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El Paso County Planning & Community Development

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Board of County Commissioners

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Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

November 16, 2023

County File: ANX239

Re: Wolf Ranch Addition No 1

PID: 5306000121

To: Gabe Sevigny, Gabe.Sevigny@coloradosprings.gov
Katelynn A Wintz, Katelynn.Wintz@coloradosprings.gov
Morgan Hester, Morgan.Hester@coloradosprings.gov

Planning Division

The proposed annexation is less than 10 acres and will not require an annexation impact report. The parcel is located within the masterplan area placetype as urban residential land use. The masterplan area of change is defined as new development. Lastly, the key areas masterplan classification is described as enclave.

Joe Letke
joeletke@elpasoco.com
Planner II
(719) 520-6447



Engineering Division

Engineering has no comments.

Jeff Rice

719-520-7877

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Department of Parks and Community Services

Please see attached.

Greg Stachon

Landscape Architect

Parks and Community Services Department

GregStachon@elpasoco.com



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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 24, 2023

Lekishia Bellamy
Project Manager
El Paso County Development Services Department

Subject: Authentix Wolf Ranch Annexation Review (ANX239)

Lekishia;

The Parks and Community Services Department has reviewed the development application for the Authentix Wolf Ranch Addition No.1 Annexation and has the following comments on behalf of El Paso County Parks.

This application was submitted by Tri-Lakes Development Corp., on behalf of the Hooks Group, for approval of the Authentix Wolf Ranch Addition No.1 Annexation. The subject property consists of 17.7 acres of land on the west side of Black Forest Road and 900 feet south of Cowpoke Road in unincorporated El Paso County, CO. The annexation agreement would incorporate the land into the City of Colorado Springs.

The 2022 El Paso County Parks Master Plan does not show any facilities impacted by the property. The City of Colorado Springs shows a proposed Tier I Trail along Woodmen Road, ½ mile south of the property. The City of Colorado Springs shows a proposed Tier I trail along Cottonwood Creek ½ mile north of the property. Mapping does not indicate proposed trails along Black Forest Road, but staff suggests reaching out to the City of Colorado Springs to ensure no trail impacts.











These comments are being provided administratively and do not require endorsement by the El Paso County Park Advisory Board.

Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Parks and Community Services Department
GregStachon@elpasoco.com

Anx Wolf Ranch Annexation Review

-  Subject Property
-  Parks By Other
-  Public Schools
-  Proposed County Bicycle Route
-  Proposed City Trail
-  Major Roads
-  Streets & Roads
-  Incorporated Areas
-  Parcels
-  Streams



0 500 1,000 2,000 Feet

Subject Property

Marksheffel Road Route

Vollmer Road Route

VOLLMER RD

E WOODMEN RD

BLACK FOREST RD

Wolf Ranch
Community
Park

HOME
SCHOOL
ACADEMY
VILLAGE
HIGH
SCHOOL
LEGACY
PEAK
ELEMENTARY
SCHOOL

Cottonwood Creek