

**GENERAL APPLICATION FORM**

Edited 9/25/18




Project Name:	BLR-DP 7 Filings 37, 38	Existing Zone:	PUD/AO	Acreage:	43.68
Site Address:	N/A	Direction from Nearest Street Intersection:	North of of Stetson Hills Blvd, South of Dublin Blvd. and west of the Future Banning Lewis Parkway		
Tax Schedule Number(s):	5300000712				

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

<input type="checkbox"/> 2020 Land Use Map Amendment	<input type="checkbox"/> Property Boundary Adjustment
<input type="checkbox"/> Administrative Relief	<input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Amendment to Plat Restriction	<input checked="" type="checkbox"/> PUD Development Plan <input checked="" type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Annexation	<input type="checkbox"/> PUD Zone Change
<input type="checkbox"/> Building Permit to Unplatted Land	<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Building Permit Prior to Platting	<input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input checked="" type="radio"/> Final
<input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3	<input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process
<input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> Vacation of Plat
<input type="checkbox"/> Coordinated Sign Plan (CSP)	<input type="checkbox"/> Waiver of Replat
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Zone Change; Proposed Zone: _____
<input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request	<input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM
<input checked="" type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input checked="" type="radio"/> Final <input type="radio"/> Irrigation	<input type="checkbox"/> FBZ Interim Use Plan
<input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM	<input type="checkbox"/> FBZ Minor Improvement Plan
<input type="checkbox"/> Nonuse Variance	<input type="checkbox"/> FBZ Warrant
<input type="checkbox"/> Preservation Easement Adjustment	

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

	8/17/2021		8/17/21
Signature of Property Owner	Date	Signature of Consultant	Date
	8/17/2021		
Signature of Developer	Date		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner:	Clayton Properties Group II, Inc. DBA Oakwood Homes Colorado Springs	Contact Name:	Scott Smith
E-Mail:	SSmith@OakwoodHomesCO.com	Phone:	(719) 499-7764
Developer:	Clayton Properties Group II, Inc. DBA Oakwood Homes Colorado Springs	Contact Name:	Scott Smith
E-Mail:	SSmith@OakwoodHomesCO.com	Phone:	(719) 499-7764
Consultant/Main Contact name:	LAI Design Group - Rick Haering	Phone:	(303) 734-1777
Address:	88 Inverness Circle East, Suite J-101	City:	Englewood
State:	CO	Zip Code:	80112
E-Mail:	rhaering@laidesigngroup.com		

PLANNER AUTHORIZATION: (CITY USE ONLY)

<input type="checkbox"/> Checklists	<input type="checkbox"/> Distribution Form	<input type="checkbox"/> Project Blurb	<input type="checkbox"/> E-mail to Admin.	Initial Review Level:	<input type="checkbox"/> AR	<input type="checkbox"/> CPC	<input type="checkbox"/> DRB	<input type="checkbox"/> HP
Payment \$	Assigned to:		Katelynn Wintz		Date:			
Receipt No.:	City File No:		AR PUD 21-00631					

STREAMSIDE SUBMITTAL REQUIREMENTS

Property located within the Streamside Overlay Zone shall provide the items listed below with the development plan submittal. Please indicate compliance by completing the following checklist under the Applicant column. For more information refer to the Streamside Manual listed online at www.springsgov.com.

Applicant

Planner

Streamside Development Plan Requirements:

A. Per the City Code Section 7.3.508, the items listed below must be submitted for the four major Streamside components:

<u> x </u>	<input type="checkbox"/> Streamside Plan items – Incorporate requirements in Section B on the site plan page within the plan set;	<u> </u>
<u> n/a </u>	<input type="checkbox"/> Land Suitability Analysis (LSA) – Include a page within the plan set that meets the requirements in Section C;	<u> </u>
<u> x </u>	<input type="checkbox"/> Grading and Erosion Control Plan; and	<u> </u>
<u> x </u>	<input type="checkbox"/> Streamside Review Criteria Analysis - Include on the LSA page or on the site plan page if no LSA is required.	<u> </u>

