. We were led to believe by the management company and the builder, Vantage Homes, that these plans for the neighborhood were already vetted and agreed upon by the appropriate parties. They were both eager to distribute pamphlets detailing the future development of the neighborhood, including several major pieces proposed for change in this CPC. The location and number of value-adding features to the Wolf Ranch master plan map were critical pieces in our decision to purchase a home in this neighborhood and at our specific location. The fact that the management of this neighborhood is now proposing to change this plan – a plan that many people based very expensive decisions on - is both insulting and surprising. We would like to see the previously proposed plan followed. Besides putting any changes to a neighborhood vote, this appears to be the only fair way to deal with this situation.

Thank you for your consideration and understanding on this matter. I look forward to hearing from you to confirm receipt of this objection and to hear any insight you might have.

v/r
John and Tammy Shirtz
6012 Leon Young Dr
johnshirtz@comcast.net
jtshirtz@comcast.net

Herington, Meggan

From: Hollis Julson <hollis.julson@yahoo.com>
Sent: Sunday, March 09, 2014 12:22 PM
To: Herington, Meggan
Subject: Fw: Wolf Ranch Community Park

Dear Ms. Herington,

Below is the condescending and dismissive e-mail that the community's current residents received regarding the changes to the master plan. This plan is NOT in our community's best interest, does not place enough green space and park land in areas needed to decrease community congestion. Instead, we face increased population and drainage issues and decreased home values for current owners. Bottom line, Nor'wood is seeking to increase it's profit to the detriment of the current residents.

Sincerely,
Hollis Julson
5709 Revelstoke Drive

----- Forwarded Message -----

From: Ralph Braden <rbraden@nor-wood.com>
To: Ralph Braden <rbraden@nor-wood.com>
Sent: Wednesday, March 5, 2014 1:55 PM
Subject: Wolf Ranch Community Park

Dear Wolf Ranch neighbor:

As you know, City Planning and Nor'wood have scheduled a neighborhood meeting at Ranch Creek Elementary on Wednesday, March 12, 2014 to discuss the application Nor'wood has made to the City to relocate the Wolf Ranch Community Park from its current location to a site adjacent to the K-12 campus. Our proposal also includes the development of 74 single family lots and a neighborhood park at the current location of the Community Park just west of Ranch Creek Elementary.

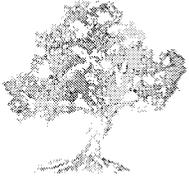
While we know that you are opposed to this proposal, we trust that you believe that Nor'wood is making this proposal out of a belief that it is in the best interests of Wolf Ranch. Our request to you is to acknowledge that we are acting in good faith in advancing this proposal. We can certainly debate the merits of moving forward with what is being proposed versus maintaining the status quo. But let's have that debate in a civilized manner rather than questioning our motives as occurred in the meeting in October 2012.

Our proposal if approved by the City would increase the total amount of park land in Wolf Ranch. Plus a neighborhood park would be built now, and the trail connection to Cordera would be completed now.

The alternative is to leave things as they are for several years if not decades before the City builds a community park. We recognize that several feel that leaving things as they are is an acceptable alternative. While we respect and appreciate your view point, we do not agree with it.

Ultimately the City will make the decision on whether to approve this application or not. As we go through this process, we are simply requesting that we not question each other's motives and have a constructive civil community dialogue on the merits.

Thank you.



Ralph Braden
Project Executive, Wolf Ranch

Nor'wood Development Group
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903
P (719) 593-2600
F (719) 633-0545
C (719) 659-8014
rbraden@nor-wood.com

Nor'wood: <http://www.norwoodinteractive.com/>

Wolf Ranch: <http://www.wolf-ranch.com/>

Herington, Meggan

From: Renee Rubinfeld <purplenae@yahoo.com>
Sent: Sunday, March 02, 2014 4:00 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: jrubnfl@gmail.com; purplenae@yahoo.com
Subject: Unwelcome master park plan changes in Wolf Ranch

I am emailing you as you represent either a City Council Member, City Planner, or City Parks Manager for Colorado Springs, with a voting say in the below matter regarding the Master Plan change (again) for Wolf Ranch.

When the Wolf Ranch Master Plan was adopted in 2003, it set aside 26 acres for a community park, which was a major reason we bought our house close to this planned future park. It is shown on the Master Plan just west of Ranch Creek Elementary School as 26 acres of a beautiful park with a view of the mountain range. Now Nor'wood is planning, what feels like to us as a community, a bait and switch game to build us a 13 acre park and turn the rest of the space into 74 home sites, on small ~7000sqft lots. The lots across the street have current lot sizes of ~15000sqft, for which we paid higher lot premiums to live in this location. This unwelcome change proposes Nor'wood giving us a 13 acre park, when in fact it is nearly a pocket park, ~6 acres in size and the remaining space of 6.67 acres of a detention pond (renamed it "environmental wetland area") for the proposed master plan changes. This park was to bring the community a nice large park north of Research Parkway, which does not exist in the North section of the Wolf Ranch community. With Nor'wood's new plan to build this park over by the non-existing K-12 grade school, giving two large parks to the south side of Research in Wolf Ranch. There are many of us here in Wolf Ranch that have very heavy hearts seeing this proposed change to a master plan that was once used by all New Home Builders in Wolf Ranch to sell us on the great community that they, Nor'wood, and the City of Colorado Springs had envisioned for the future.

This location also currently contains the community built fenced in dog park "named "Woof Park". It contains an agility course area, along with two dog runs (one for large and one for small dogs). This was built through volunteer work by our local boy scouts and the community, through the help of some generous support of Home Depot, Lowes, and other local businesses. This was built for one of our deployed military members sent off to Afghanistan, who has a passion for dogs. This would greatly hurt to see this just up and moved to some unknown location, as Nor'wood has indicated, they are unsure and have no definite plans as to where to move it at this time.

One last concern I would like to voice is that this property sits on a pretty significant hill. If Ralph Braden builds homes on this location it will block the views of the mountains from many of us that bought near this location for the unobstructed views of the mountains and having the convenience of this large park.

What I am asking of each of you is that you consider voting against this Master Plan proposed change on behalf of the neighbors living in the community that were sold on what would be for our future. This is Nor'wood's second change to the master plan in two and a half years. We do not believe Ralph Braden cares about our concerns for this community.

MEETING SCHEDULED: March 12th 6-8PM at Ranch Creek Elementary School cafeteria - please attend to support this community.

>>>>Nor'wood's Proposal<<<<<<

Our proposal is to move the community park site to a parcel near the proposed K-12 school campus which offers the opportunity for collaboration between District 20 and the parks department.

At the current community park site, we propose a neighborhood park that would be built concurrent with our proposal for 74 single family lots. The neighborhood park would be built by Nor'wood and maintained by our Metropolitan District at no cost to the City. This would be an additional park to those already shown on the Master Plan thereby increasing the total park acreage in Wolf Ranch.<<<<<<End of Nor'wood's proposal.

Serious consideration appreciated!

Respectfully,

Jon and Renee Rubinfeld

719-282-1502

are in the 15000sqft property sizing. This just solidifies that every time we hear you say you "care about this community of Wolf Ranch" - your actions are not speaking the same language. Please stick with your master plan that contains a 26.31 acres of REAL play area for families, nicely situated across from the school as you sold us all on from the beginning and even through your last update in July of 2013, that repurposed the commercial land to allow for more housing and lessened the commercial space available. In the updated Master plan dated July 2013 you showed that you would in fact have a 26.31 acre community park plus a 6.76 acres detention pond, seems like all has been forgotten of last year's meeting, we thought you were understanding the Wolf Ranch community. We all really thought that the turn out last time was enough to discourage you from making a very unwelcome change -for which many of us paid premium lot prices to live next to the school and a large neighborhood community park - not another pocket park with a pavilion that I never see being used, such as "Parkwood"! SPEND YOUR EFFORTS GETTING A FLAGSHIP CORNER STORE AND STOP REPURPOSING THIS NEIGHBORHOOD - at the rate your changing this once wonderful neighborhood it will be another Springs Ranch in no time

Craig & Yvonne Williams from Wolf Ranch 18 Feb Ray, thank you for providing some information that allows our community the opportunity to see this from a different perspective. If in fact this information is true then all homeowners need to look at the complete picture and make an informed decision. In this situation your silence will be concurrence with the presented proposal. You will be in no position to complain and it is a moot point if you wait or put it off on being informed and making a decision. You were busy doesn't work with things such as this. One thing I thought about is this is a "get out of jail free" card for the city if this proposal is approved. The city will not be obligated to build / maintain this park in WF. I'm pretty sure they are gonna favor this proposal since they have so many parks on hold already and no budget to support and distracted with the "city of champions". Given this easy way out and cost savings...you should be able to hear it now - "all in favor"..... None of us can tell the future however, whether you are in favor of getting something done or waiting we all need to seriously consider this, show up to the upcoming meetings and make the best informed decision we can. Just my 2 cents...CSW

Kevin Bringard from Wolf Ranch 16 Feb

Ralph could shed more light on it, but I believe Nor'wood makes (and has already made) the recommendation/request to the city to change the master plan, and then the city approves or denies it. The only "say" we'd have would be to contact our counsel person and let them know how we feel about it (positive or negative), or to contact Nor'wood and let them know how you feel (again, positive or negative).

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Monday, February 17, 2014 12:48 PM
To: Schueler, Carl
Cc: Herington, Meggan
Subject: Metro Districts and Wolf Ranch Parks

Dear Carl,

Meggan Herington in your office said that you were the person to contact concerning metro districts. I am a resident of Wolf Ranch which is in the Upper Cottonwood Creek Metro District. Nor'wood recently submitted a master plan amendment to the city in which they are increasing the amount of park space in Wolf Ranch. Basically, they are moving a planned and approved community park from an area north of Research to a location south of research. Where the community park was going to be built, would be filled with more lots and a much smaller neighborhood park. This increase or additional park is to be paid for and maintained by the metro district. The way I see it, this is an additional burden to the taxpayers in the development. Is this something that would come up in the fiscal impact analysis in the review criteria, 7.5.408(f)(2)? The code says something about demonstrating no adverse impact upon the general community.

Thanks for your input.

Ray Schindler

purplena@yaho.com
jrubnfld@gmail.com

Below I have captured some postings off of the Wolf Ranch NextDoor website from the community:

Park Proposal and our Metro District 15 Feb Ray Schindler from Wolf Ranch I wanted to take a shot at explaining our metro district in general terms and how the park proposal will impact us as taxpayers. Our metro district is in existence to finance the construction and maintenance for most of Wolf Ranch. In broad terms, the metro district receives its funds by issuing bonds which are serviced by the property taxes that we pay. Part of the funds can be used for capital improvements while some is used for maintenance. The developer (Nor'wood) builds the capital improvements and then seeks reimbursement from the metro district. While it is true that the developer physically writes the checks for the capital improvements, the developer is receiving some of their cash to pay the bills from the metro district/our taxes. If the metro district doesn't have enough money to reimburse the developer, the developer has to hold those bills until the metro district has the funds.

The construction of this proposed neighborhood park is to be paid for by the developer, i.e. our taxes. The maintenance of the proposed park is to be paid by the metro district, i.e. our taxes. It was asked if our taxes would increase due to this proposal. We are already at the maximum tax rate so our taxes can't increase this year. However, as time goes on, our metro tax should decrease as the capital improvements are paid off. One or two things could happen with this proposal:

1. The number of years that we have the metro taxes will be extended to cover these additional expenses.
2. Our taxes will remain at a higher level, for a longer time, than they would have been without this park change proposal. If nothing else, we will have to fund the maintenance of the park for the rest of its existence; ensuring a higher tax amount in future years.

This proposed park, using the developer metrics, will cost us \$1,300,000 million to build and \$130,000 per year to maintain. Those are dollars coming from our metro taxes. If we wait for the master planned approved community park in this location, the city will pay for construction and maintenance; the burden is to all Colorado Springs people and not just Wolf Ranch households. The way I see it, we are paying for a park twice in this location if this plan is adopted. We will all continue to pay our general city taxes to the city who would eventually build a park in this location, so paying for it through our metro tax has us paying for the park twice.

Ray Schindler from Wolf Ranch 16 Feb

I believe that since this is a major change to the master plan, it has to go through a number of hoops. The first is the community meeting on March 12th where the city will be looking for community input. The second step is a meeting with the Parks Advisory Board where the Parks Department will make a recommendation. Third step is the Planning Commission where the Planning Department will make a recommendation to the Commission. Fourth step is Community Council who makes the final decision. All four meetings offer an opportunity for community input during the meetings. I would recommend getting involved in each step whether you are for, undecided, or against the proposal. If nothing else, you can email your City Council Member, City Planner, and City Parks Manager. Contact information is: Joel Miller – City Council Member - jcmiller@springsgov.com Meggan Herington – Principal Planner - mherington@springsgov.com Christian Lieber – Park Development Manager - clieber@springsgov.com

Renee Rubinfeld from Wolf Ranch 16 Feb

Please speak to every one of your neighbors! We all need to be involved in this major change to the master plan that Ralph Braden sold us all on. Nor' Wood (VP Ralph Braden) is really proving that he does not have a real master plan on the north side of Research. The north side of Research in Wolf Ranch does not have any large park area, and according to this new plan never will. He will remove the dog park (that the wonderful boy scouts and their family members who volunteered their time and energy to construct), and give us a drainage ditch for a park and attempt to classify it as 13 acres of beautiful park, when in fact the 6.76 acres is not a play area at all!! It will be a dangerous area and I would not want to see any children playing around it, since it is a detention area for runoff. Also, we are very unhappy as homeowners seeing the size of proposed lots being in the 7000sqft average, when most of the existing homes over here

are in the 15000sqft property sizing. This just solidifies that every time we hear you say you "care about this community of Wolf Ranch" - your actions are not speaking the same language. Please stick with your master plan that contains a 26.31 acres of REAL play area for families, nicely situated across from the school as you sold us all on from the beginning and even through your last update in July of 2013, that repurposed the commercial land to allow for more housing and lessened the commercial space available. In the updated Master plan dated July 2013 you showed that you would in fact have a 26.31 acre community park plus a 6.76 acres detention pond, seems like all has been forgotten of last year's meeting, we thought you were understanding the Wolf Ranch community. We all really thought that the turn out last time was enough to discourage you from making a very unwelcome change -for which many of us paid premium lot prices to live next to the school and a large neighborhood community park - not another pocket park with a pavilion that I never see being used, such as "Parkwood"! SPEND YOUR EFFORTS GETTING A FLAGSHIP CORNER STORE AND STOP REPURPOSING THIS NEIGHBORHOOD - at the rate your changing this once wonderful neighborhood it will be another Springs Ranch in no time

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Kevin Bringard from Wolf Ranch 16 Feb

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Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Monday, February 17, 2014 12:48 PM
To: Schueler, Carl
Cc: Herington, Meggan
Subject: Metro Districts and Wolf Ranch Parks

Dear Carl,

Meggan Herington in your office said that you were the person to contact concerning metro districts. I am a resident of Wolf Ranch which is in the Upper Cottonwood Creek Metro District. Nor'wood recently submitted a master plan amendment to the city in which they are increasing the amount of park space in Wolf Ranch. Basically, they are moving a planned and approved community park from an area north of Research to a location south of research. Where the community park was going to be built, would be filled with more lots and a much smaller neighborhood park. This increase or additional park is to be paid for and maintained by the metro district. The way I see it, this is an additional burden to the taxpayers in the development. Is this something that would come up in the fiscal impact analysis in the review criteria, 7.5.408(f)(2)? The code says something about demonstrating no adverse impact upon the general community.

Thanks for your input.

Ray Schindler

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:47 AM
To: Herington, Meggan
Subject: Resident letter of support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll

Herington, Meggan

From: Robertson, Floyd C <Floyd_Robertson@kindermorgan.com>
Sent: Wednesday, March 12, 2014 11:49 AM
To: Herington, Meggan
Cc: floyd robertson
Subject: Wolf Ranch Revision

Hi Meggan. I left you a voice mail a few minutes ago. I am a resident of Wolf Ranch and I am in favor of the changes to the plan as proposed by Nor'wood and Mr. Braden. Unfortunately, I cannot attend tonight's meeting. Also, unfortunately, I believe the meeting will be contentious, with a vocal group opposed. That said, I also believe the majority in our community are supportive or neutral on the changes.

Focusing on the two points of contention that will likely be raised, I believe these will be the community park and the traffic patterns created by the change. Regarding the community park, some seem confused thinking that this is removed from the plan. Obviously, that is not the case. The park is being shifted to a location near the proposed K-12 school and near the community recreation center, off of Research Parkway. This is a better location than the original for the follow reasons:

- Proximity to the school and to the recreation center will allow some synergy of uses.
- The park will be logically located next to a major drainage, where some development issues would occur if not done this way.
- The park location is actually nearer the center of the overall development.
- Research provides a more logical access to a large park location.

The development of a neighborhood park in place of the proposed community park is also more logical for the following reasons:

- Immediate development comports with development of the community trail system and allows connectivity to the trail system at Cordera.
- The neighborhood park, with a sports field and with a playground is ideally suited to proximity with an Elementary School.

The housing portion of the change is acceptable, with the traffic changes that were added. These take care of the concern of more traffic in front of the school. The recent extension of Wolf Village Street and development of Grand Cordera Parkway further respond to this concern, providing a logical outlet from the new homes away from the school. Yet those homes will have easy foot access to the school as well as the neighborhood park.

Probably foremost is the fact that the neighborhood park and amenities will be developed immediately, whereas the community park is MANY years in the future. I personally do not want a large vacant tract that is not being maintained as park or as designated open space in the proximity of the school or our neighborhood. This creates a safety concern, and I think it is likely to serve as an occasional dumping ground for yard waste and other inappropriate materials.

One of the Cordera neighbors complained that he chose his home due to the open space that would be next door in Wolf Ranch. That is an unfortunate aspect of this, but I think the neighborhood needs outweigh this situation. Others describe that they feel that the lack of the community park near their homes will be a detriment to their home values. In that regard, a neighborhood park and trail system developed now will be a positive. A community park that is not to be developed for possibly decades would not be a positive in this regard.

