



General Notes / Site Data:

1. Zoning Ordinance: (05-39)

2. This master plan is governed by the Wolf Ranch Design Guidelines.

3. For areas along Cottonwood Creek and Tributary Four, a geologic evaluation will be prepared at the time of development plan. If the development encroaches within the Crest of Slope Area or if structures are located within the slope stabilization setback area.

4. Buffer Transitions along Black Forest Road:
Buffers along Black Forest Road north of Research Parkway will be 30' of additional ROW, a 20' Landscape Setback, and a 6' Opaque Fence/Wall.

5. Buffer Transitions along Old Ranch Road:
Buffers along Old Ranch Road will be an open space with trail with an average width of 50' and a 200' Building Setback from the existing right of way for Old Ranch Road.

6. Depending on traffic generation, proposed access points onto Black Forest Road between Research Parkway and the northern master plan boundary, excluding Briargate Parkway, can be restricted to right in/out or 1/2 movement at time of development plan review.

The approved master plan dated on June 9, 2016 shows a maximum density of 1919 units located north of Briargate Parkway. This proposed plan shows that this same area will be capped at a density of 1919 units.

Land Use Summary

RESIDENTIAL PLANNING AREAS	AREA	Max. DU/AC	TOTAL UNITS
IMPLEMENTED RESIDENTIAL AREA	714.92 Ac.	4.01 (existing)	2867
RESIDENTIAL B	377.15 Ac.	3.49	1316
RESIDENTIAL C	286.57 Ac.	7.99	1372
RESIDENTIAL C/D	50.33 Ac.	6.51	328
RESIDENTIAL D	72.27 Ac.	11.99	866
RESIDENTIAL E	17.10 Ac.	24.99	427
TOTAL RESIDENTIAL PLANNING AREAS	1476.34 Ac.	7.176	6,825*

OPEN SPACE & PARKS	AREA	TOTAL ACRES
IMPLEMENTED NEIGHBORHOOD PARKS	11.19 Ac.	
IMPLEMENTED METRO & ENTRY PARKS	12.15 Ac.	
IMPLEMENTED POCKET PARKS	5.30 Ac.	
IMPLEMENTED OPEN SPACE	61.43 Ac.	
NEIGHBORHOOD PARK	7.00 Ac.	
POCKET PARK	7.57 Ac.	
OPEN SPACE	200.37 Ac.	
TOTAL OPEN SPACE & PARKS	305.06 Ac.	

SCHOOLS & PUBLIC FACILITIES	AREA	TOTAL ACRES
IMPLEMENTED ELEMENTARY SCHOOL	10.44 Ac.	
IMPLEMENTED K-12 SCHOOL CAMPUS	18.95 Ac.	
IMPLEMENTED PUBLIC FACILITY	4.95 Ac.	
ELEMENTARY SCHOOL	13.27 Ac.	
K-12 SCHOOL CAMPUS	65.55 Ac.	
TOTAL SCHOOLS & PUBLIC FACILITIES	113.16 Ac.	

*ACTUAL TOTAL DUE TO THE CAPPED DENSITY OF 1919 UNITS NORTH OF BRIARGATE PARKWAY

Master Plan / PUD Plan Approval and Amendment History

File Number	Approval Date	Revision Description
CPC MP 01-043	November 8, 2001	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC MP 04-00048	February 22, 2005	Original Wolf Ranch PUD Plan Approval
CPC MP 04-00043	January 6, 2005	Amendment to add additional to master plan. Addition of 200 ac to plan. Combined previous C3 54.99 (du/ac) and D5 57.99 (du/ac) planning areas into a new C3 57.99 (du/ac) planning area with average density capped at 5.79 du/ac for the new C category. Minor adjustments to correct roadway alignments with adjacent master plans. Revisions to show detention ponds as a result of Master Drainage Master Plan Study.
CPC MP 05-80	April 4, 2006	Revision of school sites to add K-12 Campus, eliminate two elementary school sites, and one junior high school site for net increase in school land of 42.7 acres. Revision in central drainage way open space to be reduced to 45.3 acres and reimagined as 42 acres. Old Junior High School Site replaced with Community Park. Area along west boundary and north of Briargate Parkway reimagined as B area. One neighborhood park site north of Briargate Parkway relocated to area south of Briargate Parkway adjacent to multi-family site. Portion of B area located south of Briargate Parkway and Wolf Valley Drive reimagined to C area to balance loss of density from revisions. Added Westcreek and Overlook developments southwest of master plan boundary to Wolf Ranch Master Plan. Added right-of-way access to Black Forest Road south of Research Parkway for buses and service vehicles only. To access the K-12 school campus from Black Forest Rd. Minor revisions to acreage of B area and K-12 campus area due to slight realignment of intersection of Black Forest Rd/Research Parkway to align with Research Parkway and west of the master plan. Revisions to "pull out" and pedestrian crossing nodes across Research Parkway from K-12 campus. Minor Amendment to master plan and PUD plan to add a three-quarter movement access from Research Parkway to the Commercial site located just north and east of Powers Blvd. and Research Pkwy.
CPC MP 05-00080-A2M11	July 15, 2011	Change 13.88 Acres parcel southeast of Briargate Pkwy and Wolf Center Drive from D to C. Changed 27.52 Acres parcel northwest of Powers Blvd. and Grand Cordona from Neighborhood Commercial to Neighborhood Commercial and D, added 3 roundabouts on Briargate Pkwy.
CPC MP 05-00080-A3M13	August 13, 2013	Relocated Community Park from northwest of Wolf Valley Drive and Wolf Valley Drive to southwest of Research Parkway and Wolf Valley Drive (previously C parcel, 26.47 acres). Previous Community Park parcel replaced by C parcels and a Metro District Park. Detention Pond area was enlarged to 5.96 acres combined Open Space / Detention Pond.
CPC MP 05-00080-A4M14	August 26, 2014	Changed land uses northwest of Wolf Lake Drive and Leon Young Drive from 32.17 Acres E and 12.70 Acres D, to 18.24 Acres E and 26.63 Acres C.
CPC MP 05-00080-A5M15	August 13, 2015	Changed land uses along west side of Wolf Lake Drive between Research Parkway and Briargate Parkway from 34.83 Acres A2 and 11.53 Acres Mixed Use to 13.88 Acres B and 35.37 Acres C.
CPC MP 05-00080-A6M16	June 09, 2016	Revised to show all existing areas in implemented Area categories. Relocated Elementary School Parcel near north master plan boundary to NE Briargate Pkwy and Wolf Valley Dr.; Removed Neighborhood Commercial use north of Powers Blvd. and Research Pkwy; replaced with "D" and use Reserved 1 Neighborhood Park north side of master plan and replaced with multiple pocket parks connected by trails. Relocated and reconfigured single Community Park to a Community Park parcels connected by trails. Removed Residential Land Use Categories "A1" and "B2" and Mixed Use, and replaced with "D" and "D" uses.
CPC MP 05-00080-A7M19	Pending	



Master Plan
WOLF RANCH
Colorado Springs, CO

A Master Planned Community by
Nor'wood Development Group
111 South Tejon Suite 222 Colorado Springs, CO 80903

DATE: 09/12/2001
Revised: 01/24/02, 12/01/04, 11/09/05, 1/23/06, 8-15-08, 2-18-09, 07-14-11, 08-09-13, 04-29-14, 06-01-15, 05-18-16, 05-23-19

CITY OF COLORADO SPRINGS
OLYMPIC CITY USA
City Council Approved
7/23/2019

City File No.: CPC MP 05-00080-ATM19