B. Streamside Plan items:

<u> x </u>	<ul style="list-style-type: none"> Streamside Overlay Boundaries – show and identify the following: <ol style="list-style-type: none"> 1. Name of stream and type (East Fork of Sand Creek – Type III) 2. Toe of Channel Bank 3. Inner Buffer 4. Outer Buffer 	<u> </u>
<u> x </u>		<u> </u>
<u> x </u>		<u> </u>
<u> x </u>		<u> </u>
<u> x </u>	<ul style="list-style-type: none"> Streamside Evaluation Information: <ol style="list-style-type: none"> 1. Entire project boundary 2. Total area of the property within the Streamside Overlay 3. Percent impervious surface within the Streamside Overlay 4. Elevations for the top and bottom of wall measurements 5. 100 year floodplain boundary 6. Proposed grading within the buffer area 7. Improvements proposed for the stream, for example drop structures 	<u> </u>
<u> x </u>		<u> </u>
<u>61,944'</u>		<u> </u>
<u>17,468</u>		<u> </u>
<u> n/a </u>		<u> </u>
<u> n/a </u>		<u> </u>
<u> n/a </u>		<u> </u>
<u> x </u>		<u> </u>
<u> x </u>		<u> </u>

C. The Land Suitability Analysis shall include the following:

<u> x </u>	<ul style="list-style-type: none"> Graphic component <ol style="list-style-type: none"> 1. Show the streamside overlay area including the toe of the channel bank and the buffers. 2. Slope analysis and general topographic information in the form of 2' contours. <ul style="list-style-type: none"> - Identification of slope ranges in increments from 0-8%, 8-12%, 12-15%, 15-25%, and 25+%. 3. Illustrate areas of riparian vegetation and wildlife include the following: <ol style="list-style-type: none"> a) Ecological communities, wildlife habitat and migration corridors; b) any significant or manmade features; c) location and type of existing vegetation; d) Colorado Forest Service Ecosystems; and e) Wildfire Hazard Potential Assessments. 4. Show any geologic hazards: <ul style="list-style-type: none"> - include identification of geologic hazards and constraints which will require mitigation during design and construction 5. Soil type 6. Composite Map showing development opportunities and constraints to support proposed land use. 	<u> </u>
<u> x </u>		<u> </u>
<u> x </u>		<u> </u>
<u> n/a </u>		<u> </u>
<u> n/a </u>		<u> </u>
<u> x </u>		<u> </u>
<u> x </u>	<ul style="list-style-type: none"> Written component <ol style="list-style-type: none"> 1. Summarize the existing features and constraints and describe how the development of the site will occur in a manner which considers the opportunities and constraints. 2. Written analysis to address mitigation for the physical constraints and hazards on-site. 	<u> </u>
<u> x </u>		<u> </u>

<u> x </u>	3. Include a bibliography of reference sources and qualifications of preparer. (Not to be construed to imply a standard of qualifications for preparers.)	<u> </u>
<u> x </u>	4. Ecological communities as defined under the National Vegetation Classification System developed by the Nature Conservancy.	<u> </u>
<u> n/a </u>	5. Soil analysis.	<u> </u>

D. Streamside Review Criteria Analysis:

- Provide a written explanation of how each criteria below is met. Include this discussion on the LSA plan page. See pages 10-41 of the Streamside Design Guidelines for an explanation of the criteria.

<u> x </u>	1. Grading and Landform	<u> </u>
<u> x </u>	2. Site Design	<u> </u>
<u> x </u>	3. Wildlife Habitat Preservation	<u> </u>
<u> x </u>	4. Trails and Recreation	<u> </u>
<u> x </u>	5. Floodplain	<u> </u>
<u> x </u>	6. Significant Natural Features	<u> </u>
<u> x </u>	7. Complementary Plans	<u> </u>
<u> x </u>	8. Riparian Buffers and Impervious Surfaces	<u> </u>
<u> x </u>	9. Landscape	<u> </u>
<u> x </u>	10. Stream Bank Stabilization	<u> </u>
<u> x </u>	11. Stream Reclamation	<u> </u>



August 19, 2021

City of Colorado Springs, Colorado
Attn: Katelyn Wintz
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Re: Banning Lewis Ranch - Village 3 – Filings 37 & 38 (DP-7)

Ms. Wintz,

On behalf of Clayton Properties Group II, DBA Oakwood Homes Colorado Springs, we respectfully submit our Development Plan for Banning Lewis Ranch, Village Three, Filings 37 & 38. This submittal includes all required items as outlined in the Submittal Requirements Checklist. We have provided the following Project Statement narrative outlining the nature of the submittal.