For conditions that could be apply, I suggest the following:

- The dog park should be redeveloped at the new community park location within one year of approval of this change.
- The neighborhood park should be developed within one year of the approval.
- The trail system along Grand Cordera Parkway, along the retention pond/wetland, through the neighborhood park, and extending east behind homes on Leon Young to the other neighborhood park at Valemont and Leon Young should all be developed within one year of approval.
- Effort should be made to develop the neighborhood park at Valemont and Leon Young within two years of approval.

If you have any questions, please call me at (719) 660-9282. I did this rather hastily since I just found I cannot come to the meeting, so you may need some clarification. THANKS!

Floyd C. Robertson

Land and Right of Way | 2 North Nevada Ave. | Colorado Springs, CO 80903

Direct: (719) 520-4455 | Mobile: (719) 660-9282 | floyd_robertson@kindermorgan.com

"Did you ever walk into a room and forget why you walked in? I think that is how dogs spend their lives."

- Sue Murphy

Herington, Meggan

From: John Stanton <john.stanton.27@gmail.com>
Sent: Wednesday, March 12, 2014 10:09 PM
To: Herington, Meggan
Subject: I support Nor'Wood's Wolf Ranch Proposal

Meggan

I support Ralph Braden's proposal to develop a modest park, provide sound rainwater runoff mitigation, and to create a small park "now" vice waiting for the city in 15-20 years.

I believe most of the concerns of residents within one block of the proposed site are unfounded.

I have no problem with what NorWood has presented.

Regards

John Stanton
6213 Revelstoke Dr
Wolf Ranch

Herington, Meggan

From: Suzanne Stanton <suzanne.stanton.27@gmail.com>
Sent: Thursday, March 13, 2014 3:02 PM
To: Herington, Meggan
Subject: Wolf Ranch neighborhood park

I'm weighing in that I would prefer to have Norwood's plan approved for a small park now instead of waiting years for a city park.

Thank you.

S. Stanton

Herington, Meggan

From: atiras@netzero.net
Sent: Friday, March 14, 2014 3:52 PM
To: Herington, Meggan
Subject: Wolf Ranch Community Park...

March 14, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

My name is Sarita Bonner and I am a homeowner in Wolf Ranch. I understand that Nor'wood has proposed to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I would like to voice my support of the application of Nor'wood to move the future park. I also support the development of the existing Community Park site with a mix of single-family lots and a neighborhood park as shown on the application submitted by Nor'wood.

I believe that the development of a neighborhood park with a mix of single-family homes is a very good idea considering that the Community Park originally planned for Wolf Ranch may not be developed for decades to come. In short, I support a neighborhood park and more people to call neighbors in Wolf Ranch, therefore I support Nor'wood's application as submitted.

Please let me know if you need any feedback or input above and beyond this letter and I will be more than happy to provide it.

Sincerely,

Sarita C Bonner

The #1 worst carb EVER (avoid)

This health food causes fat gain, wild energy & blood sugar swings
info.fixyourbloodsugar.com

March 23,2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

This is Dave & June Turner, and we are a homeowner in Wolf Ranch. We understand that Nor'wood has proposed to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. We would like to voice our support of the application of Nor'wood to move the future park. I also support the development of the existing Community Park site with a mix of single-family lots and a neighborhood park as shown on the application submitted by Nor'wood.

I believe that the development of a neighborhood park with a mix of single-family homes is a very good idea considering that the Community Park originally planned for Wolf Ranch may not be developed for decades to come. In short, I support a neighborhood park and more people to call neighbors in Wolf Ranch, therefore I support Nor'wood's application as submitted.

Please let me know if you need any feedback or input above and beyond this letter and I will be more than happy to provide it.

Regards
Dave & June

March 14, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
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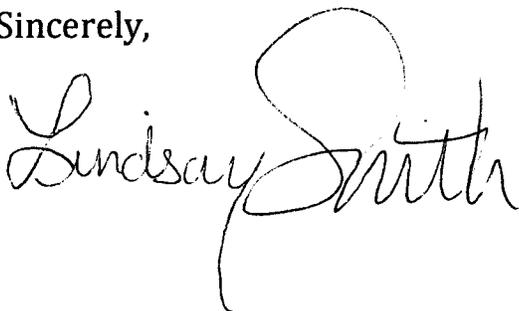
Dear Ms. Herington

This is Lindsay Smith, and I am a homeowner in Wolf Ranch. I understand that Nor'wood has proposed to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I would like to voice my support of the application of Nor'wood to move the future park. I also support the development of the existing Community Park site with a mix of single-family lots and a neighborhood park as shown on the application submitted by Nor'wood.

I believe that the development of a neighborhood park with a mix of single-family homes is a very good idea considering that the Community Park originally planned for Wolf Ranch may not be developed for decades to come. In short, I support a neighborhood park and more people to call neighbors in Wolf Ranch, therefore I support Nor'wood's application as submitted.

Please let me know if you need any feedback or input above and beyond this letter and I will be more than happy to provide it.

Sincerely,

A handwritten signature in black ink that reads "Lindsay Smith". The signature is written in a cursive style with a large, looping initial "L".

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Tuesday, March 11, 2014 1:45 PM
To: Herington, Meggan
Cc: jtshirtz@comcast.net
Subject: Comments on Proposed Wolf Ranch Plan Change - CPC MP 05-00080-A4MJ14

Ms. Herington –

My name is John Shirtz and my wife, Tammy, and I would like to include our opposition to the proposed plan change to Wolf Ranch Development detailed in CPC MP 05-00080-A4MJ14. We have been residents of Wolf Ranch since 2009, at address 6012 Leon Young Drive, C Springs, CO 80924. When we bought our home, a big part of our decision was based on the proposed parks and future planning advertised for Wolf Ranch. We were led to believe by the management company and the builder, Vantage Homes, that these plans for the neighborhood were already vetted and agreed upon by the appropriate parties. They were both eager to distribute pamphlets detailing the future development of the neighborhood, including several major pieces proposed for change in this CPC. The location and number of value-adding features to the Wolf Ranch master plan map were critical pieces in our decision to purchase a home in this neighborhood and at our specific location. The fact that the management of this neighborhood is now proposing to change this plan – a plan that many people based very expensive decisions on - is both insulting and surprising. We would like to see the previously proposed plan followed. Besides putting any changes to a neighborhood vote, this appears to be the only fair way to deal with this situation.

Thank you for your consideration and understanding on this matter. I look forward to hearing from you to confirm receipt of this objection and to hear any insight you might have.

v/r

John and Tammy Shirtz
6012 Leon Young Dr
johnshirtz@comcast.net
jtshirtz@comcast.net

Herington, Meggan

From: Julianna Bevere <juliannapb@live.com>
Sent: Tuesday, March 11, 2014 8:25 PM
To: Herington, Meggan
Subject: Proposed Wolf ranch amendment

Ms. Herington,

I own one of the homes directly across from the wonderful open space located on the north side of the wolf ranch community. It has been brought to my attention that the developers of that community are trying to change the master plan that has always represented this area as a future park and build 74 residential lots in its place. This is very concerning for a number of reasons and I desperately hope that you will not do your part in allowing this proposed plan to become a reality. When decided to build in this location the open space located behind our home rather than the backyards of neighbors was a huge factor. We are desperately lacking for community parks in this area of town and it would be wrong to take that away. I hope that you have heard my concerns and are taking them into consideration. Thank you,

Julianna Bevere

Sent from my iPad

Herington, Meggan

From: April Veits <aveits@hotmail.com>
Sent: Tuesday, March 11, 2014 8:31 PM
To: Herington, Meggan
Cc: Matt Veits
Subject: Proposed changes to Wolf Ranch Master Plan

Dear Ms. Herington -

My family & I have been members of the Wolf Ranch community since 2005. I will be attending the meeting on March 12 at Ranch Creek Elementary, & am pleased that a representative from City Planning will be in attendance, but I also wanted to express my concerns to you in writing.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP). I understand that changing economic conditions sometimes require flexibility by all stakeholders to adapt. Nevertheless, it is difficult to understand why Mr. Braden would give repeated assurances in meetings with residents about the WRMP & yet proceed with filing the changes with the city almost simultaneously. While the timing is suspect, I understand that it is not the responsibility of the City to monitor the business practices of developers.

My concerns with the proposed changes are as follows:

1) Traffic Volume & Safety: The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress & egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary. Has a traffic study been done with respect to the proposed changes & their impact? Is there one scheduled?

2) Storm water infrastructure: With the park as proposed in the WRMP, there would be 26 acres of mostly pervious surface. If changed, that 26 acres will become mostly impervious surfaces (streets, sidewalks, driveways, rooftops, patios, etc.). What strategies will be used to mitigate the additional storm water run-off on the already over-burdened system? Does the size of the current detention pond meet the needs of these additional houses? Will the quality of this additional run-off endanger the surrounding plant & animal wetland? And finally, are we, as taxpayers, possibly faced with the creation of a special tax district in order to pay for necessary infrastructure improvements & maintenance? As the City's current funding is approximately \$700 million short for current storm water projects, it seems likely that any additional burden will fall to the taxpayers.

3) Development proximity to wetlands: Have there been any studies ordered and/or completed regarding potential threat to habitat for native plant & animal species?

4) As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

5) Additional water usage requirements for residential and irrigation use: How does the water use for 74 houses utilizing roughly 225 gallons of water per day compare with irrigating approximately 60% of a park? Given the catastrophic fires in CS over the last two years, the need for water restrictions, & the ongoing concerns over responsible water usage, is this really in keeping with the City's conservation goals?

6) Finally, what is to prevent additional changes being made to the WRMP with regard to future housing vs. open space (for example, the lake in the current master plan being replaced with yet more houses)?

Thank you for your time & I look forward to your input at tomorrow's meeting.

Sincerely,
Matthew Veits

Sent from my iPad

Herington, Meggan

From: Don Schofield <donschofieldjr@yahoo.com>
Sent: Wednesday, March 12, 2014 2:56 PM
To: Herington, Meggan
Cc: Laura Schofield
Subject: Opposition to Wolf Ranch proposed Master Plan amendment

Ms. Herington,

I am contacting you to voice our strong opposition to Norwood's proposed Master Plan amendments CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, AF FP-00054. The removal of the 26 acre open space and subsequent development of 74 additional single family residential lots is an unacceptable change to the Wolf Ranch Master Plan.

As a military family, we were very specific with our neighborhood choice of Wolf Ranch in which to build a new home. The current open space location was a critical factor in where to build our new home and we chose our lot because of the balanced, natural, and organic flow of the Master Plan. The rationale used by Norwood that the city of Colorado Springs is far behind in their planning and execution of city parks is completely immaterial to our family--our concern is that the open space continues to remain in the neighborhood as originally sold to us by our builder. The lot that we chose has wonderful vistas of the natural beauty of Colorado and the majesty of the Rampart Range. The addition of 74 single family homes will destroy the beauty of what the residents understood to be truths and the committed vision of Norwood to deliver a trusted and attractive community. We are in support of keeping the existing space open and natural while we wait for the prioritization of future parks from the city of Colorado Springs.

When military families buy a home and invest in communities, they must be aware of resale, investment and property values. The existing open space offers a unique value not often found in this growing part of El Paso County--untouched land that is attractive, natural and protected from development inside of a well-respected neighborhood. I am gravely concerned that our property values will deflate with the removal of the 26 acre open space and development of the 74 homes, therefore reducing our investment and personally costing our family precious income. If we would have been aware of this change prior to our new construction, our current decision would have been compromised and it is likely that we would have not bought a home in Wolf Ranch.

Norwood has asked the concern residents to trust the company's judgement with regard to the amendment of the Master Plan. I request to see the rubric used to by Norwood to determine what is best for the residence of Wolf Ranch. Was it a simple survey that not everyone received? How do the effected residents of Cordera feel about removing the valuable open space between the neighborhoods? How will the massive drainage problems that over 90% less open space and 74 additional homes be rectified? This is a complex problem that will effect our family financially, philosophically and potentially physically that cannot be remedied by offering a small community park in payment for our validation of broken trust.

My solution is to have Norwood continue to develop Wolf Ranch as the existing Master Plan dictates. I request that they focus all planning and development North towards the proposed lake area, therefore honoring the Master Plan vision in which our family believed. I support the continued growth and investment that Norwood continues to bring to Wolf Ranch, but not at the cost of removing the open space and dog park, and building 74 residential homes in their place.

I remain vehemently opposed to the proposed Master Plan amendment and urge the Planning and Development Land Use Review of the City of Colorado Springs to act with responsibility and reject the current Norwood proposals.

Regards,

Don and Laura Schofield

Herington, Meggan

From: Barry Bennett <4bennett@sprintmail.com>
Sent: Wednesday, March 12, 2014 4:02 PM
To: Herington, Meggan
Subject: Villages at Wolf Ranch, LLC Master Plan revision request

Good Afternoon Meggan,

We own one of the three lots in Cordera that will be directly affected by the proposed changes to Norwood Development's Master Plan for the Villages at Wolf Ranch: CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, and AR FP 14-00054.

Since our lot bordered the Wolf Ranch/Cordera boundary, during our due diligence we reviewed the Wolf Ranch Master Plan, as well as the Cordera Master Plan before deciding to purchase our home on Dome Rock Place. While we understood nothing was guaranteed, one of the factors in selecting our home site was the hope that the future 26+ acre park/green area proposed on the Wolf Ranch Master Plan for the area between our home and Ranch Creek Elementary would eventually become a reality. Selfishly, it's obvious we would much prefer the currently approved park/green space behind our home rather than more houses; however, we do have a few concerns/comments regarding the proposed changes.

The first is how this residential development will impact the drainage in the subject area, where runoff drains to the south and west. In addition to the existing holding pond to the south, the area has several natural and man-made swales. With this existing infrastructure, one of our neighbors has had basement flooding due to runoff from behind our homes. Water runs down through our backyards to the side yard swales, out to the cul-de-sac, and rushes down Dome Rock Place, where it often overwhelms the sewer drains, and collects just past Soda Creek Ct on Dome Rock Pl. Many additional homes were flooded on our street during last summer's rains (which is really inexcusable, considering these homes are at most, 5 years old, and were constructed/landscaped to stringent Cordera guidelines). We have also heard from friends and others that homes in the Wolf Ranch also experience flooding, in areas both north and south of Research Pkwy. What's going to happen when the subject area changes from open/park space to 74 more single family homes? We are skeptical the proposed small park, open space, and location of the additional detention/wetland area will be sufficient.

Another concern is the legitimacy any more of developer's "Master Plans" in the Colorado Springs area, which seem to be in constant change. In the 5 years we have lived in our current home, both Cordera and Wolf Ranch have made numerous changes to their Master Plans. We certainly cannot be the only homeowners who look to a community's Master Plan when making a decision whether to relocate to that community, or not, let alone in the selection of a specific home site. Market conditions change, and the economy has been in a downward spiral since 2008, but it has also been well known that for many years now Colorado Springs has not had the excess funds to construct, let alone maintain, new community/regional parks – certainly one of the reasons LaPlata included the building of the Cordera community parks in their development budget, and our HOA maintains them. If the developer had no intentions of constructing this park themselves, and had always planned for the city to construct the Wolf Ranch park in question, having had to know all along the constrained city parks' budget, our question is why was the area behind our home and around Ranch Creek Elementary not originally proposed for future development, rather than proposed park/green space? It doesn't take a rocket scientist to know that a 26.31 acre park was not going to be built for years if left to the city to complete.

We know many city residents who feel that at some point the City Planning Commission should consider holding developers more accountable to their approved Master Plans. In this case, we feel the large Wolf Ranch community park location should be kept in its current location, *near an existing elementary school*. We understand Norwood wants to move this park to another site in Wolf Ranch near a future K-12 D20 school site what guarantees are there that D20 will ever need the additional schools, and what will happen when down the road Wolf Ranch's growth meets up to

the new site? It is an unfortunate reality that the city's budget woes probably won't subside for quite some time, nor do we see District 20's need for additional schools in both Wolf Ranch and Cordera in the foreseeable future. Unless the developer digs into their own pockets to fund the park, and/or the economy improves such to need additional D20 schools, what will prevent Norwood from once again asking to relocate the park site to develop that area "because the park will never get built by the city, and the new school is far off in the future". Sadly for Wolf Ranch residents, it is very possible this large park may not be constructed for a very long time - so if it isn't going to stay in its currently approved location, maybe it should just be taken off their Master Plan all together; or converted to open/green space, and not as a formal park.

Thank you in advance for your time and consideration.

Sincerely,
Barry and Elizabeth Bennett
9135 Dome Rock Place
Colorado Springs, CO
719-282-9012

Herington, Meggan

From: Kevin Bringard <kevinbringard@gmail.com>
Sent: Wednesday, March 12, 2014 4:26 PM
To: Herington, Meggan
Subject: Proposed Changes to the Wolf Ranch Master Plan

Dear Ms. Herington,

I am a member of the Wolf Ranch community. I am please that you will be in attendance at the meeting planned for this evening, March 12, 2014.

I want to strongly advocate against this proposed change. I live at 5756 Revelstoke Dr., about a block from where the original master plan called for the community park to be. The location of this lot in proximity to the proposed park was in large part why we chose where we did. Not just because there would be a park there, but more importantly because we knew there wouldn't be more houses there.

I know I'm not alone when I say I was OK paying a premium for my lot and location based on this knowledge. A premium which was either directly, or indirectly, set and collected by Nor'wood. The very entity who is now proposing this change, having already collected the premiums for the surrounding land.

I am also concerned about what this means for the future of the neighborhood. Development on the northeast side, including open space, parks and a lake, was delayed due to economic downturn. However, it makes me question if the balance of open space to houses will be maintained if we determine the economy well enough recovered to build 74 new homes, instead of continuing to develop in accordance with the original plan. What is to keep the plan from being further changed, leading to an even more unbalanced and overcrowded neighborhood?

We have been explicitly told we should "not question motives" and trust that Nor'wood has the community's best interests in mind, but we have not been given any objective data as to the rubric used to determine what exactly the community's best interests are.

I believe the newly proposed master plan will severely undermine the balance of the neighborhood, moving the majority of the amenities south of Research. This includes:

- * The new school
- * The large community park
- * The dog park
- * The clubhouse
- * The pool

Leaving the north part of the neighborhood overcrowded and with nothing but a proposed lake, which as I noted above, Nor'wood appears to have little interest in getting to when the alternative to build more houses exists.

