



- [Home](#)   [Builders](#)   [Parks & Recreation](#)   [Community Council](#)
- [Upcoming Events](#)   [Schools](#)   [Recreation Center](#)   [WOOF Ranch Dog Park](#)
- [The Master Plan](#)   [Homeowners Association](#)   [Metropolitan District](#)

[Sign up for Wolf Ranch email](#)   [Print this page](#)

# The Master Plan



The community master plan preserves and enhances the area's natural resources and terrain, from spectacular views of Pikes Peak to the wetlands.

The new urban West community design of Wolf Ranch includes a diverse collection of America's favorite home styles, pedestrian-friendly neighborhoods and gracious, tree-lined boulevards with [roundabouts](#) to slow the traffic.

The Wolf Ranch Community Charter sets forth structure and standards for development, expansion, administration, maintenance and preservation for the entire community.

The [Wolf Ranch Owners Association](#) will provide the governance for the community, including architectural review. The management company is Warren Management Group.

Wolf Ranch is in the Upper Cottonwood Creek Metropolitan District, which operates with the Old Ranch Metropolitan District pursuant to an intergovernmental agreement between the Districts. The purpose of the Districts is to assist in the financing of major infrastructure in and adjacent to Wolf Ranch. The Districts will also be responsible for operation and maintenance of the Wolf Ranch Recreation Centers, the lake, the Briargate and Research entry parks and landscaping, and the Wolf Ranch trail system.

The District mill levy is 40 mills and will be included in property tax statements. There are 1,982 acres including 100 acres for schools; 27 acres of commercial use; 39 acres of mixed-use development; 1,438 acres of residential development; more than 300 acres for parks and open space; and over 10 miles of trails in Wolf Ranch.

### PROPERTY TAXES

Property tax structure is approximately 118 mills, including the 40 mills referenced above under "Metropolitan Districts."

[To learn more about the Old Ranch Metropolitan District, visit \[www.OldRanchMetroDistrict.org\]\(http://www.OldRanchMetroDistrict.org\)](#)

### SERVICES

- Utilities – City of Colorado Springs Utilities
- Trash is managed through the HOA – Bestway Disposal
- Recycling service is available for a separate additional charge – Bestway Disposal
- Telephone – Century Link
- Hi-speed Internet/Cable/HDTV – Comcast

### SCHOOLS

[Academy School District 20](#) schools offer more choices than ever before, including charter schools and private academies for specialized studies.

### SPEED LIMITS

Per Colorado Springs city code 10.5.102: Where speed limits are not posted, and where no special hazard exists, the following speed shall be lawful: twenty five (25) miles per hour on streets and highways and fifteen (15) miles per hour in alleys.

### Downloads



[Click for printable PDF](#)



[Click for printable Building and Improvements PDF file](#)

- [Wolf Ranch Home](#) | [Builders](#) | [Parks & Recreation](#) | [Community Council](#)
- [Upcoming Events](#) | [Schools](#) | [Recreation Center](#) | [WOOF Ranch Dog Park](#)
- [The Master Plan](#) | [Homeowners Association](#) | [Metropolitan District](#)

Wolf Ranch is located at Powers Boulevard and Research Parkway in Colorado Springs

**719.597.WOLF** (597.9653)

**ANOTHER QUALITY COMMUNITY BY**  
 Nor'wood Development Group  
 111 South Tejon St., Suite 222  
 Colorado Springs, CO 80903  
 719.593.2600