Overview

This application for the Development Plan and Final Plat of Filings 37 & 38 represents the owner's next phase of development within the Banning Lewis Ranch Master Plan. This Development Plan application proposes 66 single family homes, and 86 paired homes on approximately 38 acres in these Filings. Filings 37 & 38 are situated south of Filings 26 and 29, north of the future extension of Stetson Hills Blvd., west of Vista Del Tierra Drive, and west boundary is bordered by drainage and open space areas that provide a continuous regional trail system with periodic linkages into the neighborhood.

Banning Lewis Ranch Filing 37

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 37 subdivision plat. This subdivision plat proposes 85 lots, intended for paired homes and single-family development, on 16.84 AC. The site is zoned PUD/AO (Planned Unit Development: Paired homes Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay).

Banning Lewis Ranch Filing 38

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 38 subdivision plat. This subdivision plat proposes 67 lots, intended for paired homes and single-family development, on 21.20 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of

7.99 du/ac. With an Airport Overlay).

Development Plan Review Criteria

We have provided the following responses to the Development Plan review criteria provided in the Zoning and Subdivision code;

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Yes, the proposed Development Plan is consistent in nature with the surrounding land uses and does not pose any negative impacts on the ability of the overall BLR community to continue to develop in its approved framework.

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?

Yes, the proposed Development Plan continues with residential use and is compatible with the surrounding neighborhood. The existing streets and utilities have been developed with this use in mind. There are multiple connections to walks that connect to existing amenities. This will ensure that the existing facilities in Villages 1 and 2 and other parts of Village 3 are not overburdened.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

Yes, the proposed housing units are located so as to ensure minimal impact upon neighboring properties by providing significant setbacks and buffering along the project boundaries.

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?

Yes, the Development Plan proposes buffering setbacks containing landscaping to mitigate negative influences that may occur from bordering roadways.

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?

Yes, the proposed development retains the previously approved arterial and collector road traffic circulation patterns and continues to provide adequate ingress/egress to the neighborhood.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Yes, the Development Plan proposes convenient access to all the facilities within the neighborhood. Additionally, the plan promotes safe pedestrian movement through the community via open space trail corridors and detached sidewalks along major roadways.

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?

Yes, the proposed streets are designed to limit the occurrence of through traffic from non-residents.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

The Development Plan does not require parking areas given that the site consists mostly of single-family residences. The paired homes will consist of a garage and driveway to allow for sufficient parking.

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?

Yes, the proposed plan provides pedestrian access ramps at all pedestrian crossings in accordance with the City standard.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

Yes, the proposed circulation design allows for an efficient use of land, requiring a minimal amount of paved area.

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?

Yes, the Development Plan proposes sidewalks and trails detached from roadways, along with providing landscape buffers adjacent to collector streets. The plan allows for several points of connection with the existing pedestrian walkway system.

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?

There are no existing significant natural features on this site.



We appreciate the City's cooperation so far in working with us to kick-off the next phase of this quality project, and we look forward to working with the City to complete this process in order to continue the successful legacy of the Banning Lewis Ranch master plan in Colorado Springs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Haering', with a stylized, flowing script.

Rick Haering
Associate Principal, LAI Design Group

CERTIFICATION of PROFESSIONAL QUALIFICATIONS
(To be submitted in conformance with Policies 312, 313 and 314)

I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.

TYPE PLAN:

PROFESSIONAL QUALIFICATION	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED INFORMATION: (Please check one box, and complete all the information)

- ☒ **Licensed Landscape Architect**
- ☐ **Licensed Architect**
- ☐ **Registered Professional Engineer**

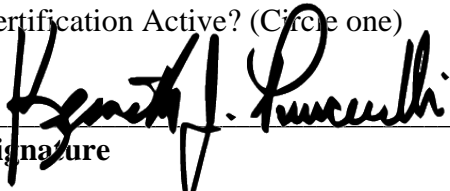
State Colorado License or Registration # LA-461

State Agency Phone No. for verification: (303) 894-7800

☐ **Certified Irrigation Designer** (by The Irrigation Association) *Certification must be Active.*

Year of Certification: _____ Is Certification Active? (Circle one) YES / NO

Ken Puncerelli
Name (PRINT)