I firmly believe this proposed plan is not only bad for Wolf Ranch and the southwest side of Cordera, but sets a bad precedent surrounding what developers can promise, collect premiums on, and then disregard at will.

Abraham Lincoln best described our government as "of the people, by the people, for the people". If the city moves forward with this proposal without full disclosure of the objective data collected, description of the rubric applied to the data and the subsequent express will of the people being directly affected, it will be an abject failure of this principle.

Thank you for your time and consideration. I look forward to seeing you at tonight's meeting.

Kevin Bringard
5756 Revelstoke Dr.

Herington, Meggan

From: Julie Peel <juliepeel@hotmail.com>
Sent: Wednesday, March 12, 2014 7:25 PM
To: Herington, Meggan
Subject: Wolf Ranch input

Dear Ms. Herington,

I am writing about the proposed plans for Wolf Ranch that are in discussion right now. My main concern is that Tutt blvd. which runs on the west side of Ranch Creek Elementary is very congested and confusing during pick-up and drop off for the school. I believe widening and striping that road would make it safer and provide much needed relief. Some cars pull over to park, some to wait in line and some just try to get through, or just try to pull u-turns to avoid waiting. Dedicated areas for these things would be very helpful. Please consider this as part of the plan. Thank you for your time.

Julie Peel

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Thursday, March 13, 2014 3:09 PM
To: Herington, Meggan
Subject: Fwd: Wolf Ranch Major Amendment to Master Plan
Attachments: Community Park Email.pdf; Neighborhood Park.pdf; Development Plan.pdf; GoogleEarth_Image Current Approved Location.pdf; GoogleEarth_Image Proposed Location.pdf

My name is Ray Schindler and I am a resident in the Nor'wood development of Wolf Ranch. Although I have not studied the full application that Nor'wood submitted concerning the Master Plan amendment, I assume that it follows the notification that Nor'wood sent to the homeowners; please see attached. I am opposed to this amendment due to the fact that we built our home partially based on the proximity to a large planned park. I liked the idea of being able to take a quick walk down a few blocks and have access to 25+ acres of park area. The confidence to make this decision was founded on the document shown to me by the builder and supplied to me at closing, the master plan. If someone can't lean on the master plan then what assurances does anyone have of any developing neighborhood? I have a number of objections to this amendment/letter as outlined below. I am not sure which ones hold any weight related to any review criteria but common sense says that they should matter.

1. The proposed neighborhood park and additional lots in place of the community park will be built by Norwood and maintained with metro district funding. Since metro districts are funded by the taxes the property owners pay, this is saddling the homeowners with additional debt. By applying the metrics that the developer has used; (\$100,000/acre to build and \$10,000/acre/year to maintain) this is an additional \$1,300,000 debt to the district to build the park and an ongoing obligation of \$130,000/year to maintain. The problem with metro districts is that no one understands them and likely don't make the connection that it's them who is actually paying the bills for this development. People love to hear that Nor'wood is footing the bill but they don't understand where Nor'wood gets their cash. I am sure that I'm not the only one who would prefer to not take on this burden and further extend the amount of time I have to pay the metro mill levy. I believe this may fall under city code 7.5.408(F)(2) but reading the code is confusing. I think it is great that this plan would net more park space to Wolf Ranch but I don't support the additional debt it would create for the home owners. I would rather have one park paid for by our general taxes and maintained by the city. In my mind, this plan makes us pay twice for a park that would likely be used by those outside of the district in Cordera and residing in the retirement community. Why would Wolf Ranch want to build a park with residents tax dollars that will benefit those living outside of Wolf Ranch as much if not more.

2. The currently approved community park is number five in priority of other unbuilt parks throughout the city. This statement is erroneous at best. I have had discussion with the city and there is not a priority list for community parks. There is a list of parks on a waiting list but the order in which the parks will be built is not based solely on when a park was approved by the city. The actual construction of a park is based on a number of factors. I shared an email with the developer back in April 2013 that outlined these factors but they still chose to use the scare tactic that we are way down on a list so it's better to settle for a neighborhood park and more lots. I understand that the community park is being moved but for residents north of Research, we don't have any other decent sized parks. The only other park is south of research to the west. This move would put both decent sized parks south of research and leave the northern part of the development underserved. It

seems to me that prospective financial partnerships with the assisted living facility and rehab facility would make the current/approved location ideal.

3. 45% of the 211 responders were in favor of Nor'wood's proposal. There are multiple problems with this survey. First, the full results of the survey will not be released; Nor'wood has claimed the responses to be confidential. There were multiple questions on the survey and taking just one question to support a position could be careless. Second, the survey wasn't sent to other stakeholders of this community park such as Cordera who would neighbor the park. If a community park serves those within 1.5 miles (city code defines a community park as serving those within 1.5 mile radius), it should be sent to those people. Third, the 95 favorable people could have been in the area south of Research who would benefit from a park being closer to them. These people would be outside of the metro district funding the neighborhood park and thus have nothing to lose (metro #5 vs. metro #2 which have different mill levies).

4. This plan is in the best interest of Wolf Ranch. In addition to the earlier points, this depends on what that person values. If an earlier built park is in the best interest then build the already master planned neighborhood park at Leon Young and Valemount. If building more houses is in the best interest then build on the still undeveloped 100's or nearly 1,000 acres of land already designated in the master plan as residential. There is no reason to rush the development of this community park location besides the right climate existing to push such an agenda.

In addition to the items not specifically called out in this letter, there are a few other items that make this a bad idea for our community. A few questions and comments:

1. Based on my estimates, there are approximately 500 plotted lots in Wolf Ranch yet to be built including this proposal of an additional 74. Taking an average of the homes sold in the last few years, it will likely be 7 years before the proposed neighborhood park is built. This assumes that lots will be developed in the order that they were plotted. On the other hand, the developer may decide to plot a different area before building proposed area or recession would push out the development even further. Who is to say that a community park would not be built by this time? Additionally, the Parks Department is developing a master plan and a new mayor may have different priorities which could speed up the process. What's the harm in waiting for the community park in this location?

2. Wolf Ranch is a very dense development. This has been a concern of city planners since WR's start. On top of this, some areas of the development are more dense than others. Where the community park is currently planned and approved is a much more dense part of WR and Colorado Springs than the proposed south location. By moving the park, the residents in the north section will be underserved.

3. If the relocated community park is by the K12 campus, it will serve significantly fewer people than it would at the current approved location. The 1.5 mile radius at the current location would serve most of Wolf Ranch, Cordera, Fairfax, and Gatehouse Village. This area would also include the assisted living community, two apartment complexes (Powers/Briargate and Union/Grand Cordera), and the long-term rehab facility. The 1.5 mile radius at the proposed location (based on general assumption about location) would serve Penrose Hospital and the unincorporated area east of Black Forest Road. It appears that half of the area of the 1.5 mile service radius is commercial, low density, or outside of city limits. It's not hard to see which location would better

serve the residents of Colorado Springs. I am sure you have much better tools but on my low budget, google earth was the best I could do. See attached for my 1.5 mile analysis.

4. The community park will be relocated to the area in metro district #4 which I believe would be the last area of Wolf Ranch to be completed.

Thanks for your time and consideration. I did my best to use the proper terminology but much of this is new or unfamiliar to me. Please excuse any misuse.

Regards,

Ray Schindler

Herington, Meggan

From: Terry Owens <towens1@ymail.com>
Sent: Thursday, March 13, 2014 3:34 PM
To: Herington, Meggan
Subject: Villages at Wolf Ranch, LLC Master Plan revision request

Meggan,

Good afternoon! I don't know what the meeting last night was designed to do, but I think it was informative on the overall objective of Norwood. We are one of the three lots in Cordera that will be directly affected by the proposed changes to Norwood Development's Master Plan for the Villages at Wolf Ranch: CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, and AR FP 14-00054.

Our lot sits on the border of the Wolf Ranch and Cordera boundary and we bought our lot because it backed to the future community park. We spent a long time studying both the Wolf Ranch Master Plan, as well as the Cordera Master Plan before deciding to purchase our home on Dome Rock Place. We even paid a pretty hefty premium for our lot because it did back to a future 26+ acre park. While we understood nothing was guaranteed, one of the factors in selecting our home site was the hope that the future 26+ acre park proposed on the Wolf Ranch Master Plan for the area between our home and Ranch Creek Elementary would eventually become a reality. For us, it's obvious we would much prefer the currently approved park behind our home rather than more houses. We even added 4 additional windows to the already many windows of our home that face the open area that is proposed for a future park and if there are 74 houses put back there, then the additional windows don't make much sense and we would take on additional costs to try to cover as many of those windows as possible.

We as well as many others in both Cordera and Wolf Ranch use these master plans to make decisions on where to purchase. We feel strongly that the City Planning Commission should consider holding developers more accountable to their approved Master Plans. We feel strongly that Norwood is trying to take advantage of the fact that the city and the parks commission are having budget issues by offering to take a future park space off the table. The space is currently not costing the city anything and we believe the future 26+ acre community park should be kept in its current location. We understand Norwood wants to move this park to another site in Wolf Ranch near a future K-12 school site. What happens when D20 does not build on that site? Norwood is just going to change the plan again! As it was discussed last night, it is very possible that the 26+ acre park may not be constructed for a very long time and we are okay with that as long as it does not become occupied by 74 houses. I would also offer the idea that maybe it be changed to open space rather than move it to another location. We just fear that Norwood will continue to change things and not only will we have 74 new neighbors right in our back yard, but we will also never get a community park.

Thank you!

Respectfully

Terry and Isabel Owens
9124 Dome Rock Place
Colorado Springs, CO
(719) 659-6459

Herington, Meggan

From: Keith Kirkby <Keith.Kirkby@towill.com>
Sent: Friday, March 14, 2014 8:23 AM
To: Herington, Meggan
Subject: RE: Written Comments on Wolf Ranch

Good morning, Meggan,

Ray Schindler was kind enough to forward me some of the letters that you have received from the community regarding the proposed Master Plan amendments by Nor'wood.

I would like to express a strong opinion regarding the letters in support of the amendments that I've just read through.

First, as I'm sure you realize, there are letters from the HOA, the president of the HOA, home builders and employees of home builders. Anyone who represents a home builder or an entity that stands to gain financially from the actions proposed by the amendments (as all of these entities would with the construction of 74 new home sites in place of a park) stands in conflict of the best interest of the residents of the community, and these letters should not be taken into consideration during evaluation.

Second, as, again, I'm sure you noticed, almost all of these letters contain precisely the same language implying that this was a form letter provided to specific parties that have some interest in the amendments passing for their signature. And further to this second point, with the exception of one letter, none of those in support of the amendments provides a single reason why the amendments will benefit the community or why the "writer" is in support of the amendments.

Third and final, Mr. Brader was asked specifically if the home builders had been made aware of the proposed amendments to the Master Plan at the meeting this past Wednesday evening and his answer was no. The letters submitted by the home builders and representatives of the home builders imply otherwise (and please refer to point number one above).

Thank you for your attention.

Respectfully,
Keith Kirkby

Ray, these are all of the comments as of 11 am yesterday. I have since received more; both for and against. These are grouped by support and opposition. Don't read too much into the support being on top, I don't usually receive letters in support of projects and a majority of those came via US Mail and were scanned in first. Thanks Meggan

Meggan Herington, AICP

Principal Planner - Northeast Team

City of Colorado Springs

Land Use Review Division

719-385-5083

Herington, Meggan

From: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1
<justin.churchill@us.af.mil>
Sent: Friday, March 14, 2014 2:59 PM
To: Herington, Meggan
Subject: Wolf Ranch/ Nor'wood Master Plan Proposal

Hi Miss Meggan,

I'm sure these e-mails are starting to get old. I have a pretty easy one for you.

If I petition the court for a divorce, I can submit a motion to withdraw the petition before it ever gets to the courts/a judge. Is there not a way to withdraw a proposal for a master plan amendment? I think a lot of valuable time and money could be saved by allowing a similar process if there isn't one already available.

Thanks for your time and assistance in this matter. Have a great weekend.

V/R,
Church

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Saturday, March 15, 2014 3:34 PM
To: Herington, Meggan; Lieber, Christian
Subject: Wolf Ranch Community Park - K12 Location
Attachments: 2005 Change.pdf

Chris/Meggan,

I have not heard anyone mention that the K12 campus already has 48 acres planned for "numerous soccer fields, softball fields, and track/football complexes." See attached, second bullet point. The move of the Community Park from the currently approved/planned location to the K12 location would increase this park space to over 70 acres! That seems a bit large for a park on the fringe of Colorado Springs. Seems more beneficial, for the neighborhood, to have the park space spread throughout the development as was encouraged in this same 2005 filing.

Ray Schindler

Herington, Meggan

From: Wolf Ranch <mail@changemail.org>
Sent: Thursday, March 20, 2014 3:35 PM
To: Herington, Meggan
Subject: New petition to you: Show support for a neighborhood park in Wolf Ranch

Dear Meggan Harington,

Wolf Ranch started a petition "[Meggan Harington: Show support for a neighborhood park in Wolf Ranch](#)" targeting you on Change.org that's starting to pick up steam.

Change.org is the world's largest petition platform that gives anyone, anywhere the tools they need to start, join and win campaigns for change. Change.org never starts petitions on our own -- petitions on the website, like "[Meggan Harington: Show support for a neighborhood park in Wolf Ranch](#)", are started by users.

While "[Meggan Harington: Show support for a neighborhood park in Wolf Ranch](#)" is active, you'll receive an email each time a signer leaves a comment explaining why he or she is signing. You'll also receive periodic updates about the petition's status.

Here's what you can do right now to resolve the petition:

- Review the petition. Here's a link:
 - <http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch>
- See the 5 signers and their reasons for signing on the petition page.
- Respond to the petition creator by sending a message here:
 - <http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch/responses/new?response=03c3aee2fea6>

Sincerely,
Change.org

There are now 5 signatures on this petition. Read reasons why people are signing, and respond to Wolf Ranch by clicking here:

<http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch/responses/new?response=03c3aee2fea6>



Herington, Meggan

From: Marnie Blackwood <mail@changemail.org>
Sent: Monday, March 24, 2014 8:12 AM
To: Herington, Meggan
Subject: Show support for a neighborhood park in Wolf Ranch

Dear Meggan Harington,

I just signed Wolf Ranch's petition "[Meggan Harington: Show support for a neighborhood park in Wolf Ranch](#)" on Change.org.

Thank you for being a positive voice in Wolf Ranch. We know there are many voices out there about this issues so we appreciate you input. Once completed this petition will be sent to the City for their review with all the other forms of written support.

Sincerely,
Marnie Blackwood Colorado Springs, Colorado

There are now 13 signatures on this petition. Read reasons why people are signing, and respond to Wolf Ranch by clicking here:

<http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch/responses/new?response=03c3aee2fea6>



Recipient: Meggan Harington

Letter: Greetings,

Thank you for being a positive voice in Wolf Ranch. We know there are many voices out there about this issues so we appreciate you input. Once completed this petition will be sent to the City for their review with all the other forms of written support.

Signatures

Name	Location	Date
JOHN Stanton	Colorado Springs, CO, United States	2014-03-20
Paul Nielsen	Colorado Springs, CO, United States	2014-03-20
Jason Rose	Colorado Springs, CO, United States	2014-03-20
Duane Huck	Colorado Springs, CO, United States	2014-03-20
Ty Olson	Colorado Springs, CO, United States	2014-03-20
Katherine Kotora	Colorado Springs, CO, United States	2014-03-21
Lisa Kenyon	Colorado Springs, CO, United States	2014-03-21
Rhonda McDonald	Colorado springs, CO, United States	2014-03-21
Will Peterson	CS, CO, United States	2014-03-22
Paul Loomis	Colorado Springs, CO, United States	2014-03-24
Scott Blatnick	Colorado Springs, CO, United States	2014-03-24
Lori Blatnick	Colorado Springs, CO, United States	2014-03-24
Marnie Blackwood	Colorado Springs, CO, United States	2014-03-24
Grace Covington	Colorado Springs, CO, United States	2014-03-24
Sona Loomis	Colorado Springs, CO, United States	2014-03-25
Hal Wilff	Colorado Springs, CO, United States	2014-03-25
Floyd Robertson	Colorado Springs, CO, United States	2014-03-29
Kathy Nobles	colorado springs, CO, United States	2014-03-30
Suzanne Stanton	COLORADO SPRINGS, CO, United States	2014-04-17
Rachel Gibson	Colorado Springs, CO, United States	2014-04-17
Ted Dibble	Colorado Springs, CO, United States	2014-04-18
Jamie Dibble	Colorado Springs, CO, United States	2014-04-18
Edward Florek	Colorado Springs, CO, United States	2014-04-18
Lisa Ruppert	Colorado Springs, CO, United States	2014-04-19
Carlene Riveland	Colorado Springs, CO, United States	2014-04-29
Don Masse	Colorado Springs, CO, United States	2014-04-29
Russell Carroll	Colorado Springs, CO, United States	2014-04-29
Carmen Roy	Colorado Springs, CO, United States	2014-04-29
Jesus Rodriguez	Colorado Springs, CO, United States	2014-05-01

Herington, Meggan

From: Lieber, Christian
Sent: Tuesday, May 20, 2014 8:24 AM
To: Randy Wentling
Cc: Herington, Meggan; Palus, Karen
Subject: RE: Appealing CS Parks Wolf Ranch Decision
Attachments: Parks build Community.pdf

Hi, Randy:

We have received your letter of appeal. As we have discussed, the Wolf Ranch Master Plan will be reviewed and considered by both Planning Commission and City Council. The Planning Commission meeting and the City Council meeting will provide additional opportunities for you to express your reasons for your appeal. Your letter of appeal is being forwarded onto Meggan Herington at Development Services for inclusion as part of the official record for both the Planning Commission and City Council.

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Randy Wentling [mailto:rgwent@yahoo.com]
Sent: Monday, May 19, 2014 8:01 PM
To: Lieber, Christian
Subject: Re: Appealing CS Parks Wolf Ranch Decision

Chris,
Attached is my appeal for your consideration.
Thanks
Randy

From: "Lieber, Christian" <clieber@springsgov.com>
To: Randy Wentling <rgwent@yahoo.com>
Sent: Thursday, May 15, 2014 8:53 AM
Subject: RE: Appealing CS Parks Wolf Ranch Decision

Hi, Randy:

Please give me a call at your convenience to discuss the application process. 385-6530

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services

1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Randy Wentling [<mailto:rgwent@yahoo.com>]
Sent: Wednesday, May 14, 2014 8:52 PM
To: Lieber, Christian
Subject: Re: Appealing CS Parks Wolf Ranch Decision

I am looking forward to any insight that you can provide to assist with our effort.
Thank You
Randy

From: "Lieber, Christian" <clieber@springsgov.com>
To: Randy Wentling <rgwent@yahoo.com>
Sent: Wednesday, May 14, 2014 6:36 AM
Subject: RE: Appealing CS Parks Wolf Ranch Decision

Good morning, Mr. Wentling:

We are in receipt of your email and appeal request. As you are aware, Parks and Recreation Advisory Board decisions may be appealed to City Council; however, since the Wolf Ranch Master Plan will be considered by City Council as part of the Development Review process (regardless of appeal), I am seeking clarification from Development Services on the appeal process steps. As soon as I have more information, I'll get back to you.

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Randy Wentling [<mailto:rgwent@yahoo.com>]
Sent: Sunday, May 11, 2014 9:25 AM
To: Lieber, Christian
Subject: Appealing CS Parks Wolf Ranch Decision

To: Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services

Subject: Appeal Colorado Springs Park Wolf Ranch Community park Decision

I am appealing the Colorado Springs Parks decision of changing/updating the Wolf Ranch master plan by moving the location of the Wolf Ranch community park. I do not agree with this decision. The NE area of Colorado Springs needs additional park space for recreation, sports, etc...and by moving the park farther east it will only delay the building of the park. Park space is needed by the community now. The CS parks and planning department has already approved this plan so my question is why didn't the step to ensure funding for this plan of developing the park and other parks on the parks development backlog be acted upon too. People live in Colorado Springs for various reasons but the natural beauty, scenery, parks, trails and open space are high on the list in making that decision. The Wolf Ranch community park

location is between Wolf Ranch and Cordea housing developments and seems to be a great location. Please let me know if there are additional steps to this appeal process.

Thanks

Randy Wentling

Parks build Community

To: Parks and Recreation Advisory Board

5/19/2014

From: Randy Wentling (Wolf Ranch resident)

Subject: Wolf Ranch Master Plan/Community Park Appeal

Our family moved to Wolf Ranch (WR) in 2007 after researching the location, master plan, and builders of the development. We knew WR was a new development but felt reassured because WR had an approved master plan. We and many residents invested into the neighborhood because the master plan offered many amenities for recreation, community, and offered a good location living in Colorado Springs.

I am appealing the decision to modify the WR master plan moving the planned (approximately 25 acres) community park between Cordea and WR neighborhoods to a new location further east along Research drive. The new proposal would build homes and include a small park of approximately 3 acres where the current community park is planned. Here are my reasons for this appeal:

- 1) NE Colorado Springs needs parks for sports, community, and family events.
- 2) Moving the park would delay building this park since the proposal is moving it further east where no development has occurred.
- 3) No funding or with park development having a large backlog is not a good reason to move the park. The land can sit until funds are available.
- 4) The current location is a great one sitting between two neighborhoods on Tutt Blvd, adjacent to a grade school and close to Liberty High School (District 20).
- 5) People have bought into the master plan for approximately 10 years and have paid extra to buy lots next to the planned community park. Invested interest!
- 6) The youth, families, and adults need park space for a safe place to play sports.
- 7) Colorado Springs would benefit building additional parks creating vitality and health in the community.
- 8) WR development consists of 1,982 acres bordering Powers (W), Black Forest Road (E), Cottonwood Creek (S), and Old Ranch Road (N) so there is plenty of room for housing and leaving the current master plan approved.
- 9) When buying a house in a new development it should not be a 'buyers beware' principle the homeowners have trust in the planning process and elected officials.
- 10) The master plan should be more than a marketing plan and something homeowners can put trust into when investing in a home.

I appreciate your consideration in reviewing my appeal and considering my interest as a homeowner someone that lives in WR. I believe in Colorado Springs and hope the very best for our city.

Thank You

Randy Wentling

6190 Adamant Dr.

Colorado Springs, CO 80924

rgwent@yahoo.com

CITY PLANNING COMMISSION AGENDA

ITEM NO.: 6

STAFF: PETER WYSOCKI

FILE NO: CPC 14-00065 - LEGISLATIVE

PROJECT: AN ORDINANCE CREATING A NEW SECTION 1211 (TEMPORARY EXEMPTION FROM PARK LAND DEDICATION AND FEES) OF PART 12 (PARK AND SCHOOL SITE DEDICATIONS) OF ARTICLE 7 (SUBDIVISION REGULATIONS) OF CHAPTER 7 (PLANNING, DEVELOPMENT AND BUILDING) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO PARK SITE FEE WAIVER WITHIN THE IMAGINE DOWNTOWN MASTER PLAN AREA

APPLICANT: CITY OF COLORADO SPRINGS, OFFICE OF THE CHIEF OF STAFF

SUMMARY:

The Imagine Downtown Master Plan (2009), the Urban Land Institute Report (2012) and several other community based studies and reports have identified and prioritized the need to encourage residential development in downtown Colorado Springs. Significant barriers exist to downtown residential development including the high cost of land, construction, parking and inadequate infrastructure.

In an effort to implement the recommendations contained in The Imagine Downtown Master Plan, the Urban Land Institute Report and other community-based studies and reports, and to incentivize and encourage private sector investment in new downtown multifamily residential development, the Executive Branch is proposing a temporary exemption from Park Fees for downtown multifamily residential construction, in addition to the temporary waiver of certain other land use and engineering review fees. **(FIGURE 1)**

BACKGROUND:

The Imagine Downtown Master Plan (2009), the Urban Land Institute Report (2012), Dream City: Vision 2020 and other community-based studies and reports have identified and prioritized the need to encourage residential development in downtown Colorado Springs. Each of these studies recognized the importance of new investment in downtown residential construction as a key element in revitalizing our City's core.

Significant barriers exist to downtown residential development including the high cost of land, construction, parking and inadequate infrastructure. While multifamily market fundamentals have improved in recent years and a significant number of new suburban apartment projects have been started or completed, essentially no new development has occurred in downtown Colorado Springs. Higher costs associated with downtown development necessitate higher

rents which places additional pressure on the feasibility of such projects. Lack of development has meant that a downtown multifamily residential market has not been established and proven up for investors and lenders. By temporarily exempting Park and certain other fees, overall development costs will be reduced, thereby reducing the necessary rent premium which in turn will increase the feasibility of projects.

Park and School fees were established by ordinance in 1973 in response to the increased demand for capital investment in parks and schools as a result of new residential subdivisions. Since 1973 residential subdividers have been required to dedicate land, pay fees in lieu thereof, or a combination of both as a means for funding capital investment in parks and schools. The use of Park and School fees is limited to the purchase and improvement of land for park, recreation, conservation areas and school sites to serve the subdivision for which it is received. Current Park and School Fees for projects with density of 8 units per acre or less are \$1,781 per unit and \$1,532 per unit respectively. Current Park and School Fees for projects with density of greater than 8 units per acre are \$1,264 per unit and \$368 per unit respectively

From January 1, 2009 through December 31, 2013, six downtown projects representing only 15 residential units have been submitted to the City for review. If all 15 units are issued building permits and the units are actually built, existing Park and School Fees would equate to \$18,960 and \$5,520 respectively or \$1,632 per unit.

In addition to the temporary exemption of Park and School fees, the Executive Branch is proposing the temporary waiver of certain other fees associated with multifamily development within the Imagine Downtown Master Plan area. The fees to be temporarily waived are: Development Plan, Waiver of Replat, FBZ Warrant, Landscape Plan, Irrigation Plan, and Fire Department Review (**FIGURE 2**).

An ordinance providing for the temporary exemption of Park and/or School Fees will be presented to City Council at the July 22nd Regular Meeting. The Executive Branch is working with School District 11 on the temporary exemption of School Fees. The temporary waiver of certain other fees will be accomplished through the appropriate process. The proposed duration of the temporary exemption is five years.

The proposed exemption or waiver of these fees is specific, targeted geographically and by investment type, time limited and is consistent with the Imagine Downtown Master Plan.

FINANCIAL IMPLICATIONS:

From January 1, 2009 through December 31, 2013 six projects totaling 15 residential units have been submitted to Land Use Review. If all 15 projects are issued building permits and actually built, the total associated Park and School fee revenue at current levels would be \$24,480. Since downtown multifamily residential development has been essentially nonexistent, the potential loss of revenue is limited. If significant new investment in multifamily projects can be

incentivized in part by waiving Park and School fees, the upside potential of the economic impacts far outweighs the limited downside risk of lost fee revenue.

Currently, two projects representing 38 units could be incentivized to proceed as a result of the proposed fee exemption. In addition, several other projects representing hundreds of units are in the planning stage and the proposed fee exemption could push these projects over the feasibility threshold.

Although the City Planning Commission does not have fiduciary or park funding/development responsibilities, the proposed ordinance is an amendment to the zoning and subdivision code; therefore, it requires a review and a recommendation by the Planning Commission to the City Council.

There is no Planning Commission action or recommendation required for the temporary waiver of development fees. The attached resolution is being provided to the Commission only as information in order to provide a comprehensive picture of the proposed "incentive package" for downtown residential development. Development fees are established by the City Council and in order for the fees to be temporarily waived, a resolution must be passed by the City Council.

The temporary park fee waiver was presented to the Parks and Recreation Advisory Board on June 12 and will be heard for formal approval on July 15. The Parks and Recreation Advisory Board was generally supportive of the concept.

STAKEHOLDER PROCESS

The Imagine Downtown Master Plan, the Urban Land Institute Study, and Dream City; Vision 2020 were all very inclusive, involving extensive stakeholder and citizen input. City staff has also worked with downtown developers, Downtown Partnership, and the HBA in preparation of this initiative.

STAFF RECOMMENDATION:

ITEM NO.: CPC CA 14-00065 – CODE AMENDMENT

Recommend Approval to the City Council of an ordinance creating a new Section 1211 (Temporary Exemption from Park Land Dedication and Fees) of Part 12 (Park and School Site Dedications) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to a park site fee waiver within the Imagine Downtown Master Plan area.

CITY ATTY'S OFFICE
CODE CHANGE REVIEW
ATTY INIT _____
DATE ____/____/____

ORDINANCE NO. 14-_____

AN ORDINANCE CREATING A NEW SECTION 1211 (TEMPORARY EXEMPTION FROM PARK LAND DEDICATION AND FEES) OF PART 12 (PARK AND SCHOOL SITE DEDICATIONS) OF ARTICLE 7 (SUBDIVISION REGULATIONS) OF CHAPTER 7 (PLANNING, DEVELOPMENT AND BUILDING) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO A PARK SITE FEE WAIVER WITHIN THE IMAGINE DOWNTOWN MASTER PLAN AREA

WHEREAS, City Council adopted the Imagine Downtown Master Plan on June 9, 2009; and

WHEREAS, City Council finds that the City's economic vitality is enhanced and strengthened through development of a thriving and self-sustaining environment associated with the Imagine Downtown Master Plan area; and

WHEREAS, the Imagine Downtown Master Plan includes as a vision statement, "[d]owntown is an image and symbol of the region and has an opportunity to reaffirm it's [sic] identity as the epicenter and economic engine of the city, a desirable place to live, work, learn and play, and a point of public and private investment."; and

WHEREAS, City Council finds that infill residential development within the City's previously developed core requires reduced need for new parks areas; and

WHEREAS, City Council recognizes the need for increased residential dwelling units within the Imagine Downtown Master Plan area; and

WHEREAS, City Council finds that an exemption of park land dedication and fees requirements for a five (5) year period encourages in fill residential development within the Imagine Downtown Master Plan area; and

WHEREAS, City Council finds that increased residential in fill development within the Imagine Downtown Master Plan area will foster a stronger downtown

area and meet the needs for increased residential uses within the downtown;
and

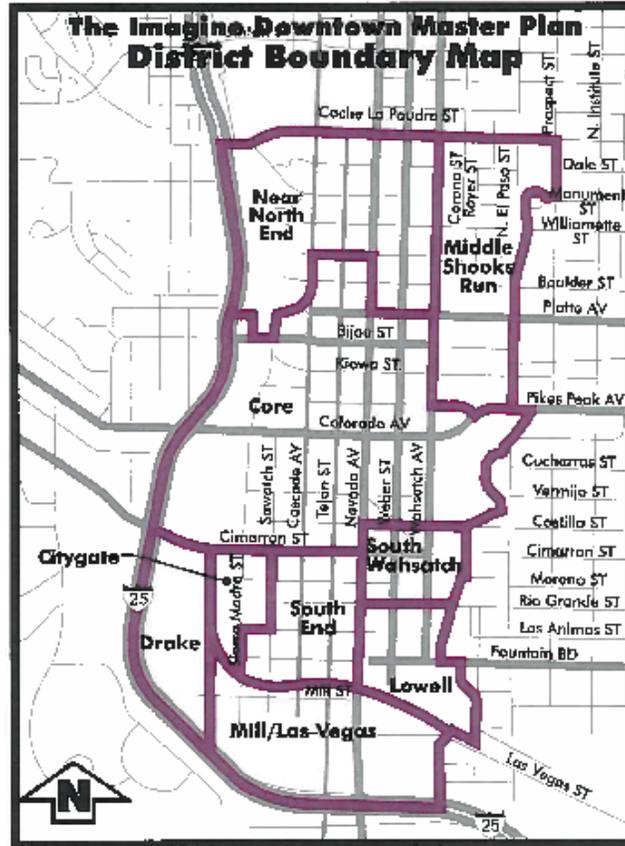
WHEREAS, City Council finds that encouraging additional residential development within the Imagine Downtown Master Plan area is beneficial to the welfare of the City as a whole.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. A new Section 1211 (Temporary Exemption from Park Land Dedication and Fees) of Part 12 (Park and School Site Dedications) of Article 7 (Subdivision Regulations) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, is created to read as follows:

7.7.1211: TEMPORARY EXEMPTION FROM PARK LAND DEDICATION AND FEES:

No park land dedication, or fee-in-lieu of dedication, required by this Part shall be imposed or collected for approved residential development between September 1, 2014 and August 31, 2019 for property located within the Imagine Downtown Master Plan area, as illustrated in the following map:



Section 2. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this ____ day of _____, 2014.

Finally passed: _____

Keith King, Council President

Delivered to Mayor on _____.

Mayor's Action:

- Approved on _____.
- Disapproved on _____, based on the following objections:

Steve Bach, Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Keith King, Council President

ATTEST:

Sarah B. Johnson, City Clerk

RESOLUTION NO. _____-14

A RESOLUTION TEMPORARILY EXEMPTING FROM APPLICATION FEES AND CHARGES FOR THE LAND USE REVIEW DIVISION OF THE PLANNING AND DEVELOPMENT DEPARTMENT, DEVELOPMENT REVIEW, DEVELOPMENT INSPECTION, CONCRETE PERMIT, EXCAVATION PERMIT, TRAFFIC CONTROL PERMIT AND PAVEMENT DEGRADATION FEES FOR THE ENGINEERING DIVISION, AND FIRE DEPARTMENT FEE SCHEDULE FOR APPROVED RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED WITHIN THE IMAGINE DOWNTOWN MASTER PLAN AREA

WHEREAS, City Council adopted the Imagine Downtown Master Plan on June 9, 2009; and

WHEREAS, City Council finds that the City's economic vitality is enhanced and strengthened through development of a thriving and self-sustaining environment associated with the Imagine Downtown Master Plan area; and

WHEREAS, the Imagine Downtown Master Plan includes as a vision statement, "[d]owntown is an image and symbol of the region and has an opportunity to reaffirm it's [sic] identity as the epicenter and economic engine of the city, a desirable place to live, work, learn and play, and a point of public and private investment."; and

WHEREAS, City Council recognizes the need for increased residential dwelling units within the Imagine Downtown Master Plan area; and

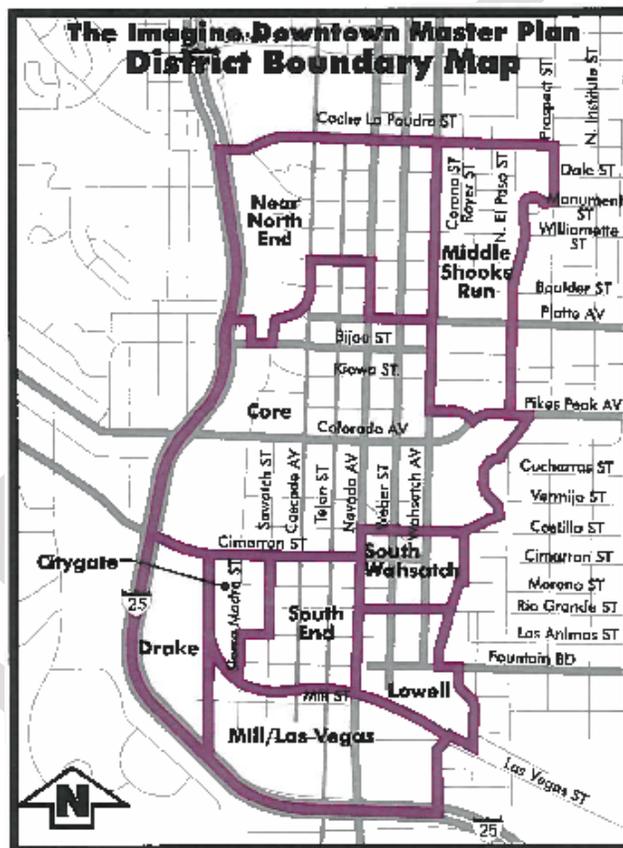
WHEREAS, City Council finds that an exemption from certain application, plan review, permit and inspection fees and charges for a five (5) year period encourages in fill residential development within the Imagine Downtown Master Plan area; and

WHEREAS, City Council finds that increased residential in fill development within the Imagine Downtown Master Plan area will foster a stronger downtown area and meet the needs for increased residential uses within the downtown; and

WHEREAS, City Council finds that encouraging additional residential development within the Imagine Downtown Master Plan area is beneficial to the welfare of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The development-related review fees and charges set forth in the attached Exhibits 1, 2 and 3, incorporated and made a part of this resolution, are hereby temporarily waived for approved residential development within the Imagine Downtown Master Plan area, as illustrated in the following map:



Section 2. The temporary exemption from fees and charges set forth in Exhibits 1, 2 and 3 shall be effective for approved residential development within the Imagine Downtown Master Plan area between September 1, 2014 and August 31, 2019.

Section 3. Future amendments or extensions to this temporary exemption from fees and charges are subject to subsequent review and adoption by City Council.

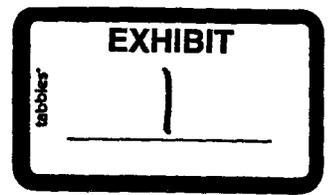
Dated at Colorado Springs, Colorado, this _____ day of _____, 2014.

Keith King, Council President

ATTEST:

Sarah B. Johnson, City Clerk

DRAFT



RESOLUTION NO. 19 - 13

**A RESOLUTION RESCINDING RESOLUTION NO. 191-09 AND
ESTABLISHING DEVELOPMENT APPLICATION FEES AND
CHARGES FOR THE LAND USE REVIEW DIVISION OF THE
PLANNING AND DEVELOPMENT DEPARTMENT**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1: Resolution 191-09 pertaining to fees and charges for the review of development applications by the Land Use Review Division of the Planning and Development Department is hereby rescinded as of the close of business on February 28, 2013.

Section 2: The fees and charges set forth in Exhibit A, attached and made a part of this Resolution, are hereby established for the processing and review of development applications by the Land Use Review Division of the Planning and Development Department.

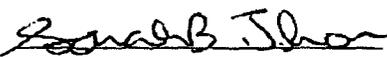
Section 3: These fees shall be effective March 1, 2013, and shall remain effective until amended by subsequent Resolution of the City Council.

Dated at Colorado Springs, Colorado, this 26th day of February, 2013.



Scott Hente, Council President

ATTEST:



Sarah B. Johnson, City Clerk

Exhibit A
2013 Development Application Fees

Application Type	Current 2012 Application Fee	Proposed 2013 Application Fee
Annexations	\$2,397 plus \$31 per acre for the first 100 acres; \$11 per acre thereafter plus actual newspaper publication cost	\$1,200 plus \$31 per acre for the first 100 acres; \$11 per acre thereafter plus actual newspaper publication cost
Land Use Map Amendment	\$452	\$452
Master Plan (New or Major Amendment)	\$1,261 plus \$12 per acre	\$631 plus \$12 per acre
Minor Amendment to an approved Master Plan	\$719	\$719
Minor Adjustment to an approved Master Plan	\$176	\$176
Development Agreement	\$2,317	\$1,158
FBZ Zone Change and Regulating Plan	\$2,250 plus \$30 per acre	\$1,125 plus \$30 per acre
Planned Unit Development [PUD] / Mixed Use [MU] Zone Change	\$1,804 plus \$30 per acre	\$ 902 plus \$30 per acre
Planned Unit Development Plan	\$1,804 plus \$30 per acre	\$ 902 plus \$30 per acre
Development Plan for Planned Unit Development [PUD] / Mixed Use [MU] Zone [New or Major Amendment]	\$1,804 plus \$30 per acre	\$ 902 plus \$30 per acre
Establishment of an "A" [Agricultural] Zone	\$904 plus \$5 per acre	\$ 452 plus \$5 per acre
Change of Zone Classification	\$1,442 plus \$11 per acre	\$ 721 plus \$11 per acre
FBZ Development Plan	\$1,310	\$655
FBZ Interim Use / Development Plan	\$1,310	\$655
Concept or Development Plan – Commercial [New or Major Amendment]	\$1,688 plus \$30 per acre	\$844 plus \$30 per acre
Concept or Development Plan – Commercial [New or Major Amendment in Hillside or Streamside Overlay]	\$1,688 plus \$30 per acre plus 10%	\$ 844 plus \$30 per acre plus 10%
Concept or Development Plan – Residential [New or Major Amendment]	\$1,688 plus \$5 per lot or unit	\$ 844 plus \$5 per lot or unit
Concept or Development Plan – Residential [New or Major Amendment in Hillside or Streamside Overlay]	\$1,688 plus \$5 per lot or unit plus 10%	\$ 844 plus \$5 per lot or unit plus 10%

2013 Development Application Fees, continued

Application Type	Current 2012 Application Fee	Proposed 2013 Application Fee
Non-Use Variance – Commercial	\$452 per variance for each of the first two variances; \$206 per variance thereafter	\$452 per variance for each of the first two variances; \$206 per variance thereafter
Non-Use Variance – Residential	\$221 per variance for each of the first two variances; \$111 per variance thereafter	\$221 per variance for each of the first two variances; \$111 per variance thereafter
FBZ Warrant Application	\$450 per project	\$450 per project
Variance Time Extension	\$221	\$221
Property Boundary Adjustment, Waiver of Replat, Building Permit to Unplatted Land and/or Building Permit prior to Platting	\$301	\$301
Preservation Easement Adjustment	\$729	\$729
Administrative Relief Request	\$151 per relief request for each of the first two requests; \$70 per relief request thereafter	\$151 per relief request for each of the first two requests; \$70 per relief request thereafter
Minor Modification to an approved Concept or Development Plan, Conditional Use or Use Variance	\$125	\$125
Human Service Establishment Administrative Permit	\$236	\$236
Human Service Establishment Administrative Permit for a Facility, Group Home or Shelter	\$236	\$236
Compliance Letter and Inspection	\$301	\$301
Zoning Verification Letter	\$95	\$95
Certification of Zoning Compliance for Colorado State licensure	\$65	\$65
Non-Conforming Use / Re-Build Letter	\$176	\$176
Planning Research Request with written request	\$50 per hour	\$50 per hour
Temporary Use Permit	\$106 plus \$23 per month	\$106 plus \$23 per month
Temporary Use Permit for Donation, Recycling or Similar Mobile Unit	\$5 per month or \$60 per year	\$5 per month or \$60 per year
Home Day Care Permit	\$30	\$30
Home Occupation Permit	\$60	\$60
Sexually Oriented Business Permit	\$467	\$467

Land Use Review Fee Comparison

	Colorado Springs	Aurora	Boulder	Denver	Fort Collins	Longmont	Loveland	Pueblo
Pinery on the Hill								
2.77 acres								
12,406 sf Restaurant								
Development application fee total: ¹	Current Fee	Proposed Fee						
CPC ZC 12-00076	3,605.40	2,196.90	26,337.00	6,650.00	6,881.00	3,530.00	2,601.30	955.00
AR DP 02-00384-A3MJ12	1,327.50	678.60	15,620.00	2,500.00	977.00	780.00	575.00	305.00
CPC NV 12-00380	1,600.20	840.60	10,465.00	4,000.00	5,879.00	2,500.00	1,853.80	500.00
AR WR 12-00381	406.80	406.80	252.00	150.00	25.00	250.00	172.50	150.00
Building Permit fees:	270.90	270.90	n/a	n/a	n/a	n/a	n/a	n/a
Valuation: \$ 3,141,596	10,490.00	10,490.00	18,074.16	13,201.84	16,224.98	19,643.27	17,075.59	9,837.70
Plan Review fees:	4,405.80	4,405.80	n/a	6,600.92	12,018.50	12,768.13	11,099.13	4,918.85
Kum and Go, 1202/6 Interquest Pky								
2.0 acres								
4,958 sf Convenience Store/Gas Station								
Development application fee total: ¹	2,640.60	1,369.80	15,145.00	4,200.00	5,879.00	2,750.00	3,367.20	750.00
AR PUD 11-00321	1,677.60	865.80	10,465.00	3,500.00	5,879.00	1,500.00	1,849.20	500.00
AR FP 11-00322	963.00	504.00	4,680.00	700.00	0.00 ³	1,250.00	1,518.00	250.00
Building Permit fees: ²	5,477.00	5,477.00	7,199.45	6,542.05	6,691.95	7,779.95	6,765.80	4,188.50
Valuation: \$ 1,317,055								
Plan Review fees:	3,711.10	3,711.10	n/a ⁵	3,271.03	4,957.00	5,056.97	4,397.77	2,094.25
¹ : 10% reduction in development application fees due to multiple applications for the same project								
² : Building permits based on initial valuation of \$1,000,000.00 plus additional monies								
³ : No charge for rezoning if associated with a development plan								
⁴ : No charge if part of overall development plan review								
⁵ : Building permit includes plan review fee								

FIGURE 2

**PLANNING & DEVELOPMENT
 LAND USE REVIEW DIVISION**



CITY OF COLORADO SPRINGS

2014 Development Application Review Fee Schedule

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES - DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Major Applications:					
Annexations	\$1,200 plus \$31 per acre for the first 100 acres; \$11 per acre thereafter plus actual newspaper publication cost ¹	\$2,449 plus \$35 per acre for the first 100 acres plus \$15 per acre thereafter	\$240	\$479	To be determined at time of application
2020 Land Use Map	\$452	\$123	\$0	\$0	\$575
Master Plans (New or Major Amendments)	\$631 plus \$12 per acre	\$1,052 plus \$5 per acre	\$240	\$479	To be determined at time of application
Minor Amendment to an approved Master Plan	\$719	\$269	\$240	\$0	\$1,228
Minor Adjustment to an approved Master Plan	\$176	\$71	\$0	\$0	\$247
Development Agreements	\$1,158	\$1,638	\$0	\$0	\$2,796
FBZ Zone Change and Regulating Plan	\$1,125 plus \$30 per acre	\$2,010 plus \$30 per acre	\$0	\$479	To be determined at time of application
Planned Unit Development [PUD] Zone Change	\$902 plus \$30 per acre	\$712 plus \$5 per acre	\$0	\$0	To be determined at time of application
Planned Unit Development [PUD] Concept Plan (New or Major Amendment)	\$902 plus \$30 per acre	\$1,622 plus \$20 per acre	\$240	\$479	To be determined at time of application
Development Plan for Planned Unit Development [PUD] Zone (New or Major Amendment)	\$902 plus \$30 per acre	\$1,736 plus \$21 per acre	\$240	\$479	To be determined at time of application

1: Cost of publication will be determined by the total cost of advertising the annexation as required per Colorado Statute.

FIGURE 2

2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES - DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Major Applications:					
Mixed Use [MU] Zone Change	\$902 plus \$30 per acre	\$1,099 plus \$10 per acre	\$0	\$0	To be determined at time of application
Concept or Development Plan for Mixed Use [MU] Zone (New or Major Amendment)	\$902 plus \$30 per acre	\$1,179 plus \$10 per acre	\$240	\$479	To be determined at time of application
Establishment of an "A" (Agricultural) Zone	\$452 plus \$5 per acre	\$0	\$0	\$0	To be determined at time of application
Zone Change	\$721 plus \$11 per acre	\$687 plus \$2 per acre	\$0	\$0	To be determined at time of application
FBZ Development Plan	\$655	\$1,128	\$240	\$479	\$2,502
FBZ Interim Use / Development Plan	\$655	\$1,128	\$240	\$479	\$2,502
Concept or Development Plan - Commercial (New or Major Amendment)	\$844 plus \$30 per acre	\$1,128 plus \$23 per acre	\$240	\$479	To be determined at time of application
Concept or Development Plan - Commercial Hillside or Streamside (New or Major Amendment)	\$844 plus \$30 per acre plus 10%	\$1,169 plus \$23 per acre	\$240	\$479	To be determined at time of application
Concept or Development Plan - Residential (New or Major Amendment)	\$844 plus \$5 per lot or unit	\$1,023 plus \$4 per lot or unit	\$240	\$479	To be determined at time of application

FIGURE 2

2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES - DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Major Applications:					
Concept or Development Plan - Residential Hillside or Streamside (New or Major Amendment)	\$844 plus \$5 per lot or unit plus 10%	\$1,064 plus \$4 per lot or unit	\$240	\$479	To be determined at time of application
Conditional Use or Use Variance (New or Major Amendment for construction of new building(s))	\$844 plus \$30 per acre	\$221	\$240	\$479	To be determined at time of application
Conditional Use or Use Variance (New or Major Amendment for conversion of an existing building without new construction)	\$658	\$221	\$240	\$479	\$1,598
FBZ Conditional Use	\$658	\$221	\$240	\$479	\$1,598
FBZ Minor Improvement Plan	\$200	\$0	\$0	\$111	\$311
Subdivision Plats Commercial, Planned Unit Development or Mixed Use Zones	\$510 plus \$25 per acre	\$475 plus \$3 per acre	\$0	\$479	To be determined at time of application
Subdivision Plats Residential	\$452 plus \$5 per lot or unit	\$479 plus \$1 per lot or unit	\$0	\$479	To be determined at time of application
Amendment to Plat Restriction	\$603	\$112	\$0	\$0	\$715
Subdivision Waiver from Procedural Requirements	\$729	\$0	\$0	\$0	\$729
Subdivision Waiver from Design Standards	\$729	\$762	\$0	\$479	\$1,970

FIGURE 2

2014 Development Application Review Fee Schedule, continued
 Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES - DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Major Applications:					
Street or Plat Vacations	\$603	\$393	\$0	\$479	\$1,475
Street Name Change	\$603	\$23	\$0	\$0	\$626
Landscape Plans					
Final Landscape Plan - Single-Family or Two Family Residential Project	\$500	\$0	\$0	\$0	\$500
Final Landscape Plan -- Commercial, Multi-Family and Townhome Project	\$350 plus \$75 per acre, not to exceed \$1,500	\$0	\$0	\$0	To be determined at time of application
Irrigation Plan	\$312	\$0	\$0	\$0	\$312
Minor Amendment to an approved Final Landscape or Irrigation Plan	\$312	\$0	\$0	\$0	\$312
CMRS (Commercial Mobile Radio Systems)					
CMRS Conditional Use	\$1,445	\$71	\$0	\$479	\$1,995
CMRS Development Plan	\$631	\$373	\$0	\$479	\$1,483
CMRS Minor Amendment	\$392	\$71	\$0	\$0	\$463

FIGURE 2

2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES - DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Variances:					
Non-Use Variance Commercial	\$452 for each of the first two variances; \$206 for each variance thereafter	\$116	\$240	\$111	\$919 for the first variance; \$452 for the second variance and \$206 for each variance thereafter
Non-Use Variance Residential	\$221 for each of the first two variances; \$111 for each variance thereafter	\$116	\$240	\$111	\$688 for the first variance; \$221 for the second variance and \$111 for each variance thereafter
Variance Time Extension	\$221	\$0	\$0	\$0	\$221
Minor Applications					
Minor Amendment to an approved Concept or Development Plan, Conditional Use or Use Variance	\$312	\$156	\$240	\$111	\$819
FBZ Warrant Application	\$450 per project	\$155	\$240	\$111	\$956
Administrative Relief	\$151 for each of the first two requests; \$70 for each request thereafter	\$0	\$0	\$0	\$151 for each of the first two requests; \$70 for each request thereafter
Minor Modification	\$125	\$0	\$0	\$0	\$125
Minor Subdivision Actions:					
Issuance of Building Permit prior to Platting	\$301	\$537	\$0	\$0	\$838

FIGURE 2

2014 Development Application Review Fee Schedule, continued
 Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	SUBDIVISION ENGINEERING REVIEW FEE	COLO. SPGS. FIRE DEPARTMENT REVIEW FEE	C/S UTILITIES - DEV. SVCS. REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Minor Subdivision Actions:					
Issuance of Building Permit to Unplatted Land	\$301	\$152	\$0	\$0	\$453
Preservation Easement Adjustment	\$729	\$71	\$0	\$0	\$800
Property Boundary Adjustment	\$301	\$106	\$0	\$111	\$518
Waiver of Replat	\$301	\$106	\$0	\$0	\$407

PLANNING & DEVELOPMENT FEE MODIFICATIONS / EXCEPTIONS:

- Development application review fees will be waived for all public school projects.
- Development application review fees will be proportionately reduced for developments containing a mix of both affordable and market rate units and for affordable housing projects certified as affordable housing by the Housing Development Manager.
- Development application review fees will be waived for development applications submitted by City agencies, other than enterprise operations (i.e., Memorial Hospital, Colorado Springs Utilities, Airport, etc.)
- Planning & Development development application review fees, with the exception of Landscape applications and Geologic Hazard Reports, will be reduced by 10% for multiple concurrent applications submitted for the same site.
- The Manager may modify development application fees for Planning & Development based upon unique circumstances which reduce the typical staff work involved in the application review by more than 50%. The request and justification for the modification of fees must be made in writing to the Manager.
- All fees shall be paid in full at the time of application submittal, except fees for Annexation review conducted concurrent with development review, in which case 50% of the annexation review fee may be paid at the time of application submittal and the remaining 50% of the fee paid prior to City approval and recordation of the Annexation plat.

SUBDIVISION ENGINEERING REVIEW FEE NOTES:

- Review fees will be waived for all public school projects.
- Review fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the Housing Development Manager (i.e., if a project is certified as 50% affordable units, the fee will be reduced to 50%).
- Review fees will be waived for non-enterprised City Departments/Agencies.
- Review fees are not required on minor development plan amendments or other minor land items if the application is not referred to City Engineering by Planning & Development.
- The City Engineer through the Subdivision Development Review Manager may modify the review fee on items for which Land Use Review has modified their review fee(s) if such modifications are justified by unique circumstances and a request is made in writing to the Subdivision Development Review Manager.

FIGURE 2

2014 Development Application Review Fee Schedule, continued

Effective January 1, 2014

SUBDIVISION ENGINEERING REVIEW FEE NOTES:

6. Fees for Annexations submitted concurrent with and in conjunction with an Annexation request may pay 50% of the fee at the time of application and the remaining 50% of the fee prior to recordation of the Annexation plat.
7. The City Engineer through the Subdivision Development Review Manager may elect to negotiate an alternative Annexation, Master Plan and Zoning Application fee for Annexations in excess of 5,000 acres for which Planning & Development has modified their application fee.

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	TOTAL APPLICATION REVIEW FEE
Appeals:		
Appeal of Administrative Decision to Planning Commission	\$176	\$176
Appeal of Planning Commission Decision to City Council	\$176	\$176
Administrative Permits:		
Home Day Care Permit	\$30	\$30
Home Occupation Permit	\$60	\$60
Human Service Establishment Administrative Permit	\$236	\$236
Human Service Establishment Permit for Facility or Shelter	\$236	\$236
Sexually Oriented Business Permit	\$467	\$467
Temporary Use Permit	\$106 plus \$23 per month	\$106 plus \$23 per month
Temporary Use Permit for Donation, Recycle or Similar Mobile Unit	\$5 per month or \$60 per year	\$5 per month or \$60 per year
Letter Requests:		
Certification of Zoning Compliance for Colorado State Licensure	\$65	\$65
Compliance Letter and Inspection	\$301	\$301
Non-Conforming Use Letter	\$176	\$176
Re-Build Letter	\$176	\$176
Zoning Verification Letter	\$95	\$95

FIGURE 2

2014 Development Application Review Fee Schedule, continued
 Effective January 1, 2014

TYPE OF APPLICATION	PLANNING & DEVELOPMENT REVIEW FEE	TOTAL APPLICATION REVIEW FEE	
Miscellaneous Fees:			
Information Technology Fee	\$25 for each project that contains at least one (1) development application in the major category	\$25 for each project that contains at least one (1) development application in the major category	
Copies of Documents (8½" x 11", 8½" x 14" or 11" x 17")	\$.25 per page	\$.25 per page	
Copies of Documents (Over 11" x 17")	\$3.00 per page	\$3.00 per page	
Copies of Documents (Over 11" x 17")	\$1.00 per page by an external Reprographic Company	\$1.00 per page by an external Reprographic Company	
Copies of CD's of Planning Commission proceedings	\$5 per 90 minute CD	\$5 per 90 minute CD	
Planning research request with written response	\$50 per hour	\$50 per hour	
Postage Fees	\$.60 per postcard	\$.60 per postcard	
Recording Fees for Minor Subdivision Actions:			
8½" x 11" or 8½" x 14" documents	\$13 for one page	\$13 for one page	
Over 8½" x 14" documents	\$23 for one page	\$23 for one page	
Geologic Hazard Reports:			
	PLANNING & DEVELOPMENT REVIEW FEE		
	SUBDIVISION ENGINEERING REVIEW FEE		TOTAL APPLICATION REVIEW FEE
Review of Geologic Hazard Reports	\$300 plus any Colorado Geological Survey review cost over \$300	\$284	

FIGURE 2



RESOLUTION NO. 192-09

A RESOLUTION RESCINDING RESOLUTION NO. 145-09, RESOLUTION NO. 220-08, RESOLUTION NO. 39-02, AND ESTABLISHING NEW DEVELOPMENT REVIEW, DEVELOPMENT INSPECTION, CONCRETE PERMIT, EXCAVATION PERMIT, TRAFFIC CONTROL PERMIT AND PAVEMENT DEGRADATION FEES FOR THE ENGINEERING DIVISION OF THE CITY OF COLORADO SPRINGS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

SECTION 1. Resolution Numbers 145-09, 220-08 and 39-02, are hereby rescinded as of the close of business on December 31, 2009.

SECTION 2. The fees and charges as set forth in the attached Exhibit A, made a part of this resolution, are hereby established by the Engineering Division for the processing, review, and inspection of development applications, and for concrete, excavation, pavement degradation, and traffic control permits.

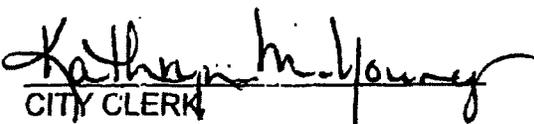
SECTION 3. The attached fee schedule reflected in Exhibit A shall become effective January 1, 2010, and shall remain effective until changed by subsequent resolution of the City Council.

SECTION 4. Future amendments to the fee schedules are subject to subsequent review and adoption by City Council.

Dated at Colorado Springs, Colorado, this 25th day of August, 2009.


Vice MAYOR

ATTEST:


CITY CLERK

**EXHIBIT A
 2010 ENGINEERING FEE SCHEDULE**

Concrete Permit Fees	
Type of Permit:	Fee
Sidewalk - minimum base chg for 1st 100 ft.	\$23.42
<i>plus for each additional lineal foot</i>	\$0.40
Curb/Gutter - minimum base chg for 1st 100 ft.	\$23.42
<i>plus for each additional lineal foot</i>	\$0.40
Residential Driveway/Curb Cut	\$23.42
Commercial Driveway/Curb Cut	\$23.42
Pedestrian Ramp	\$23.42
Crossspan	\$23.42
Square Return	\$23.42
Joint Radil/Crossspan	\$23.42
Storm Sewer Inlet	\$35.12
Structure Concrete Items	\$57.48
Others	\$23.42
Other Applicable Fees	
Inspection Overtime Fee (per hour)	\$56.41
Re-Inspection (re-do)	\$35.12
No Permit For the Job	2x permit
Second No Permit For the Job	3x permit

Excavation Permit Fees	
Type of Permit:	Fee
Trenching Excavation Permit	
<i>Non-Telecommunication Provider / Non-cable Operator</i>	
Excavations less than 100 ft long (no intersections)	\$133.04
Excavations 100 ft - 500 ft long (no intersections)	\$173.48
Excavation over 500 ft	\$349.09
Excavation involving any intersection	\$349.09
<i>Telecommunication Provider / Cable Operator</i>	
Excavations less than 100 ft long (no intersections)	\$121.33
Excavations 100 ft - 500 ft long (no intersections)	\$162.84
Excavation over 500 ft	\$324.62
Excavation involving any intersection	\$324.62
Boring Permit	
<i>Non-Telecommunication Provider / Non-cable Operator</i>	
Less than 200 ft.	\$133.04
200 ft. to 550 ft.	\$260.76
550 ft. to 1,000 ft.	\$388.47
Involving intersection	\$349.09
Core/soil samples	\$133.04
<i>Telecommunication Provider / Cable Operator</i>	
Less than 200 ft.	\$121.33
200 ft. to 550 ft.	\$243.72
550 ft. to 1,000 ft.	\$365.06
Involving intersection	\$324.62
Core/soil samples	\$121.33

**EXHIBIT A
 2010 ENGINEERING FEE SCHEDULE**

Pavement Degradation Fees	
Type of Permit	Fee
<i>Non-Telecommunication Provider / Non-cable Operator</i>	
Arterial/Collector Pavement Age 0-5 years (Sq. Ft.)	\$3.87
Arterial/Collector Pavement Age 6-20 years (Sq. Ft.)	\$2.76
Residential Pavement Age 0-5 years (Sq. Ft.)	\$3.32
Residential Pavement Age 6-20 years	\$2.76
<i>Telecommunication Provider / Cable Operator</i>	
Arterial/Collector Pavement Age 0-5 years (Sq. Ft.)	\$3.76
Arterial/Collector Pavement Age 6-20 years (Sq. Ft.)	\$2.65
Residential Pavement Age 0-5 years (Sq. Ft.)	\$3.21
Residential Pavement Age 6-20 years (Sq. Ft.)	\$2.65
Other Applicable Fees	
Inspection Overtime Fee (per hour)	\$56.41
Re-inspection (re-do)	\$35.12
No permit for the job	2x permit
Second no permit for the job	3x permit

Traffic Control Permit Fees	
Type of Permit:	Fee
<i>Non-Telecommunication Provider/Non-Cable Operator:</i>	
>5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$198.00
<5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$55.00
<i>Telecommunication Provider/Cable Operator:</i>	
>5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$180.00
<5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$50.00
Other Applicable Fees	
No Permit For the Job: >5000 Average Daily Traffic	\$396.00
No Permit For the Job: <5000 Average Daily Traffic	\$110.00
Second No Permit For the Job: >5000 Average Daily Traffic	\$594.00
Second No Permit For the Job: <5000 Average Daily Traffic	\$165.00

**EXHIBIT A
 2010 ENGINEERING FEE SCHEDULE**

Engineering Development Review Fees *	
Collected by City Land Use Division with Development Applications 30 S. Nevada Avenue, Suite 310	
Type of Application	Fee
Amendment to Plat Restriction	\$112
Annexations	
Base	\$2,449
<100 ac	\$35
ac thereafter	\$15
Issuance of Building Permit to Unplatted Land	\$152
Issuance of Building Permit Prior to Platting	\$537
CMRS Conditional Use	\$71
CMRS Development Plan	\$373
CMRS Minor DP Amendment	\$71
Concept Plans or Development Plans Commercial (New or Major Amendment)	\$1,128
Per Acre	\$23
Concept Plans or Development Plans Commercial HS or SS Project (New or Major	\$1,169
Per Acre	\$23
Concept Plans or Development Plans Residential (New or Major Amendment)	\$1,023
Per Lot Unit	\$4
Concept Plans, Development Plans or Minor Development Plans - Residential HS or SS	\$1,064
Per Lot Unit	\$4
Conditional Use, Use Variance	\$221
Concept Plan or Development Plans – MU Zone	\$1,179
Per Acre	\$10
Concept Plan or Development Plans - PUD Zone	\$1,736
Per Acre	\$21
Development Agreements	\$1,638
Land Use Map Amendment	\$123
Master Plans	\$1,052
Per Acre	\$5
Minor Amendment to an approved Concept Plan, Development Plan, Conditional Use and/or	\$156
Minor Adjustment to Master Plan	\$71
Minor Amendment to Master Plan	\$269
MU Zone Change	\$1,099
Per Acre	\$10
Non-Use Variance Commercial or Residential	\$116
Preservation Easement Adjustment	\$71
Property Boundary Adjustment	\$106
PUD Plan	\$1,622
Per Acre	\$20
PUD Zone Change	\$712
Per Acre	\$5
Review of Geologic Hazard Reports	\$284
Review of Geological Hazard Exemptions	\$71
Subdivision Plat Commercial, PUD or MU Zones	\$475
Per Acre	\$3
Subdivision Plat Residential	\$479
Per Lot or Unit	\$1
Street or Plat Vacation	\$393
Street Name Change	\$23
Subdivision Waiver from Design Standards	\$762
Waiver of Replat	\$106
Zone Change	\$687
Per Acre	\$2

**EXHIBIT A
 2010 ENGINEERING FEE SCHEDULE**

DOWNTOWN FORM-BASED CODE (FBC)	Fee
FBZ Zone Change and Regulating Plan	\$2,010
Per Acre	\$30
FBZ Development Plan	\$1,128
FBZ Interim Use / Development Plan	\$1,128
FBZ Warrant Application	\$155

Engineering Development Review Fees*			
Collected at Platting in the Regional Building-Development Review Enterprise Office			
Type of Application	When Collected	Unit	Fee
Single Family w/internal public streets	Platting	lot	\$107.49
Single Family w/private (or no internal) streets	Platting	lot	\$76.63
Minor Plats Residential	Platting	lot	\$53.21
Commerical / Industrial	Platting	acre	\$266.07
Multi-Family	Platting	acre	\$266.07
Minor Plat Multi Family or Commerical Annexations	Platting	acre	\$88.34
New Right-of-way only (no lots)	Platting	acre	\$266.07
ROW Vacation	Platting	acre	\$112.81

*** Engineering Development Review Fee Notes:**

1. Review fees will be waived for all public school projects.
2. Review fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the City Affordable Housing Manager. (ie: if a project is certified as 50% affordable units, the fee will be reduced to 50%).
3. Review fees will be waived for non-enterprised City Departments/Agencies.
4. Review fees are not required on minor development plan amendments or other minor land items if the application is not referred to City Engineering by Land Use Review.
5. The City Engineer through the Subdivision Engineering Review Team (SERT) Manager may modify the review fee on items for which Land Use Review has modified their review fee(s) if such modifications are justified by unique circumstances and a request is made in writing to the SERT manager.
6. Fees for Annexations submitted concurrent with and in conjunction with an Annexation Request may pay 50% of the fee at the time of application and the remaining 50% of the fee prior to recordation the Annexation Plat.
7. The City Engineering through the SERT Manager may elect to negotiate an alternative Annexation, Master Plan and Zoning Application Fee for Annexations in excess of 5,000 acres for which City Planning has modified their application fee.

EXHIBIT A
2010 ENGINEERING FEE SCHEDULE

Engineering Development Inspection Fees			
Inspection of	When Collected	Unit	Fee
Single Family w/private (or no internal) streets	Inspection	lot	\$64.92
Single Family w/public internal streets	Probationary Inspection	lot	\$201.15
Right-of-Way only, no lots	Probationary Inspection	lineal foot	\$1.49
Multiple Family	Building Permit	lot	\$251.17
Commercial	Building Permit	lot	\$268.20

Development Inspection Fee Notes:

1. Inspection fees will be waived for all public school projects.
2. Inspection fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the City Affordable Housing Manager.
(ie: If a project is certified as 50% affordable units, the fee will be reduced to 50 %.)
3. Inspection fees will be waived for non-enterprised City Departments/Agencies.
4. Overtime will be invoiced upon completion of overtime worked.

192-09



FORMAL AGENDA ITEM

COUNCIL MEETING DATE: August 25, 2009

TO: Honorable Mayor and Members of City Council

VIA: Penelope Culbreth-Graft, DPA - City Manager *Nancy Johnson for em*

FROM: Nancy Johnson, Assistant City Manager *Nancy Johnson*
Champney A. McNair, Jr., PE - City Engineer *CMcNair*

Subject Title: **A Resolution rescinding Resolution No. 145-09, Resolution No. 220-08, Resolution No. 39-02, and establishing new Development Review, Development Inspection, Concrete Permit, Excavation Permit, Traffic Control Permit and Pavement Degradation Fees for the Engineering Division of the City of Colorado Springs.**

Strategic Goal(s) this item supports:



SUMMARY:

This memo recommends that City Council adopt a resolution authorizing increases in the Engineering Division's Development Review, Development Inspection, Excavation Permit, Concrete Permit and Pavement Degradation Fees in 2010 by 0.5%. This percentage is the same increase that the Land Use Review and the Development Review Enterprise are using to increase their similar fees. Engineering is also recommending that the Traffic Control Permit Fee be increased by 10%, as this fee has never been increased since its adoption in 2002.

In addition, the public process to develop a new Oversize Truck Fee is currently underway with the trucking industry and is expected to be complete by the end of September 2009. We plan to bring a formal ordinance to City Council in October to amend the City Code to adopt the Oversize Truck Fee and appropriate the estimated revenue effective January 1, 2010.

PREVIOUS COUNCIL ACTION:

The current Engineering Fees were established as follows:

- Development Review and Development Inspection Fees were set by City Council Resolution No. 145-09 on June 23, 2009
- Concrete Permit, Excavation Permit, and Pavement Degradation Fees were set by City Council Resolution No. 220-08 on November 25, 2008
- Traffic Control Permit Fees were established by City Council Resolution No. 39-02 on March 12, 2002.

BACKGROUND:

Engineering fees are intended to recover to the General Fund a portion of the costs of providing engineering plan reviews, inspections, administration, and other costs associated with new subdivision development, street excavations, concrete construction in the public right-of-way, and traffic control.

FINANCIAL IMPLICATIONS:

The 2009 and 2010 fee schedule comparison is reflected in Attachment A. Please note that two Traffic Development Review fees were left off the previous fee schedule when the Engineering and Traffic Fees were combined. The 2010 fee schedule reflects this correction.

The fee increases are estimated to generate approximately \$31,844 additional revenue in 2010.

STAKEHOLDER PROCESS:

The Housing and Building Association (HBA) was notified of the proposed 0.5% fee increases at the June 12, 2009 meeting. Since all HBA committee meetings were canceled for July, Engineering has been communicating the proposed fee increases to committee members via email. We plan to present the fee increases to the HBA Land Use Committee at their August 27, 2009 meeting.

RECOMMENDATION:

Staff recommends the following fee increases effective January 1, 2010:

- A 0.5% increase of the Development Review and Development Inspection Fees based on the current Consumer Price Index (CPI).
- A 0.5% increase of the Concrete Permit, Excavation Permit, and Degradation Fees based on the current Consumer Price Index (CPI).
- A 10% increase of the Traffic Control Permit Fees, which have never been inflated since their inception in 2002.

PROPOSED MOTION:

Move approval of the attached resolution.

c: Terri Velasquez, Chief Financial Officer
Dave Lethbridge, Manager, Subdivision Engineering Review Team
Robin Kidder, Manager, Roadway Engineering Team
Sheri Landeck, Principal Analyst, Engineering Division
Steve Bodette, Engineering Inspector Supervisor

List of attachments for this item:

- Attachment A – Comparison of the 2009 and Proposed 2010 Fee Schedules
- Resolution and Exhibit A – 2010 Engineering Fee Schedule

**ATTACHMENT A
 2009 VS 2010 PROPOSED ENGINEERING FEE SCHEDULE**

Concrete Permit Fees	2009	2010	2010
	Fee	Increase 0.5%	Fee
Type of Permit:			
Sidewalk - minimum base chg for 1st 100 ft.	\$23.30	\$0.12	\$23.42
<i>plus for each additional lineal foot</i>	\$0.40	\$0.00	\$0.40
Curb/Gutter - minimum base chg for 1st 100 ft.	\$23.30	\$0.12	\$23.42
<i>plus for each additional lineal foot</i>	\$0.40	\$0.00	\$0.40
Residential Driveway/Curb Cut	\$23.30	\$0.12	\$23.42
Commercial Driveway/Curb Cut	\$23.30	\$0.12	\$23.42
Pedestrian Ramp	\$23.30	\$0.12	\$23.42
Crosspan	\$23.30	\$0.12	\$23.42
Square Return	\$23.30	\$0.12	\$23.42
Joint Radii/Crosspan	\$23.30	\$0.12	\$23.42
Storm Sewer Inlet	\$34.95	\$0.17	\$35.12
Structure Concrete Items	\$57.19	\$0.29	\$57.48
Others	\$23.30	\$0.12	\$23.42
Other Applicable Fees:			
Inspection Overtime Fee (per hour)	\$56.13	\$0.28	\$56.41
Re-Inspection (re-do)	\$34.95	\$0.17	\$35.12
No Permit For the Job	2x permit		2x permit
Second No Permit For the Job	3x permit		3x permit

Excavation Permit Fees	2009	2010	2010
	Fee	Increase 0.5%	Fee
Trenching Excavation Permit Fees:			
<i>Non-Telecommunication Provider / Non-cable Operator</i>			
Excavations less than 100 ft long (no intersections)	\$132.38	\$0.66	\$133.04
Excavations 100 ft - 500 ft long (no intersections)	\$172.62	\$0.86	\$173.48
Excavation over 500 ft	\$347.35	\$1.74	\$349.09
Excavation involving any intersection	\$347.35	\$1.74	\$349.09
<i>Telecommunication Provider / Cable Operator</i>			
Excavations less than 100 ft long (no intersections)	\$120.73	\$0.60	\$121.33
Excavations 100 ft - 500 ft long (no intersections)	\$162.03	\$0.81	\$162.84
Excavation over 500 ft	\$323.00	\$1.62	\$324.62
Excavation involving any intersection	\$323.00	\$1.62	\$324.62
Boring Permit Fees:			
<i>Non-Telecommunication Provider / Non-cable Operator</i>			
Less than 200 ft.	\$132.38	\$0.66	\$133.04
200 ft. to 550 ft.	\$259.46	\$1.30	\$260.76
550 ft. to 1,000 ft.	\$386.54	\$1.93	\$388.47
Involving intersection	\$347.35	\$1.74	\$349.09
Core/soil samples	\$132.38	\$0.66	\$133.04
<i>Telecommunication Provider / Cable Operator</i>			
Less than 200 ft.	\$120.73	\$0.60	\$121.33
200 ft. to 550 ft.	\$242.51	\$1.21	\$243.72
550 ft. to 1,000 ft.	\$363.24	\$1.82	\$365.06
Involving intersection	\$323.00	\$1.62	\$324.62
Core/soil samples	\$120.73	\$0.60	\$121.33

**ATTACHMENT A
 2009 VS 2010 PROPOSED ENGINEERING FEE SCHEDULE**

Pavement Degradation Fees	2009 Fee	2010 Increase 0.5%	2010 Fee
<i>Non-Telecommunication Provider / Non-cable Operator</i>			
Arterial/Collector Pavement Age 0-5 years (Sq. Ft.)	\$3.85	\$0.02	\$3.87
Arterial/Collector Pavement Age 6-20 years (Sq. Ft.)	\$2.75	\$0.01	\$2.76
Residential Pavement Age 0-5 years (Sq. Ft.)	\$3.30	\$0.02	\$3.32
Residential Pavement Age 6-20 years	\$2.75	\$0.01	\$2.76
<i>Telecommunication Provider / Cable Operator</i>			
Arterial/Collector Pavement Age 0-5 years (Sq. Ft.)	\$3.74	\$0.02	\$3.76
Arterial/Collector Pavement Age 6-20 years (Sq. Ft.)	\$2.64	\$0.01	\$2.65
Residential Pavement Age 0-5 years (Sq. Ft.)	\$3.19	\$0.02	\$3.21
Residential Pavement Age 6-20 years (Sq. Ft.)	\$2.64	\$0.01	\$2.65
<i>Other Applicable Fees</i>			
Inspection Overtime Fee (per hour)	\$56.13	\$0.28	\$56.41
Re-inspection (re-do)	\$34.95	\$0.17	\$35.12
No permit for the job	2x permit		2x permit
Second no permit for the job	3x permit		3x permit
Traffic Control Permit Fees	2009 Fee	2010 Increase 10%	2010 Fee
<i>Non-Telecommunication Provider/Non-Cable Operator:</i>			
>5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$180	\$18	\$198
<5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$50	\$5	\$55
<i>Telecommunication Provider/Cable Operator:</i>			
>5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$164	\$16	\$180
<5000 Average Daily Traffic on Affected Street Per Permit/Setup	\$45	\$5	\$50
<i>Other Applicable Fees:</i>			
No Permit For the Job: >5000 Average Daily Traffic	\$360	\$36	\$396
No Permit For the Job: <5000 Average Daily Traffic	\$100	\$10	\$110
Second No Permit For the Job: >5000 Average Daily Traffic	\$540	\$54	\$594
Second No Permit For the Job: <5000 Average Daily Traffic	\$150	\$15	\$165

**ATTACHMENT A
 2009 VS 2010 PROPOSED ENGINEERING FEE SCHEDULE**

Engineering Development Review Fees Collected by City Land Use Division	2009 Fee	2010 Increase 0.5%	2010 Fee
Type of Application			
Amendment to Plat Restriction	\$111	\$0.56	\$112
Annexations			
Base	\$2,437	\$12.19	\$2,449
≤100 ac	\$35	\$0.18	\$35
ac thereafter	\$15	\$0.08	\$15
Issuance of Building Permit to Unplatted Land	\$151	\$0.76	\$152
Issuance of Building Permit Prior to Platting	\$534	\$2.67	\$537
CMRS Conditional Use	\$71	\$0.36	\$71
CMRS Development Plan	\$371	\$1.86	\$373
CMRS Minor DP Amendment	\$71	\$0.36	\$71
Concept Plans or Development Plans Commercial (New or Major Amendment)	\$1,122	\$5.61	\$1,128
Per Acre	\$23	\$0.12	\$23
Concept Plans or Development Plans Commercial HS or SS Project (New or Major Amendment)	\$1,163	\$5.82	\$1,169 *
Per Acre	\$23	\$0.12	\$23
Concept Plans or Development Plans Residential (New or Major Amendment)	\$1,018	\$5.09	\$1,023
Per Lot Unit	\$4	\$0.02	\$4
Concept Plans, Development Plans or Minor Development Plans - Residential HS or SS Project (New or Major Amendment)	\$1,059	\$5.29	\$1,064 *
Per Lot Unit	\$4	\$0.02	\$4
Conditional Use, Use Variance	\$220	\$1.10	\$221
Concept Plan or Development Plans – MU Zone	\$1,173	\$5.87	\$1,179
Per Acre	\$10	\$0.05	\$10
Concept Plan or Development Plans - PUD Zone	\$1,727	\$8.64	\$1,736
Per Acre	\$21	\$0.11	\$21
Development Agreements	\$1,630	\$8.15	\$1,638
Land Use Map Amendment	\$122	\$0.61	\$123
Master Plans	\$1,047	\$5.24	\$1,052
Per Acre	\$5	\$0.03	\$5
Minor Amendment to an approved Concept Plan, Development Plan, Conditional Use and/or UV	\$155	\$0.78	\$156
Minor Adjustment to Master Plan	\$71	\$0.36	\$71
Minor Amendment to Master Plan	\$268	\$1.34	\$269
MU Zone Change	\$1,094	\$5.47	\$1,099
Per Acre	\$10	\$0.05	\$10
Non-Use Variance Commercial or Residential	\$115	\$0.58	\$116
Preservation Easement Adjustment	\$71	\$0.36	\$71
Property Boundary Adjustment	\$105	\$0.53	\$106
PUD Plan	\$1,614	\$8.07	\$1,622
Per Acre	\$20	\$0.10	\$20
PUD Zone Change	\$708	\$3.54	\$712
Per Acre	\$5	\$0.03	\$5
Review of Geologic Hazard Reports	\$283	\$1.42	\$284
Review of Geological Hazard Exemptions	\$71	\$0.36	\$71
Subdivision Plat Commercial, PUD or MU Zones	\$473	\$2.37	\$475
Per Acre	\$3	\$0.02	\$3
Subdivision Plat Residential	\$477	\$2.39	\$479
Per Lot or Unit	\$1	\$0.01	\$1
Street or Plat Vacation	\$391	\$1.96	\$393
Street Name Change	\$23	\$0.12	\$23
Subdivision Waiver from Design Standards	\$758	\$3.79	\$762
Waiver of Replat	\$105	\$0.53	\$106
Zone Change	\$684	\$3.42	\$687
Per Acre	\$2	\$0.01	\$2

**ATTACHMENT A
 2009 VS 2010 PROPOSED ENGINEERING FEE SCHEDULE**

DOWNTOWN FORM-BASED CODE (FBC)

FBZ Zone Change and Regulating Plan	\$2,000	\$10.00	\$2,010
Per Acre	\$30	\$0.15	\$30
FBZ Development Plan	\$1,122	\$5.61	\$1,128
FBZ Interim Use / Development Plan	\$1,122	\$5.61	\$1,128
FBZ Warrant Application	\$154	\$0.77	\$155

* Fees erroneously left off the previous July 1, 2009 fee schedule.

Engineering Development Review Fees at the Regional Building-Dev.Review Enterprise Office		Collected	2009 Fee	2010 Increase 0.5%	2010 Fee
Type of Application					
Single Family w/internal public streets	lot		\$106.96	\$0.53	\$107.49
Single Family w/private (or no internal) streets	lot		\$76.25	\$0.38	\$76.63
Minor Plats Residential	lot		\$52.95	\$0.26	\$53.21
Commerical / Industrial	acre		\$264.75	\$1.32	\$266.07
Multi-Family	acre		\$264.75	\$1.32	\$266.07
Minor Plat Multi Family or Commerical Annexations	acre		\$87.90	\$0.44	\$88.34
New Right-of-way only (no lots)	acre		\$264.75	\$1.32	\$266.07
ROW Vacation	acre		\$112.25	\$0.56	\$112.81

Engineering Development Review Fee Notes:

- Review fees will be waived for all public school projects.
- Review fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the City Affordable Housing Manager. (ie: If a project is certified as 50% affordable units, the fee will be reduced to 50%).
- Review fees will be waived for non-enterprised City Departments/Agencies.
- Review fees are not required on minor development plan amendments or other minor land items if the application is not referred to City Engineering by Land Use Review.
- The City Engineer through the Subdivision Engineering Review Team (SERT) Manager may modify the review fee on items for which Land Use Review has modified their review fee(s) if such modifications are justified by unique circumstances and a request is made in writing to the SERT manager.
- Fees for Annexations submitted concurrent with and in conjunction with an Annexation Request may pay 50% of the fee at the time of application and the remaining 50% of the fee prior to recordation the Annexation Plat.
- The City Engineering through the SERT Manager may elect to negotiate an alternative Annexation, Master Plan and Zoning Application Fee for Annexations in excess of 5,000 acres for which City Planning has modified their application fee.

Engineering Inspection Fees		2009 Fee	2010 Increase 0.5%	2010 Fee
Inspection of:				
Single Family w/private (or no internal) streets		\$64.60	\$0.32	\$64.92
Single Family w/public internal streets		\$200.15	\$1.00	\$201.15
Right-of-Way only, no lots		\$1.48	\$0.01	\$1.49
Multiple				
Family		\$249.92	\$1.25	\$251.17
Commercial		\$266.87	\$1.33	\$268.20

Development Inspection Fee Notes:

- Inspection fees will be waived for all public school projects.
- Inspection fees will be waived or proportionately reduced for affordable housing projects certified as affordable housing projects by the City Affordable Housing Manager. (ie: If a project is certified as 50% affordable units, the fee will be reduced to 50 %.)
- Inspection fees will be waived for non-enterprised City Departments/Agencies.
- Overtime will be invoiced upon completion of overtime worked.



RESOLUTION NO. 86-11

**A RESOLUTION TO APPROVE AND ESTABLISH THE
REVISED 2011 FIRE DEPARTMENT FEE SCHEDULE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

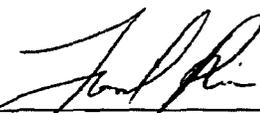
Section 1. That Resolution No. 56-06 is hereby amended.

Section 2. The City Council finds that the costs entailed in providing Fire Department plan review and inspection, and designated fire code permitting services, need to be updated, and that these services provide a private benefit. The Colorado Springs Fire Department is the designated emergency response agency for hazardous materials incidents for the City of Colorado Springs and is authorized under state statute and City Code to recover costs of mitigating hazardous materials incidents. The Colorado Springs Fire Department occasionally provides emergency services, including standby, to private entities on a contractual basis, the cost of which should be reimbursed to the City. The searching, retrieving, and copying of public records by the Fire Department incurs costs by the City, which should be reimbursed. The above-referenced costs change yearly, based upon annual adjustments in operating budgets and salaries.

Section 3. The Colorado Springs Fire Department shall establish fees annually for fire prevention services, mitigating incidents involving hazardous materials, emergency services, and searching, retrieving and copying of public records to recover the costs of providing these services.

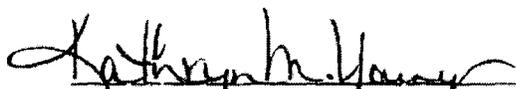
Section 4. The revised Fire Department Fee Schedule for 2011 is attached.

Dated at Colorado Springs, Colorado, this 26th day of April, 2011.



Lionel Rivera, Mayor

ATTEST:



Kathryn M. Young, City Clerk

Colorado Springs Fire Department 2011 Fee Schedule

TABLE OF CONTENTS

I.	Construction Plan Reviews	Pages 2 - 3
II.	Annual Revocable Permits	Pages 4 - 5
III.	Prescribed Permits	Page 5
IV.	Other Fees	Page 6
V.	Definitions and Explanations	Page 7 - 8

CONSTRUCTION PLAN REVIEWS

NOTE: Fees include two plan reviews and two trip fees for first & final inspections. Additional fees may be assessed for subsequent reviews, trips, and reinspections.

	Fee
Development	
Per Plan	\$240
Plan Submittal Consultations (no charge for first 30 minutes)	
Each subsequent hour thereafter	\$240
Hazardous Materials (Construction Associated with Building Permits)	
- See Chapter 2 of the International Fire Code for occupancy classification examples	
A-1	\$424
A-2	\$424
A-3	\$636
A-4	\$636
A-5	\$424
B	\$332
B - with medical gasses	\$700
E	\$848
F-1	\$848
F-2	\$636
H-1	\$1,060
H-2	\$848
H-3	\$636
H-4	\$848
H-5 - Up to and including 100,000 sq. ft.	\$1,364
H-5 - 100,001 sq. ft. or greater charged by increments of 50,000 sq. ft. or portion thereof	\$516
I-1	\$424
I-2 - Up to and including 50,000 sq. ft.	\$1,060
I-2 - 50,001 sq. ft. or greater charged by increments of 50,000 sq. ft. or portion thereof	\$516
I-3	\$636
I-4	\$424
M - Up to and including 10,000 sq. ft.	\$424
M - 10,001 through 50,000 sq. ft.	\$516
M - 50,001 through 100,000 sq. ft.	\$728
M - Greater through 100,001 sq. ft.	\$1,060
R-1	\$516
R-2	\$516
R-4	\$424
S-1 & S-2 - Up to and including 10,000 sq. ft.	\$424
S-1 & S-2 - 10,001 through 50,000 sq. ft.	\$516
S-1 & S-2 - 50,001 through 100,000 sq. ft.	\$728
S-1 & S-2 - Greater than 100,000 sq. ft.	\$1,060
U	\$424
OTHER - Occupancies or uses not listed	\$424

CONSTRUCTION PLAN REVIEWS (continued)

NOTE: Fees include two plan reviews and two trip fees for first & final inspections. Additional fees may be assessed for subsequent reviews, trips, and reinspections.

HAZARDOUS MATERIALS PERMITS (Installations, Additions, & Modifications)		Fee
HP3	Battery Systems _____	\$304
HP4	Compressed gases _____	\$304
HP5	Cryogenic Fluids _____	\$424
HP9	Flammable and combustible liquids _____	
	NOTE: Tanks 55 gallons or greater require a plan review	
	A - Industrial - First two tanks _____	\$212
	Each additional tank _____	\$106
	B - Dispense - First two tanks _____	\$212
	Each additional tank _____	\$106
	*C - Abandonments / Removal (charge per tank) _____	\$92
HP16	Industrial ovens _____	\$396
HP19	Liquefied petroleum gas cylinders _____	\$184
	(LPG - over 2,000 gal. water capacity or aggregate greater than 4,000 gal.) _____	\$304
HP25	Spraying/dipping operations _____	\$396
HP OTHER	Hazardous Materials Permits _____	\$304

HIGH PILED STORAGE

Up to and including 75,000 sq. ft. _____	\$624
Greater than 75,000 sq. ft. _____	\$1,248

OTHER CONSTRUCTION PERMITS

CP8 Work at risk _____	\$120
Other Construction permits not listed _____	\$296

SUBSEQUENT PLAN SUBMITTALS:

Third and subsequent submittals _____ 1.5 x original plan review fee

OVERTIME PLAN REVIEWS

First two hours or portion thereof _____	\$360
Subsequent hours _____	\$180

TRIP FEES

For second and each subsequent partial inspection _____ \$176

REINSPECTION FEES

Reinspection fees may be applied if the site is inaccessible, and/or work is not sufficiently pre-tested or completed, or hazards are not completed in the required time frame. The reinspection fee shall be \$132 per hour for the first reinspection. An additional reinspection fee for the same contractor on the same project will be assessed at a rate of \$264 for each subsequent hour.

First Reinspection _____	\$132
Subsequent inspections per hour _____	\$264

*Abandonments must have approval from the Fire Marshal or Deputy Fire Marshal

HAZARDOUS MATERIALS - ANNUAL REVOCABLE PERMITS

Annual Hazardous Materials Operational Permits – See Chapter 2 of the International Fire Code for occupancy classification examples.

A Hazardous Materials Permit and Hazardous Materials Management Plan (HMMP) is required for facilities using or storing quantities of hazardous materials exceeding permit quantities identified in the 2009 IFC Tables 105.6.8(compressed gas), 105.6.10(cryogenic fluid), or 105.6.20(Haz Mat). Each application for a permit shall include an HMMP.

FIRST YEAR HAZARDOUS MATERIALS OPERATIONAL PERMITS	Fee
First Year set up fee _____	\$184
 ANNUAL HAZARDOUS MATERIALS OPERATIONAL PERMITS (subsequent years)	
A-1 _____	\$184
A-2 _____	\$184
A-3 _____	\$276
A-4 _____	\$276
A-5 _____	\$184
B - Up to and including 10,000 sq. ft. _____	\$184
B - 10,001 through 50,000 sq. ft. _____	\$276
B - 50,001 through 100,000 sq. ft. _____	\$368
B - Greater than 100,000 sq. ft. _____	\$460
E _____	\$184
F-1 _____	\$368
F-2 _____	\$276
H-1 _____	\$460
H-2 _____	\$368
H-3 _____	\$276
H-4 _____	\$276
H-5 - Up to and including 100,000 sq. ft. _____	\$644
H-5 - 100,001 through 200,000 sq. ft. _____	\$828
H-5 - Greater than 200,000 charged in increments for every 50,000 sq. ft. or portion thereof _____	\$368
I-1 _____	\$184
I-2 - Up to 50 beds _____	\$276
I-2 - 51 through 100 beds _____	\$368
I-2 - Greater than 100 beds _____	\$460
I-3 _____	\$276
I-4 _____	\$184
M - Up to and including 10,000 sq. ft. _____	\$184
M - 10,001 through 50,000 sq. ft. _____	\$276
M - 50,001 through 100,000 sq. ft. _____	\$368
M - Greater than 100,000 sq. ft. _____	\$460
R-1 _____	\$184
R-2 _____	\$184
R-4 _____	\$184
S-1 _____	\$276
S-2 _____	\$276
U _____	\$184
OTHER - Hazardous Materials Operational Permits _____	\$304

HAZMAT CLOSEOUT FEES

Fee is equal to the annual operational permit fee if closed more than 30 days after the expiration of the permit, or scheduled annual inspection.

Reinspection and trip fees may apply. Note: No charge if closed within the permitted year

Annual
operational
permit fee

Annual Revocable Permits continued on next page

OPERATIONAL PERMITS - ANNUAL REVOCABLE & PRESCRIBED (continued)

	Annual Revocable	Prescribed
OP1 Amusement buildings / temporary haunted houses	\$176	\$504
OP2 Carnivals	\$176	\$176
Special events and fairs	\$176	\$384
OP4 Combustible Dust Producing Operations	\$176	n/a
OP5 Combustible Fibers	\$176	n/a
HP4 Compressed gases	n/a	\$184
OP6 Covered Mall Buildings	\$704	n/a
HP6 Cutting & Welding	n/a	\$176
OP7 Exhibits and trade shows	n/a	\$296
HP8 Explosives/blasting	n/a	\$384
OP8 Fire Hydrants & Valves	n/a	\$176
HP9 Flammable and combustible liquids		
NOTE: Tanks 55 gallons or greater require a plan review		
A - Industrial - First two tanks	n/a	\$212
Each additional tank	n/a	\$106
B - Dispense - First two tanks	n/a	\$212
Each additional tank	n/a	\$106
**C - Abandonments / Removal (charge per tank)	n/a	\$92
HP10 Floor Finishing	n/a	\$184
HP11 Fruit and Crop Ripening	n/a	\$184
HP12 Fumigation and Thermal Insecticide Fogging	n/a	\$184
HP13 Hazardous materials - see table 105.6.2	n/a	\$368
HP26 Hazardous materials temporary general site	n/a	\$368
OP9 High-Piled Storage	\$352	n/a
*HP15 Hot Work Operations	no charge	no charge
HP16 Industrial Ovens	\$176	n/a
HP18 Liquid or gas-fueled vehicles or Equipment in assembly buildings	\$176	\$176
HP17 Lumber Yards and Woodworking Plants	\$352	n/a
OP10 Miscellaneous Combustible Storage	\$264	\$264
OP11 Open burning	\$176	\$176
OP12a Open Flames and Torches	\$176	\$176
OP12b Open Flames and Candles	\$176	\$176
***OP14 Places of assembly		
- Up to and including 300 occupancy	\$176	\$176
- 300 through 1000 occupancy	\$264	\$384
- Occupancy greater than 1000	\$352	\$472
OP12c Prescribed burning		
- Type III Complexity Prescription Burn (pile burning, ditches)	n/a	\$416
- Type II Complexity Prescription Burn (under-story burns, special hazards)	n/a	\$504
OP15 Private Fire Hydrants	n/a	\$176
HP22 Pyrotechnics, fireworks, special effect/theatrical performances	n/a	\$396
HP24 Repair Garages & Motor Fuel-Dispensing Facilities	\$176	n/a
OP17 Rooftop Heliports	\$176	n/a
HP25 Spaying/dipping operations	n/a	\$276
OP18 Storage of Scrap Tires & Byproducts	\$264	n/a
OP19 Temporary membrane structures, tents and canopies	n/a	\$296
Each additional group of tents for the same site/event (per group)	n/a	\$88
OP20 Tire-Rebuilding Plants	\$264	n/a
OP21 Waste Handling	\$264	n/a
OP22 Wood Products	\$352	n/a
OP OTHER - Other Operational permits not listed	n/a	\$176
HP OTHER - Other Hazmat permits not listed	n/a	\$384

*Hot Work Operations - No charge for temporary permit required during burn restrictions or bans enacted by the Fire Marshal

**Abandonments must have approval from the Fire Marshal or Deputy FM

*** Excluding annual permits for places of worship

OTHER FEES

SCHOOL INSPECTIONS	\$180
<small>(Schools with Hazmat - see Hazmat fee schedule)</small>	
LIQUOR LICENSE	no charge
INVESTIGATIONS / WORK WITHOUT A PERMIT (per incident)	charged @ 2 X permit/inspection fee
TRIP FEE - For second and each subsequent partial inspection	\$176
REINSPECTIONS	
<small>Reinspection fees may be applied if the site is inaccessible and/or work is not sufficiently pre-tested, or hazards are not completed in the required time frame. The reinspection fee shall be \$132 per hour for the first reinspection. An additional reinspection fee for the same contractor on the same project will be assessed at a rate of \$264 for each subsequent hour.</small>	
First Reinspection	\$132
Subsequent inspections per hour	\$264
OVERTIME INSPECTIONS	
First and each subsequent incident	\$264
Subsequent hours (per hour)	\$132
SEARCH, RETRIEVAL, AND COPYING OF DOCUMENTS AND RECORDS	
Document search and retrieval (per hour; assessed in 1/4 hour increments)	\$28
Document copies (per page)	\$1
Blueprint/Plotter copies (per page)	\$15
CD/DVD copies (per disk)	\$10
Inspection of documents (per hour or portion thereof)	\$28
Photographs	
Prints, full and/or partial roll (plus costs of photo processing)	\$20
Digital images base rate (plus cost per print)	\$20
Inspection, listening of recording or any audio/visual tape (per hour; assessed in 1/4 hour increments)	\$28
Holding of tape for any criminal or civil matter (per tape)	\$8
Environmental and hazardous materials incident research (per hour or portion thereof; one hour minimum)	\$84
Property Condition Assessments reviewing inspection and variance information (per 1/2 hour or portion thereof; 1/2 hour minimum)	\$14
FIRE WATCH - per employee per hour	\$132
JUVENILE FIRE SETTER INTERVENTION PROGRAM	
Per person per class for mandatory attendees	\$50
EMERGENCY SERVICES / STANDBY	
Engine or Truck Company	
-First Hour (On-Duty)	\$337
-Subsequent Hour (On Duty)	\$126
-First Hour (Overtime)	\$400
-Subsequent Hour (Overtime)	\$189
Trauma Squad (Three Person)	
-First Hour (On-Duty)	\$309
-Subsequent Hour (On Duty)	\$98
-First Hour (Overtime)	\$358
-Subsequent Hour (Overtime)	\$147
Brush Truck (Two Person - Without Engine)	
-First Hour (On-Duty)	\$267
-Subsequent Hour (On Duty)	\$56
-First Hour (Overtime)	\$295
-Subsequent Hour (Overtime)	\$84
Medical Squad (Two Person) Do we need to assign a unit type	
-First Hour (On-Duty)	\$272
-Subsequent Hour (On Duty)	\$60
-First Hour (Overtime)	\$304
-Subsequent Hour (Overtime)	\$93
<small>Note: At the discretion of the fire chief, emergency services fees for standby at events may be reduced or waived when it is deemed in the best interest of the City for safety or operational reasons. Standby services shall be provided exclusively by the Colorado Springs Fire Department, utilizing only CSFD equipment and personnel.</small>	
HAZARDOUS MATERIALS INCIDENTS	
<small>Same as Engine or Truck rates per vehicle, PLUS the cost of replacement of any damaged equipment and/or consumed materials due to the incident</small>	

DEFINITIONS AND EXPLANATIONS

Pre-Plan Submittal Consultations:

Assessed to account for time associated with a project during the design and planning stages. The intent behind the fee is cost recovery for staff time during the consultation, similar to time spent during a plan review. A fee will not be assessed for meetings requiring 30 minutes or less and one or two staff members.

Trip Fee:

The fee schedule accounts for staff time associated with two site inspections for a given permit. A trip fee will be assessed when, due to the phasing or scheduling of a project, additional inspections may be required.

Reinspection Fee:

Assessed when any portion of work for which an inspection has been scheduled is not complete or when hazards are not abated in the required time frame. It may also be assessed for failure to post a required permit, failure to provide access for a requested inspection, failure to maintain work in an exposed condition until the inspection is completed, deviation from approved plans, lack of sufficient documentation, equipment, or personnel required to conduct the inspection, or a system that has not been pre-tested.

Emergency Services, Standby and Hazardous Materials Incidents:

Specific situations may require the commitment of fire department resources above and beyond the typical emergency response. They may include response outside the city limits, fire department standby for fire code required coverage, or the use of fire department resources for non-emergency events. When it is determined that fire department resources are requested or provided for dedicated non-emergency services, appropriate fees will be assessed to cover the use of the resources and the cost of staffing said equipment. Examples of when such services may be deemed necessary would include bon fires, fireworks displays, and events where medical coverage may be needed. Standby services shall be provided exclusively by the Colorado Springs Fire Department, utilizing only CSFD equipment and personnel.

License Inspections:

This fee is applied to any license inspections required by City Code or as required by any outside agency for approval of their licensing procedures.

Fire Watch:

When a fire watch is mandated at an event or location, and due to extraordinary circumstances, it is determined CSFD employees are required to perform said fire watch duties, the Fire Watch rate shall be assessed. Examples of when fire watch may be deemed necessary would be when an occupancy has a special/large event where fire protection devices are prohibited, where the occupant load is increased, where the nature of the activity presents a public hazard, or when a required fire protection system is out of service.

Juvenile Fire Setter Intervention Program:

This fee is assessed for all juveniles entering this program through a court order, diversion, or who have been issued a summons to appear.

Tents/Canopies:

Multiple tents installed in close proximity to each other or are physically connected are considered one tent/canopy. When an event such as a street fair or special event covers multiple city blocks or portions of a city park, multiple tents not in close proximity or connected shall be assessed for the first tent/canopy and then each additional tent/canopy.

Document Search and Retrieval:

When information on one or multiple addresses/properties is requested, personnel must access data bases and files to retrieve records. The amount of time required to do this may vary, therefore, the fee is assessed in 1/4 hour increments. A written request is required and must include whether copies are needed and an acknowledgement of the fees.

Annual Revocable:

This is a permit that is issued for a period of no more than one year or until revoked.

Prescribed:

A permit other than annual revocable, that is issued for a specific prescribed period.

OP Other:

This shall include, but not be limited to other various permits that require evaluation or inspection such as temporary change of use, temporary increase of occupant load, etc.

HP Other:

This shall include but not be limited to other unusual or extraordinary hazardous materials permits that are otherwise not listed.

DEFINITIONS AND EXPLANATIONS (continued)

Environmental Site Assessments and Hazardous Materials Incident Research:

Upon written request, the Division of the Fire Marshal will provide environmental site assessments of specific locations to the private sector or outside agencies. Environmental site assessments provide information concerning all known hazardous materials and hazardous activities of a specific property, and if requested, within a ¼ mile radius of that property; including any known hazardous materials incident reports showing contamination of soil or property, underground storage tank records with soil contamination, existing underground storage tanks, hazard materials permit and chemical information, etc. This service requires research of multiple Fire Department and City programs and/or records. Department personnel and such resources are used for determining perimeter identification, retrieval of incident and outstanding violations reports, researching tank installations and removals, and printing/copying of any related materials. Customers requesting environment site assessments must submit the requests in writing and must acknowledge that fees may be assessed accordingly. A one hour minimum processing fee of \$84.00 shall apply, with subsequent hours billed in 30 minute increments. Additional fees for copies may also be charged at \$1.00 per page.

Property Condition Assessments

Upon written request, the Division of the Fire Marshal will provide property condition assessments for specific addresses, businesses, or buildings to the private sector or outside agencies. Property condition assessments provide known information concerning specific issues related to the property's inspections, violations, and/or variance history. Additional building and plan review information such as plan review comments, disapprovals/approvals, and meeting history is available, but must be specifically requested. Department personnel will review the property's plans and inspections information, and print or copy materials per the requestor's instructions. Customers requiring property condition assessments must submit the requests in writing and must acknowledge that fees may be assessed accordingly. A 1/2 hour minimum processing fee of \$14.00 shall apply, with subsequent time billed in 15 minute increments. Additional fees for copies may also be charged \$1.00 per page.

HOUSING AND BUILDING ASSOCIATION
4585 Hilton Parkway, Suite 100
Colorado Springs, CO 80907

p: 719-592-1800
f: 719-260-8398

September 17, 2010

Brett Lacey, Fire Marshal
Colorado Springs Fire Department
375 Printers Parkway
Colorado Springs, CO 80910-3191

Dear Brett,

On behalf of the Housing & Building Association of Colorado Springs I want to thank you for giving us the opportunity to review and discuss the proposed changes to the CSFD 2011 fee schedule. Several HBA members have reviewed the proposed changes and reported no concerns with the proposal. Therefore, as Chair of the HBA Code Review Committee I wish to send this letter of support on the changes to the proposed fee schedule as they were received and approved by our representatives.

The HBA is thankful for the collective participation in these types of reviews.

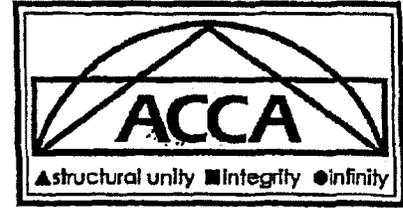
Sincerely,



Mark Long
2010 HBA Code Review Committee Chair
Vanguard Homes



FIGURE 2



October 29 2010

Brett Lacey, Fire Marshal
Colorado Springs Fire Department
375 Printers Parkway
Colorado Springs, CO 80910-3191

Dear Brett,

On behalf of Affiliated Commercial Construction Associations of Colorado Springs I want to thank you for giving us the opportunity to review and discuss the proposed changes to the CSFD 2011 fee schedule. Several ACCA members have reviewed the proposed changes and reported no concerns with the proposal. Therefore, as President of ACCA I wish to send this letter of support on the changes to the proposed fee schedule as they were received and approved by our representatives.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scot Gring', written over a horizontal line.

Scot Gring
2010 President of ACCA

Affiliated Commercial Construction Associations
919 W. Costilla St. · Colorado Springs · CO 80905-1722
Ph: 719.578.8833 Fax: 719.578.5650

APPENDIX

Development Application Review Criteria

7.3.606: REVIEW CRITERIA FOR DEVELOPMENT PLAN:

A PUD development plan for land within a PUD zone shall be approved if it substantially conforms to the approved PUD concept plan and the PUD development plan review criteria listed below. An application for a development plan shall be submitted in accord with requirements outlined in article 5, parts 2 and 5 of this chapter. Unless otherwise specified by a development agreement, the project shall be vested by the PUD development plan in accord with section 7.9.101 and subsection 7.5.504(C)(2) of this chapter.

- A. Consistency with City Plans: Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?
- B. Consistency with Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code?
- C. Compatibility Of The Site Design With The Surrounding Area:
 - 1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?
 - 2. Do the design elements reduce the impact of the project's density/intensity?
 - 3. Is placement of buildings compatible with the surrounding area?
 - 4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?
 - 5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?
- D. Traffic Circulation:
 - 1. Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?
 - 2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
 - 3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?
 - 4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?
 - 5. As appropriate are provisions for transit incorporated?
- E. Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?
- F. Privacy: Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?
- G. Pedestrian Circulation:
 - 1. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?

2. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?
- H. Landscaping:
1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?
 2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or City Planning's landscape architect can be consulted for assistance.
- I. Open Space:
1. Residential Area:
 - A. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.
 - B. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes, and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit.
 2. Nonresidential And Mixed Use; Natural Features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.
- J. Mobile Home Parks: Does a proposed mobile home park meet the minimum standards set forth in the mobile home park development standards table in section 7.3.104 of this article? (Ord. 03-110; Ord. 03-190, Ord. 12-68)

MASTER PLAN REVIEW CRITERIA:

7.5.408: REVIEW CRITERIA:

Master plans and major and minor amendments to approved master plans shall be reviewed for substantial conformance with the criteria listed below. Minor amendments are not subject to review criteria in subsection F of this section.

- A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.
- B. Land Use Relationships:
 - 1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.
 - 2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.
 - 3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.
 - 4. Housing types are distributed so as to provide a choice of densities, types and affordability.
 - 5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.
 - 6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.
 - 7. Land uses conform to the definitions contained in article 2, part 2 of this Zoning Code.
- C. Public Facilities:
 - 1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.
 - 2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.
 - 3. The proposed school sites meet the location, function and size needs of the school district.

4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.
5. Proposed public facilities are consistent with the strategic network of long range plans.
6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.
2. The land use master plan has a logical hierarchy of arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.
3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
4. The transportation system is compatible with transit routes and allows for the extension of these routes.
5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residents and businesses.
6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

E. Environment:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.
2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.
3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.
4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural hazard areas.

F. Fiscal:

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs

related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.

2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police and fire services.
3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan, phasing of the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.
4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.
5. Any proposed special districts are consistent with policies established by the City Council. (Ord. 84-221; Ord. 87-38; Ord. 91-30; Ord. 94-107; Ord. 97-109; Ord. 01-42; Ord. 02-51)

7.5.502 (E): DEVELOPMENT PLAN REVIEW CRITERIA:

E. Development Plan Review Criteria: A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?
5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78)

7.5.906 (A)(4) : CRITERIA FOR REVIEW OF AN APPEAL OF ADMINISTRATIVE DECISION:

4. Criteria For Review Of An Appeal Of An Administrative Decision: In the written notice, the appellant must substantiate the following:
 - a. Identify the explicit ordinance provisions which are in dispute.
 - b. Show that the administrative decision is incorrect because of one or more of the following:
 - (1) It was against the express language of this zoning ordinance, or
 - (2) It was against the express intent of this zoning ordinance, or
 - (3) It is unreasonable, or
 - (4) It is erroneous, or
 - (5) It is clearly contrary to law.
 - c. Identify the benefits and adverse impacts created by the decision, describe the distribution of the benefits and impacts between the community and the appellant, and show that the burdens placed on the appellant outweigh the benefits accrued by the community.