



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Cottages at Woodmen Heights Existing Zone: A SS AO Acreage: 39.0
Site Address: 0 E Woodmen Road Direction from Nearest Street Intersection: East of Adventure Way and Nevada Lane
Tax Schedule Number(s): 5308000131

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

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

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.

Signature of Property Owner: [Signature] Date: 10.5.21
Signature of Consultant: [Signature] Date: 10/05/2021
Signature of Developer: [Signature] Date: 10.5.21

APPLICANT CONTACT INFORMATION (please print or type):

Property Owner: BETTER LAND, LLC Contact Name: BRIAN ENIOP
E-Mail: dmorrison@goodwinknight.com Phone: 719 598 5190
Developer: GK Development Contact Name: Dave Morrison
E-Mail: dmorrison@goodwinknight.com Phone: 7195985190
Consultant/Main Contact name: NES Inc. Blaine Perkins / Jon Romero Phone: 7198710073
Address: 619 N. Cascade Ave., Suite 200 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: bperkins@nescolorado.com / jromero@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ Assigned to: Chelsea Stromberg Date: 10/28/21
Receipt No.: City File No: CPC PUD 20-00054-A1MN21



Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

REVIEW CRITERIA: A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended: CPC PUD 20-00054

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input checked="" type="checkbox"/> A Project Statement with a clear description of the proposed minor or major amendment. (# TBD by Planner)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Amendment Plan Sets (# TBD by Planner). An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions of the plan proposed to be modified with easily recognizable "clouds" and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Black Line of the proposed project, reduced to 11" x 17", or a .pdf	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the amended plan sheets must include the following information.

<input checked="" type="checkbox"/> Modify or add the revision date(s) to each amended sheet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Remove old approval stamps	<input type="checkbox"/>
<input checked="" type="checkbox"/> Remove any clouding relating to previous amendments	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable	<input type="checkbox"/>

COTTAGES AT WOODMEN HEIGHTS

PROJECT STATEMENT

OCTOBER 2021

REQUEST

N.E.S. Inc. on behalf of Goodwin Knight requests approval of the following applications:

1. A Zone Change request a revised use designation for PUD/SS/AO to address a single family use.
2. An amended PUD Development Plan for Cottages at Woodmen Heights, containing multifamily residential, personal improvement (driving school), and commercial development to address a single family use.