Signature

08/18/21
Date

Notes:

- 1) Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.
* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- 2) Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 5/26/21

Pre-Application No.: KW 21-34

Applicant(s) Present: Rick Haering and others

Lot Size: 38 acres

Site Location: west of Vista del Tierra Drive and Berriedale Vw

TSN: 5300000712

Project Description: final filings of active adult private community in BLR Village 3

Zone: PUD SS AO

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

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

PUBLIC NOTIFICATION REQUIREMENTS:

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input checked="" type="checkbox"/> 1,000 ft. |
| | | <input type="checkbox"/> Custom distance: _____ |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazze, 719-385-5468</u> | Contact: <u>Erin Powers, 719-385-5852</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input checked="" type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTIC 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):

Applicant proposes completing the gated active adult community west of Vista del Tierra Drive. The project consists of 151 single family homes on 38 acres of undeveloped property encumbered by the streamside and airport overlays.

A PUD Development Plan and two final plats will be required.

Streets within the gated community will be private and street names have been reserved with CSPD street naming. All gates should be equipped with Knox Lock equipment for emergency access.

Applicant noted that a final landscaping plan will be provided with the PUD development plan. Please refer to the streamside manual and landscaping manual to address the streamside planting requirements. Please note opaque fencing is not permitted within the streamside buffers.

A final drainage report is required to be submitted. All submittals occur separately through SWENTs ProjectDox system.

Please coordinate with me to set up a dropbox folder when you are ready to make a submittal.

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: 10,572.00

Number of Plans: 1 hard copy & digital submission of all materials

Katelynn Wintz, AICP

Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5192
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 katelynn.wintz@coloradosprings.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: September 24, 2021
Planner: Katelynn Wintz
Planner email: Katelynn.wintz@coloradosprings.gov
Planner phone number: (719) 385-5192
Applicant Email: thannah@laidesigngroup.com; rhaering@laidesigngroup.com
Applicant Name: Tyler Hannah and Rick Haering
TSN: 5300000712
Site Address (to be used on postcard): n/a

PROJECT:

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

☐ 150 feet ☐ 500 feet ☒ 1,000 feet ☐ Modified (attach modified buffer) ☐ No public notice

PROJECT BLURB

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

PUD Development Plan

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a PUD Development Plan. If approved the proposed application would allow for 152 residential units with ancillary neighborhood improvements including a linkages to a regional trail, landscaping and roadway extensions. The site is zoned PUD/AO (Planned Unit Development, Airport Overlay), is 43.68 acres in size, and is located north of Stetson Hills Boulevard and west of Vista Del Tierra Drive.

Final Plat – Filing 37

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would create 85 residential lots. The site is zoned PUD/AO (Planned Unit Development, Airport Overlay), is 16.8 acres in size, and is located north of Stetson Hills Boulevard and west of Vista Del Tierra Drive.

Final Plat – Filing 38

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would create 67 residential lots. The site is zoned PUD/AO (Planned Unit Development, Airport Overlay), is 21.2 acres in size, and is located north of Stetson Hills Boulevard and west of Vista Del Tierra Drive.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes 152 new residential units with 2 concurrent final plats.
- Filing 37 contains 85 residential lots.

[Type text]

- Filing 38 contains 65 residential lots.
- The homes will be a mix of attached and detached single family homes.

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):

PUD Development plan and 2 final plats for 152 single family homes

Planning and Development Distribution Form

PUD Development Plan

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: KW 9/24/21

Admin Receive Date: 9/24/21

Project Name: Banning Lewis Ranch Filing 37 & 38 Development Plan

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)

2. Date buckslip comments are due (21 calendar days after submittal): 10/15/21

3. HOA: (Note HOA number, or name, if none write N/A)

4. STANDARD DISTRIBUTION:

☒ Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	rdavis@cscono.org landusenotice@cscono.org
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Department	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT / EDRD	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	Michelle.Ontiveros@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org

29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com Justins.Fejeran@comcast.com WSTMWR_MDSUBMISSIONS@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	sbecker@hsd2.org
68	<input type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org
38	<input type="checkbox"/> School District # 12	dpeak@cmsd12.org

39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrismith@esd22.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input checked="" type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov

15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	Michael.Killebrew@coloradosprings.gov

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: