



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 04-04-25

Pre-Application No.: PRE-25-0221

Applicant(s) Present: Dakota Springs Engineering

Lot Size: 16.39 acres

Site Location: Northeast corner of S Powers Blvd & Bradley Rd

TSN: 5500000523, 5500000494

Project Description: Waterview North Commercial Center

Zone: MX-L AP-O APZ-1

APPLICATION(S) REQUIRED: ☐ No application to the Planning Department required

- | | | |
|---|--|---|
| ☐ 2020 Land Use Map Amendment | ☐ Development Agreement (PUD Zone) | ☐ Street Name Change |
| ☐ Administrative Relief | ☐ Development Plan ☐ MJ ☐ MN ☐ MM | ☒ Subdivision Plat ☐ PP ☒ FP ☐ PFP |
| ☐ Amendment to Plat Restriction | ☐ Historic Preservation Board | ☐ Subdivision Waiver ☐ Design ☐ Process |
| ☐ Annexation | ☐ Master Plan ☐ MJ ☐ MN ☐ MM | ☐ Use Variance ☐ MJ ☐ MN ☐ MM |
| ☐ Building Permit to Unplatted Land | ☐ Minor Improvement Plan | ☐ Vacation of Plat |
| ☐ CMRS No. ☐ | ☐ Nonuse Variance / Warrant | ☐ Vacation of Public Right-of-Way |
| ☐ Concept Plan ☐ MJ ☐ MN ☐ MM | ☐ Preservation Easement Adjustment | ☐ Waiver of Replat |
| ☐ Conditional Use ☐ MJ ☐ MN ☐ MM | ☐ Property Boundary Adjustment | ☐ Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: N/A ☐ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---|--|---|
| ☐ Pre-Application Stage | ☐ Internal Review Stage | ☐ Public Hearing Stage |
| ☐ Postcard | ☐ Poster | ☒ No Public Notice Required |
| Buffer Distance: ☐ 150 ft. | ☐ 500 ft. | ☐ 1,000 ft. |
| ☐ Custom distance: _____ | | |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|---|---|---|
| ☐ Geo-Hazard Report | ☒ Traffic Impact Analysis | ☒ Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazzeah, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| ☐ Hydraulic Grade Line | ☐ Wastewater Master Facility Report | ☐ Land Suitability Analysis |
| ☐ Elevation Drawings | ☐ Mineral Estate Owner Notification | ☐ Other: _____ |

LDTC MEETING: ☐ Yes ☒ No **Date:** _____ **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

Summary: The applicant is proposing seven lots to be established to support various commercial use types northeast of Powers Blvd. and Bradley Road.

NOTE:

- * 7.2.305 MX-L: Mixed-Use Large Scale
- * 7.3.303 Commercial and Industrial Uses
- * 7.4.3 Subdivision Standards
- * 7.4.905 Street Frontage and Street Trees
- * 7.5.519 Final Plat or Replat

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$2,740.87

Number of Plans: 1 - Final Plat

Drew Foxx

Planner II

Land Use Review

Planning & Community Development

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