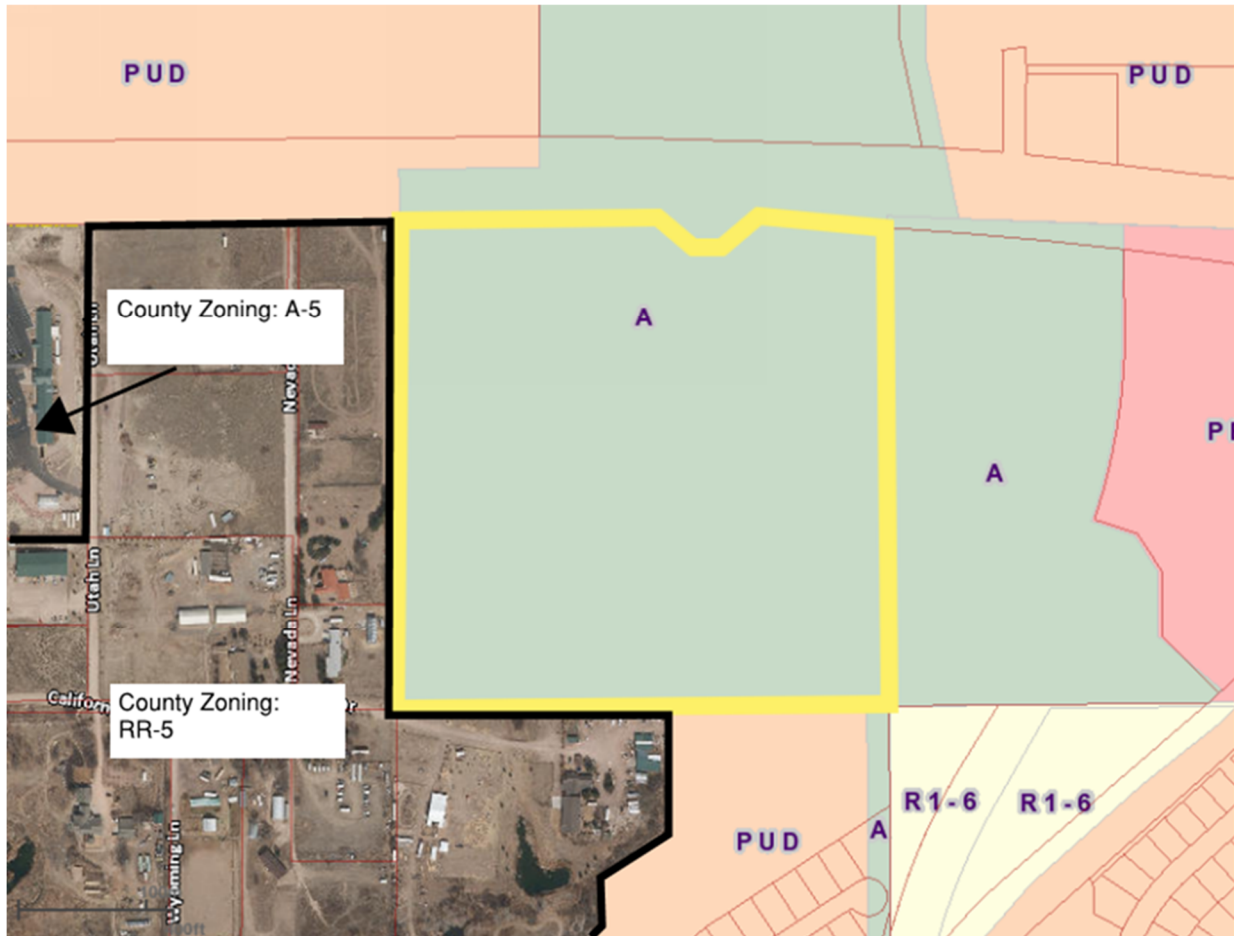
LOCATION

The 38.5 acres site is located on E Woodmen Road, west of the Marksheffel Road and Woodmen Road intersection. East and southeast of the site is Sand Creek, beyond which is single family residential lots, and proposed commercial development at southwest corner of Woodmen and Marksheffel Road. To the west and southwest are County rural residential lots. Woodmen Road and Adventure Way border the site to the North, townhome and commercial development characterize the area north of Woodmen Road. The site is largely vacant land with the eastern portion used for a driving academy. A single trailer serving as an office space for the driving academy is currently at the site.



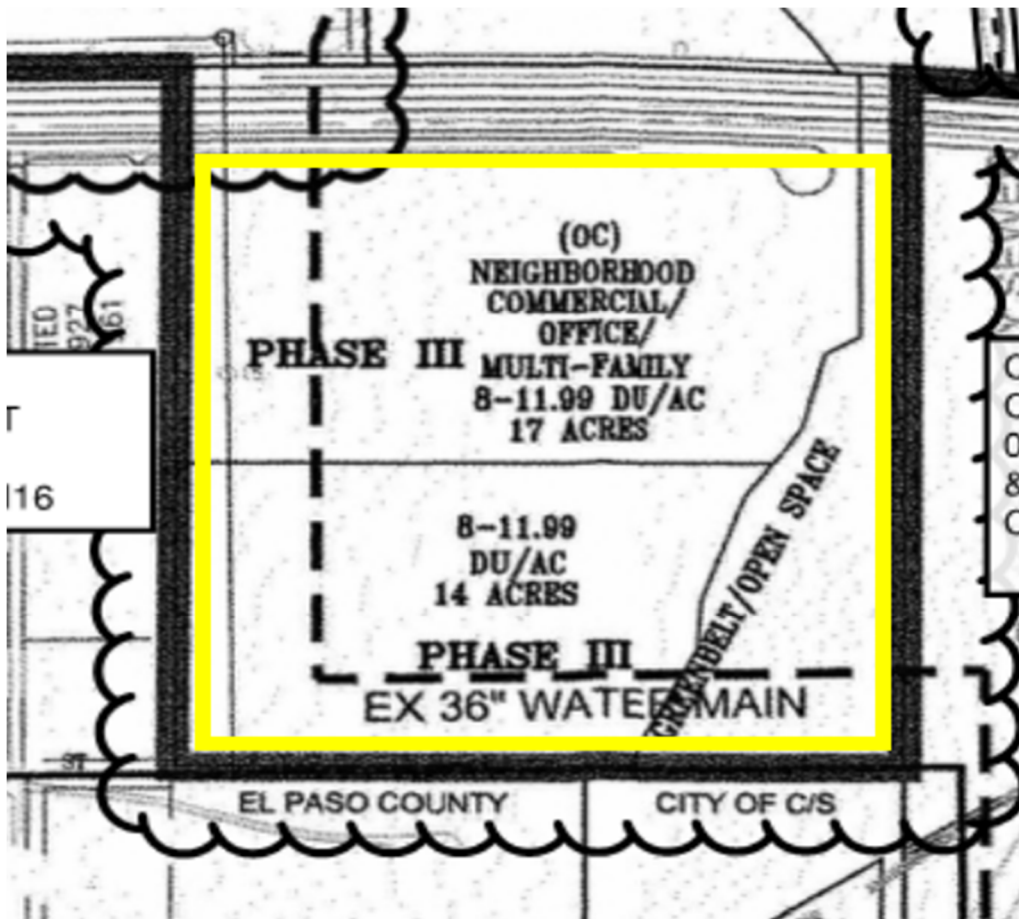
ZONE CHANGE

The site was recently zoned and approved for PUD/SS/AO and included the Master Drive, a commercial use and residential use designations (Ordinance 20-58). This residential use designation specifically addressed multi-family and attached townhome use. The current application seeks to revise the past multi-family use designations and address the attached townhome designation on the parcel to the east as single family detached. The surrounding zoning includes RR-5 CAD-O, R1-6/CR/AO/SS, and A/SS/AO. Current City Zone maps have not yet been updated to reflect the recent PUD Zone Change per the approved Ordinance No. 20-58.



MASTER PLAN

The approved Woodmen Heights Master Plan as amended in 2019 identifies the site as including a mix of neighborhood commercial, office and multi-family (8-11.99 du/ac) on the northern half of the property and residential (8-11.99 du/ac) on the southern half of the site. This land use designation has remained unchanged since the Master Plan was originally approved in 2005. The proposed mix use development remains consistent with past approvals and the approved Master Plan land use designation for a residential density of 8.8 units per acre. The Master Plan also includes a right-in/right-out into the site off Woodmen Road.



PROJECT DESCRIPTION

This proposed development is conveniently located along the Woodmen Road corridor that has employment centers and commercial uses, including St. Francis Medical Center and Walmart.

Consistent with the past proposal the project continues to propose a mixed use development plan that will include 202 cottages (lots 2 & 4), Master Drive driving school (lot 3) which is classified as a personal improvement service, a 1-acre site for future commercial (lot 1) and the revised use area for the single family residential portion (lots 1-69) along E Woodmen Road on a total of 38.5 acres. This amendment specifically addresses the revised single family use designation and reduces the amount of lots from the past townhome proposal. No major changes to the lot layouts or circulation are proposed outside minor lotting configurations. The revised density is in keeping with the approved master plan and results in a lesser 8.8du/acre density from the past approved 9.14du/ac. The current revised lot numbering reflects the initial phasing of platting and a desire to keep the community clubhouse space as a separate lot. This amendment in addition addresses a revised direction for the clubhouse amenity architecture and layout. Similar amenities, as in the past, are proposed that include a pool, plazas, greenway “alleé” and community “tot lot”.

The 202 cottages will remain unchanged with only minor revisions noted in the layout of the community

clubhouse area. Landscaping for the cottages will be maintained by the property owner or its designee.

The revised detached use designation for the 69 single family lots are to be individual lots for sale consistent with the past proposals however now detached units. Past townhome approvals were a single family use but under current code, this designates such as multi-family. Access to the site remains unchanged from past approvals. Access to Sand Creek remains in place via a 4' breeze trail adjacent to Sand Creek that connects the south portion of the single family area to the north portion at Adventure Way and East Woodmen Road. This then connects to an existing 10' concrete walk that extends over Sand Creek to the concrete Sand Creek Trail. Landscaping for the open spaces and tracts will be maintained by the HOA of the residential use.

No changes to the Master Drive location are proposed at this time as previously approved. Development of the Lot 1-1 acre commercial site to the north will require a new Development Plan or Development Plan amendment as with past approvals.

No major changes to the traffic impacts are seen at this time as the change in density and lotting results in fewer lots and remains a single family use. The main point of access to the site is via a new right-in/right-out access off Woodmen Road onto a new roundabout intersecting Adventure Way. A private drive that is on the perimeter of the development provides access to the residential area. The main internal streets through the development are private. 5' attached sidewalks are provided along the internal streets of the site and throughout the development to allow access to homes and amenities.

Landscape setbacks and buffers internally and on the perimeter of the site along Adventure Way and E Woodmen Road are consistent with the City's landscape policy. There is a 300' of utility easements along the west and south boundaries of the site, which provides a buffer to County RR-5 zoning. This area also includes a number of non-conforming/special commercial uses within the rural residential area, such as landscape contractors. Buffers adjacent to Sand Creek are designed to preserve as much of the existing vegetation and natural features as possible.

A public full spectrum detention pond is provided on the south portion of the site within the existing utility easement, which will serve the entire development.

PROJECT JUSTIFICATION

Zone Change Criteria (Section 7.5.603)

The request is to change the current zoning land use designations noted in the PUD/SS/AO to allow for a revised development direction for a portion of a mixed use development to allow for single family use in the past townhome area which noted attached townhome uses. The proposed zone change meets the Zone Change criteria as set out in Section 7.5.603 of the Zoning Code as follows:

- 1) **THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

The proposed mixed use development is not detrimental to public interest, health, safety, convenience, or general welfare. The surrounding uses include a variety of residential densities to the south, west, southeast, and north of Woodmen Road. To the north and northeast is existing and proposed commercial development. There is a substantial buffer to the adjacent County lots in the form of a 300' utility easement along the west and south boundaries. The mixed uses at the site are consistent with the surrounding variety of zoning and existing uses along the Woodmen Road corridor.

2) THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

The PlanCOS Vision Map and Neighborhoods Framework Map identify this area as a Newer Developing Neighborhood Area. This project supports the goals of future neighborhoods by promoting a mix of uses, a variety of housing for all, and providing connections to regional trails and open space. The development provides an opportunity for a cohesive residential and commercial development with available infrastructure and surrounding compatible uses.

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

3) WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

The project is consistent with the Woodmen Heights Master Plan which identifies the uses of the site as neighborhood commercial/office, multi-family and overall residential at a density range of 8-11.99 du/ac.

4) FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)

The project is not within a Mixed-Use zone district.

CONFORMANCE WITH REVIEW CRITERIA FOR PUD DEVELOPMENT PLANS (CODE SECTION 7.3.605)

A) CONSISTENCY WITH CITY PLANS: IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OR ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?

As stated previously, the site lies within the PlanCOS Vision map as a “Newer Developing Neighborhood” and the proposed mix of residential and commercial uses is consistent with the PlanCOS policies for vibrant neighborhoods.

B) CONSISTENCY WITH ZONING CODE: IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE?

The development supports the stated purpose of Section 7.3.601.A – Planned Unit Development District of the Zoning Code;

“To allow for a variety of residential, commercial, office and industrial land use types and encourage appropriate mixed use developments. This zone district is intended to provide the means through which land may be developed with an overall unified approach. The district encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner.”

“To encourage flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner.”

“To encourage flexibility, innovation of design and a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones.”

The development provides a mix of residential with commercial development and preserves the unique natural environments of the Sand Creek channel to the east. The PUD zone also allows the relocation and continued operation of the Master Drive facility where standard zoning would allow multiple other uses that may not be compatible with the existing and residential uses.

C) COMPATIBILITY OF THE SITE DESIGN WITH THE SURROUNDING AREA:

1. DOES THE CIRCULATION PLAN MINIMIZE TRAFFIC IMPACT ON THE ADJACENT NEIGHBORHOOD?

The proposed mixed use residential and commercial development connects to existing infrastructure; Adventure Way and East Woodmen Road. Adventure Way extends west into a neighborhood area that contains commercial services, a church, and residential areas with varied lot and building sizes. The addition of a new right-in/right-out access onto Woodmen Rd will minimize traffic on Adventure Way and any associated traffic impacts on the adjacent neighbors.

2. DO THE DESIGN ELEMENTS REDUCE THE IMPACT OF THE PROJECT'S DENSITY/INTENSITY?

There are 300' setbacks due to utility easements on east and south. Provided open space within project design is a buffer to Sand Creek.

3. IS PLACEMENT OF BUILDINGS COMPATIBLE WITH THE SURROUNDING AREA?

The proposed buildings are a maximum of 38' in height and meet the required setbacks and buffers of the development. There is a 300' buffer to the east and south between the site and

the county neighborhood. To the north and west is a mix of residential densities and commercial uses.

4. ARE LANDSCAPING AND FENCES/WALLS PROVIDED TO BUFFER ADJOINING PROPERTIES FROM UNDESIRABLE NEGATIVE INFLUENCES THAT MAY BE CREATED BY THE PROPOSED DEVELOPMENT?

Landscaping setbacks and buffers internally and on the perimeter of the site along Adventure Way and E Woodmen Road are consistent with the City's landscaping policy. There is a 300' of utility easements west and south which provides a buffer to County RR-5 zoning. The east and south landscape buffers preserve as much of the existing vegetation and natural features as possible, with an additional streamside buffer placed along Sand Creek to the east and southeast. On the west property line, a 15' landscape buffer containing a screen fence and required trees is provided contingent on allowance by Colorado Springs Utilities. Landscaping for the cottages will be maintained by the property owner or designee. Landscaping for the detached single family will be maintained by the HOA for all common spaces and tracts.

Alternative compliance for tree planting requirements and fence/screening requirements is requested. The site has extensive utility easements with existing utilities that hinder the ability to provide the required number of trees and screening.

5. ARE RESIDENTIAL UNITS BUFFERED FROM ARTERIAL TRAFFIC BY THE PROVISION OF ADEQUATE SETBACKS, GRADE SEPARATION, WALLS, LANDSCAPING AND BUILDING ORIENTATION?

Adequate buffers and setbacks are provided on East Woodmen Road that are consistent with the City's landscaping policy.

D) TRAFFIC CIRCULATION:

1. IS THE CIRCULATION SYSTEM DESIGNED TO BE SAFE AND FUNCTIONAL AND ENCOURAGE BOTH ON AND OFF-SITE CONNECTIVITY?

The provided private streets allow both on-site and off-site connectivity. The design is appropriate for the use of mixed use residential and commercial development.

2. WILL THE STREETS AND DRIVES PROVIDE LOGICAL, SAFE AND CONVENIENT VEHICULAR ACCESS TO THE FACILITIES WITHIN THE PROJECT?

The access points provide logical, safe, and convenient access by providing two main entry and exit points, along with internal private streets for inner connectivity within the project. There is a separate access for the Master Drive facility on Adventure Way.

3. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, AVOID EXCESSIVE PARKING RATIOS AND AVOID EXPANSES OF PAVEMENT?

Residential cottage units have 359 surface and 40 garage parking spaces, which exceeds the 329 parking space minimum. Driveways that are a minimum of 20' in length are located in front of

all single family garages, and allow parking for an additional 2 cars. The relocated driving school will have 5 parking spaces.

4. ARE ACCESS AND MOVEMENT OF HANDICAPPED PERSONS AND PARKING OF VEHICLES FOR THE HANDICAPPED APPROPRIATELY ACCOMMODATED IN THE PROJECT DESIGN?

The proposed development provides 14 ADA van accessible (11 surface, 3 garage) compliant parking spaces for the cottages, 1 for the single family guest spaces, and 1 for the driving school. ADA compliant pedestrian ramps are provided throughout the site that connect to internal sidewalks and to public streets.

5. AS APPROPRIATE, ARE PROVISIONS FOR TRANSIT INCORPORATED?

No existing bus routes currently exist in this area. There is a park and ride facility at the northwest corner of Woodmen Rd and Black Forest Rd less than 1 mile to the west of this site.

E) OVERBURDENING OF PUBLIC FACILITIES: WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING AND PLANNED STREETS, UTILITIES, PARKS, AND OTHER PUBLIC FACILITIES?

The site has been planned for commercial and residential uses since 2005 and recent improvements to Woodmen Road have accounted for this level of development on this site. The proposed development includes the necessary utility infrastructure to support the development and will connect to existing City utilities that have capacity to support this project. Adjacent to the site there is an existing concrete trail along the eastern side of Sand Creek, which is a City tier 1 trail.

F) PRIVACY: IS PRIVACY PROVIDED, WHERE APPROPRIATE, FOR RESIDENTIAL UNITS BY MEANS OF STAGGERED SETBACKS, COURTYARDS, PRIVATE PATIOS, GRADE SEPARATION, LANDSCAPING, BUILDING ORIENTATION OR OTHER MEANS?

Appropriate privacy is provided by building perimeter setbacks of 10' for Adventure Way with a privacy fence and 20' for Woodmen Road with a screen wall. Internal setback for the site is 10' side, and 25' rear.

G) PEDESTRIAN CIRCULATION:

1. ARE PEDESTRIAN FACILITIES PROVIDED, PARTICULARLY THOSE GIVING ACCESS TO OPEN SPACE AND RECREATION FACILITIES?

Adjacent to the site there is an existing concrete trail that is on the eastern side of Sand Creek that can be accessed from the site by an existing sidewalk. There is a trail network provided on the east border of the site that is adjacent to Sand Creek. Additionally, an internal network of sidewalks connects residents at the site to its clubhouse for recreation.

2. WILL PEDESTRIAN WALKWAYS BE FUNCTIONALLY SEPARATED FROM VEHICULAR WAYS AND LOCATED IN AREAS THAT ARE NOT USED BY MOTOR VEHICLES?

A detached sidewalk is provided along the southern border of Adventure Way. Sidewalks are provided for the internal streets connecting the homes to the main access points. Additional

pedestrian sidewalk connections are throughout the site that are separated from vehicular driveways.

H) LANDSCAPING:

1. DOES THE LANDSCAPE DESIGN COMPLY WITH THE CITY'S LANDSCAPE CODE AND THE CITY'S LANDSCAPE POLICY MANUAL?

Where possible the required setbacks, buffers, and associated planting are provided in accordance with the Landscape Policy Manual. Alternative compliance in regards to tree planting requirements and fence/screening requirements is requested. The site has extensive utility easements that hinder the ability to provide the required number of trees and screening.

2. THE USE OF NATIVE VEGETATION OR DROUGHT RESISTANT SPECIES INCLUDING GRASSES IS ENCOURAGED. THE CITY'S LANDSCAPE POLICY MANUAL OR THE COMMUNITY DEVELOPMENT DEPARTMENT'S LANDSCAPE ARCHITECT CAN BE CONSULTED FOR ASSISTANCE.

Any new vegetation at the site will be native to the area. Vegetation within the streamside buffer will be in accordance with the City's landscape policy manual and the Streamside Criteria Design Guidelines.

CONFORMANCE WITH STREAMSIDE OVERLAY DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.3.508.C)

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?

This Project will maintain the natural landform of the streamside since the grading plan meets and terminates at the slope of the inner buffer. Bank stabilization and revegetation is proposed in the impacted portions of the streamside. The bank will be revegetated to a more natural state per City Standards and the Streamside Design Guidelines.

2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?

This project provides a landscaped corridor with natural vegetation, a trail, and access to an existing concrete streamside trail on the eastern side of Sand Creek. The concrete trail is easily accessed by the residents via an existing sidewalk adjacent to the site.

3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?

This project contains less than 10% impervious surfaces throughout the internal and outer buffers of Sand Creek. Viable vegetation, if possible, will be preserved and revegetation is proposed to return the streamside to a more natural landscape and protect the creek. There is no impact on endangered species

4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?

A trail network is incorporated into the project design, and an existing concrete trail adjacent to Sand Creek is identified.

5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?

The project site is outside of the floodplain for Sand Creek, and provides a public full spectrum detention pond. No channel improvements are required.

6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?

There are no significant natural features within the streamside area other than the stream itself and there is no impact on the stream. This project contains less than 10% of impervious surfaces within the outer buffer and proposes to revegetate the remainder of the outer buffer of the streamside per City Standards and the Streamside Design Guidelines.

7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?

The project is within the Sand Creek Area Drainage Basin and Bank stabilization is proposed to stabilize and revegetate the impacted portion of the streamside. The bank will be revegetated to a more natural state per City Standards and the Streamside Design Guidelines.

8. DOES THE PROJECT DESIGN:

A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?

The single family lots of this project extend into the outer buffer of the streamside, resulting in less than 10% of the outer buffer being impervious surfaces. The remainder is natural vegetation with new native plantings provided for the outer buffer.

B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?

There are no impervious surfaces in the inner buffer. The outer buffer contains less than 10% of impervious surfaces to accommodate the residential lots.

C. INCORPORATE ALL STORMWATER BMPS REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?

A full spectrum detention pond is to be constructed south of the site meeting all BMP's required by City Engineering.

D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?

There are no adjacent developments on the opposing side of Sand Creek east of the site. This land is owned by Woodmen Road Metro District and is part of their wetland mitigation for the widening of Woodmen Road. The extensive streamside buffers and proposed vegetation provide a visual buffer to proposed commercial developments further east.

9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?

Landscaping standards for the inner/outer buffer overlay have been identified and the number of proposed trees in the inner/outer buffer are provided in the streamside plan. There is no disturbance to the inner buffer of the streamside, except for the proposed 4' breeze trail and streamside planting. Where disturbance is proposed to the outer buffer, stabilization and revegetation are proposed to mitigate any impacts to the stream.

10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?

Stream bank and slope areas have been identified in the Land Suitability Analysis. The Development Plan does not disturb any slope areas over 15% and revegetation measures will be implemented as needed in the outer buffer. Native plantings are proposed for the outer buffer area.

11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.

Visual and recreational improvements are included to improve the quality of the streamside and

revegetation is proposed to return the creek to a more natural setting.

LAND SUITABILITY ANALYSIS

SLOPE ANALYSIS

The majority of the site is gentle to moderate slopes in the range from 0-12%. Slopes greater than 25% are found in three areas of the site, the first two are natural areas that run along the western portion of the site, and the third is within the Sand Creek waterway. The roads to serve the residential development are purposely located to respect the existing topography and minimize grading.

GEOLOGY, SOILS, AND NATURAL FEATURES

The majority of the site consists of silty to clayey sand and sandy claystone at depth of 11 feet or greater. Per the *Preliminary Subsurface Soil Investigation* by RMG Engineering, the site is suitable for the proposed residential development without over excavation or replacement of soils.

VEGETATION

The majority of the site's significant vegetation is located along the Sand Creek riparian corridor to the east of the proposed site. The rest of the site is composed of native grasses. Placement of the of roads and lot lines for the proposed development will attempt to preserve as much of the existing vegetation as possible.

CULTURAL ANALYSIS

Existing driving school already has resulted in disturbances to central part of property.

COMPOSITE ANALYSIS

The composite analysis represents the overall physical and environmental components of the site. There are no major constraints to development of the site, and the site's physical and natural characteristics are incorporated, where feasible, into the development. The Composite Analysis shows the overlays of the significant slope, geology, and vegetation existing on the site along with the layout for the proposed development. The development was designed with consideration to the existing vegetation and to work with the existing topography to minimize grading as much as possible.

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 28, 2021
Planner: Chelsea Stromberg
Planner email: Chelsea.Stromberg@coloradosprings.gov
Planner phone number: (719) 385-2227
Applicant Email: bperkins@nescolorado.com , jromero@nescolorado.com
Applicant Name: Blaine Perkins, Jon Romero
TSN: 5308000131
Site Address (to be used on postcard): 0 E Woodmen Road

PROJECT: Cottages at Woodmen Heights

<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: Postcard and Poster

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 Zone Change

Request by Better Land, LLC with representation by NES, Inc.- Blaine, for approval of a zone change. If approved the proposed application would allow for a zone change from PUD to PUD in conformance with the Woodmen Heights Master Plan. The site is zoned PUD (Planned Unit Development) is 38.66 acres in size, and located south of East Woodmen Road, approximately one quarter mile west of the intersection with Marksheffel Road.

PUD Development Plan Major Amendment

Request by Better Land, LLC with representation by NES, Inc.- Blaine Perkins for approval of an amendment to the PUD Development Plan for Cottages at Woodmen Heights. If approved the proposed application would allow for single family detached residential in addition to the uses currently allowed through the PUD. The site is zoned PUD (Planned Unit Development) is 38.66 acres in size, and located south of East Woodmen Road, approximately one quarter mile west of the intersection with Marksheffel Road.

POSTCARD

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

- This project proposes to expand the permitted uses within the PUD to include single family detached residential.
- The site was rezoned in 2020 to PUD with proposed commercial, multi-family and attached townhome residential uses.
- The current proposal seeks to include single family detached residential uses in addition to what was previously approved.

[Type text]

POSTER

Fill out applicable information below.

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

Proposal to include single family detached residential uses.

Planning and Development Distribution Form
PUD Development Plan Major Amendments

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

Planner Intake Date: **10-28-21**

Admin Receive Date: **[10/28/21]**

Project Name: Cottages at Woodmen Heights Major Amendment

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

2. Date buckslip comments are due (21 calendar days after submittal): **November 18, 2021**

3. HOA: **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 checked="" type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input 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	Jarrah.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: