



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: SPACE VILLAGE ANNEXATION FILING NO. 1 Existing Zone: I-3 Acreage: 21.820

Site Address: 0 Highway 94, 7560 & 7520 Space Village Ave Direction from Nearest Street Intersection: SW corner of Highway 94 and Marksheffel Road. NW corner of Space Village Ave and Marksheffel Road.

Tax Schedule Number(s): 5408000054, 5408002009, 5408002018

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: 5-25-2021
Signature of Consultant: [Signature] Date: 5/19/2021
Signature of Developer: [Signature] Date: 5-25-2021

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: SPACE VILLAGE INDUSTRIAL LLC Contact Name: KELLY NELSON
E-Mail: kelly@theequitygroup.net Phone: (719) 400-7320
Developer: SPACE VILLAGE INDUSTRIAL LLC Contact Name: KELLY NELSON
E-Mail: kelly@theequitygroup.net Phone: (719) 400-7320
Consultant/Main Contact name: MATRIX DESIGN GROUP Attn. JASON ALWINE Phone: (719) 575-0100
Address: 2435 RESEARCH PARKWAY, SUITE 300 City: COLORADO SPRINGS
State: CO Zip Code: 80920 E-Mail: Jason.Alwine@matrixdesigngroup.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP

Payment \$ Assigned to: KATIE CARLEO Date: 10/13/2021
Receipt No.: City File No: CPC CP 20-00137-A1MJ21



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:

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.

Applicant	Planner
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> A Project Statement with a clear description of the proposed minor or major amendment. (# TBD by Planner)	<input type="checkbox"/>
<input 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 type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input 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 type="checkbox"/> Modify or add the revision date(s) to each amended sheet	<input type="checkbox"/>
<input 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 type="checkbox"/> Remove old approval stamps	<input type="checkbox"/>
<input type="checkbox"/> Remove any clouding relating to previous amendments	<input type="checkbox"/>
<input 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 type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable	<input type="checkbox"/>

PROJECT STATEMENT – REAGAN RANCH

ZONE CHANGE, CONCEPT PLAN MAJOR AMENDMENT & ANNEXATION (POST-PETITION)

The overall Reagan Ranch development consist of 237 acres and is generally located at the intersection of State Highway 94, Marksheffel Road and Space Village Avenue. The applications being submitted for a portion of Reagan Ranch to the City of Colorado Springs by Space Village LLC include an annexation request, zone change and concept plan amendment. The proposed Concept Plan Amendment is for a 28-acre portion of vacant grazing land, and industrial/ warehouse/ storage consisting of three existing parcels. The proposed Zone Change is a smaller portion of the 28-acres consisting of 14.6 acres due to the original City of Colorado Springs/ El Paso County line bisecting the northern parcel. Finally, a post-petition annexation application (Space Village Annexation Filing No. 1) is included to incorporate 21.8 acres into the City of Colorado Springs. The parcels are bordered by State Highway 94 to the north; Space Village Ave to the south, Industrial use to the west; and Marksheffel Road to the east.

The applications being submitted to the City of Colorado Springs for consideration include:

- Zone Change to rezone parcels from County Zoned I-3 CAD-O to PIP2/ APZ2 AO
- Concept Plan Amendment illustrating the proposed land uses
- Annexation of 21.8 acres currently located within El Paso County (post-petition)

Zone Change:

The rezone request is being submitted in conjunction with a Concept Plan Amendment illustrating the proposed parcel boundary, intended land use and access locations.

Proposed Zone Change - PIP2/ APZ2 AO: 14.665 Acres

Zone Change Review Criteria:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*

The requested Zone Change will not be detrimental to the public, health, safety, convenience or general welfare and follows the Colorado Springs zoning code.

2. *The proposal is consistent with the goals and policies of the recently adopted PlanCOS.*

The proposed Reagan Ranch Concept Plan Amendment and Rezone are remarkably consistent with PlanCOS. As Reagan Ranch seeks to become the next Regional Employment and Activity Center in eastern Colorado Springs, this development can help achieve the stated Life and Style goals of PlanCOS Chapter 4 Thriving Economy. The goal of this typology is “to meet the daily needs of residents with high quality varied and easily accessible options”. With nearly 92 acres available for commercial, research & development, office and retail uses, Reagan Ranch can provide much of the office, retail and services desired for residents, employers, and employees. This is especially achievable along the Marksheffel Road corridor as this arterial is fast becoming an important north-south connector in eastern Colorado Springs. A recurring theme throughout PlanCOS is to create communities and neighborhoods that achieve a variety of desired elements, of which Reagan Ranch can provide through:

- Creating centers of activity with an integrated mix of land uses
- Provide a network of physical connections (automobile, bike and pedestrian)
- Incorporate walkable communities with human scale elements

- Implementation of mixed-density residential and community nodes
- Maximizes connectivity between various uses
- Supports existing cornerstone institutions

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*

The proposed zone change area is partially within the Banning Lewis Ranch Master Plan. The proposed zone change is consistent with the existing master plan on file; therefore, a master plan amendment is not required.

4. *Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.*

The proposed zone change area is partially within the Banning Lewis Ranch Master Plan; however, much of the proposed zone change is not located within an existing master plan.

Concept Plan Amendment:

A Concept Plan Amendment has been prepared for the parcels illustrating land use and acreage. The concept plan identifies access locations, arterial/collector roadways and defines the general parcels to be developed. The specific uses, lot sizes, amenities, local roadways, building locations and sizes, and parking lot configurations are unknown at this time and will be determined with future development plan submittals. Access to the developed parcels will be via existing Marksheffel Road, Space Village Avenue, and State Highway 94.

Proposed Concept Plan Amendment: 28.083 Acres

Concept Plan Review Criteria:

1. *Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?*

The development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in adjacent areas as there are no existing developments surrounding Reagan Ranch. The proposed concept plan includes comparable uses to that of the approved master plan on file.

2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*

The project will be designed as such to maximize light and air through and surrounding the site while taking advantage of the viewshed corridors of Pikes Peak, the front range, and the eastern plains. Considerations to existing Airport Overlay (AO) and Airport Protection Zones (APZ) with respects to height, use and intensity will be given.

3. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?*

The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscaping.

4. *Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?*

The proposed access points along major arterial or collector roadways meet current traffic criteria manual standards. Future land development applications will illustrate detailed ingress/ egress points and internal circulation routes.

5. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

The proposed land uses will not overburden capacities of existing or planned streets as this area has been master planned since 1988 with anticipated uses of varied intensity including residential, commercial, and industrial. Recent Master Plan and Concept Plans approved for this site further studied and confirmed available infrastructure improvements.

6. *Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?*

The parcels are bordered by State Highway 94 to the north; Space Village Ave to the south, Industrial use to the west; and Marksheffel Road to the east. Adequate land use transitions and connectivity will be provided as required to promote stabilization and harmony with the surrounding parcels.

7. *Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

The proposed Concept Plan will not create any detrimental land use relationships as this community is being master planned to be compatible with existing and proposed industrial zone districts. The proposed uses will also be compatible with existing industrial uses existing to the west of this development. The project is bordered by major transportation corridors on three sides limiting detrimental use to use relationships. Adequate buffering, transitions, and connectivity will be provided as required with future land development applications.

8. *Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?*

The proposed Concept Plan is in conformance with all code and applicable elements of the subdivision review process.

Annexation (post-petition):

The annexation request is being submitted in conjunction with a Concept Plan Amendment and Zone Change applications

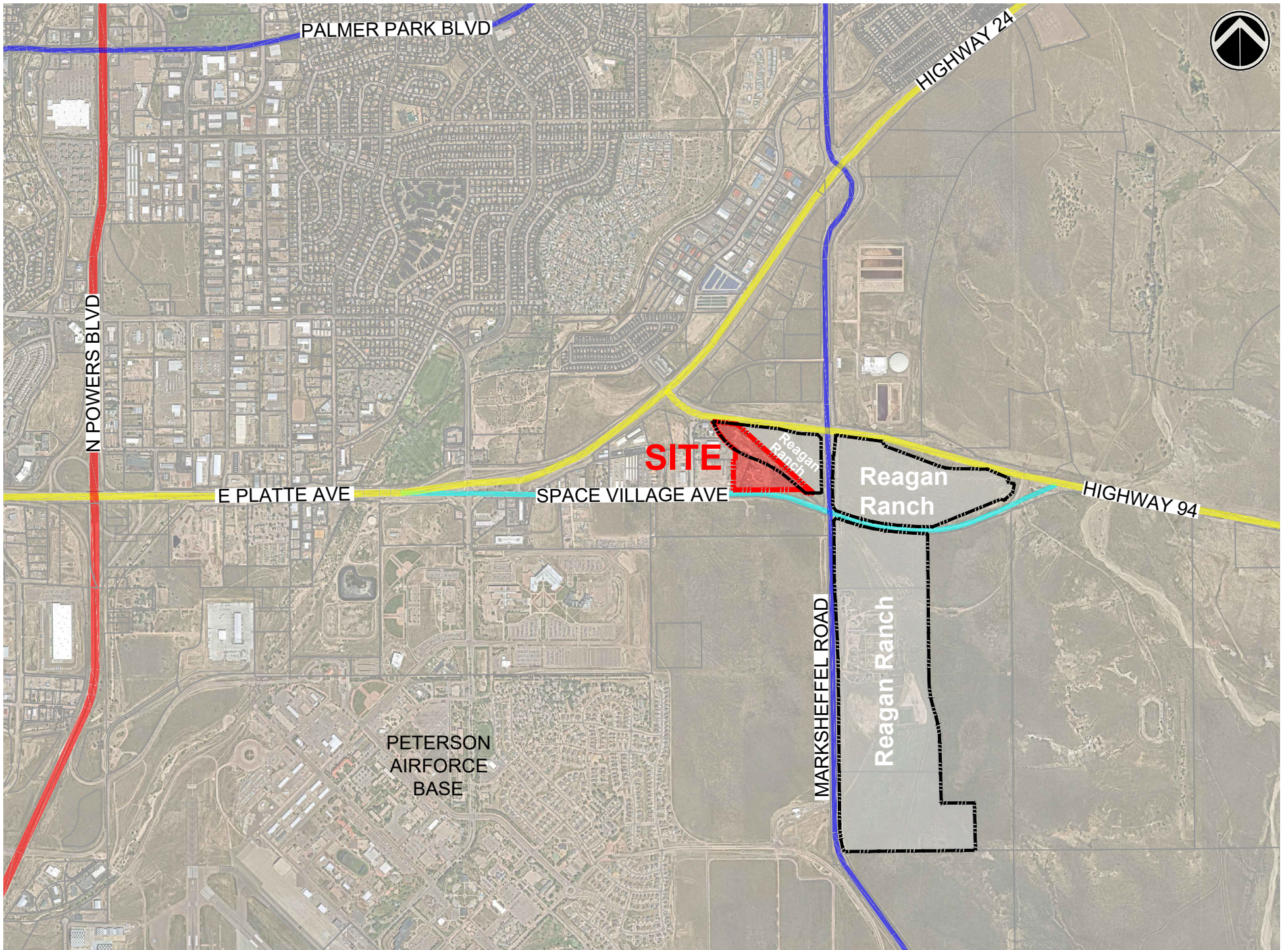
Proposed Annexation: 21.820 Acres

Conditions for Annexation:

- A. *The area proposed to be annexed is a logical extension of the City's boundary;*

Yes, the parcel is currently bisected by the City of Colorado Springs/ El Paso County zoning line but surrounded by similar uses and is contiguous to the Reagan Ranch development. The annexation request will bring a logical continuation of the Reagan Ranch development (City of Colorado Springs) across the portion of the bisected parcel and several small additional parcels owned by SPACE VILLAGE LLC and the City of Colorado Springs.

- B. *The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
The Regan Ranch development is already part of the City of Colorado Springs and contains residential, commercial, office, parks, and trail systems. The annexation will include a portion of the bisected parcel and several small additional parcels to make a logical continuation of the City of Colorado Spring's boundary.
- C. *There is a projected available water surplus at the time of request;*
The necessary water extensions and/or connections will be developed in partnership with CSU to serve not only this development but adjacent properties as well.
- D. *The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;*
The necessary water and wastewater extensions and/or connections will be developed in partnership with CSU to serve not only this development but adjacent properties as well. This includes facilitation of wastewater lift stations and infrastructure needed to serve this overall development area.
- E. *The annexation can be effected at the time the utilities are extended or at some time in the future;*
Yes, the utilities will be extended concurrent with the development of the proposed parcels.
- F. *The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;*
Noted.
- G. *All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;*
Noted.
- H. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.*
Noted.



SPACE VILLAGE ANNEXATION FILING NO. 1 - Vicinity Map (Zone Change)

EXHIBIT A
LEGAL DESCRIPTION

June 22, 2021

The land described in that Quit Claim Deed recorded July 29, 2021 under Rec. No. 221125290 of the Official Public Records of El Paso County, Colorado and the land described in that Warranty Deed recorded July 29, 2021 under Rec. No. 221125289 in said County, located in the Southeast 1/4 of Section 8, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the northwest corner of said parcel described in said Quit Claim Deed, also being a point on the south right-of-way line of Highway 94; thence S83°37'47"E, (Basis of Bearings is the north line of the land described in that Quit Claim Deed recorded July 29, 2021 under Rec. No. 221125290 of the Official Public Records of El Paso County Clerk and Recorder, monumented at both ends by a 3 1/4" aluminum cap, stamped "PLS 9014", 1' below grade, having a measured bearing of S83°37'47"E, a distance of 973.50 feet), along said south right-of-way line, a distance of 973.50 feet; thence continuing along said south right-of-way line, the following two (2) courses:

1. S76°44'46"E, a distance of 302.04 feet;
2. S86°42'55"E, a distance of 281.30 feet,

to a point on the west right-of-way line of Marksheffel Road; thence along said west right-of-way line, S43°37'54"E, a distance of 72.97 feet; thence continuing along said west right-of-way line, S00°30'06"E, a distance of 806.39 feet, to a point on the north line of that parcel described in that Special Warranty Deed recorded under Rec. No. 216093093; thence along said north line, S89°38'32"W, a distance of 233.38 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north line, N50°11'35"W, a distance of 77.53 feet, to the southeast corner of the land described in that Warranty Deed recorded July 29, 2021 under Rec. No. 221125289 of said County; thence continuing along the south line of said land, S89°41'12"W, a distance of 1001.51 feet, to the southwest corner of said land; thence along the west line of said land, N00°26'33"W, a distance of 449.74 feet, to a point on the south line of the land described in that Special Warranty Deed recorded December 4, 2018 under Rec. No. 218139837 of said County; thence along said South line, N89°04'53"E, a distance of 33.11 feet, to the southeast corner of said land; thence along the East line of said land, N00°19'58"W, a distance of 139.41 feet, to a point on the south line of the land described in that Quit Claim Deed recorded July 29, 2021 under Rec. No. 221125290; thence along said south line, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a delta angle of 34°33'31", a radial of N34°13'48"E, to the **POINT OF BEGINNING**.

Containing 1,223,290 Sq. Ft. or 28.083 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.





PRE-APPLICATION MEETING SUMMARY

Area: North Date: 3/4/2021

Pre-Application No.: N21-040

Applicant(s) Present: Jason Alwine (Matrix) as representative + Owner and others

Lot Size: ~15 acres

Site Location: 580 N Marksheffel Rd

TSN: 5408000054, 5408002018, 5408002024

Project Description: Annexation for future warehouse/ distribution facility

Zone: PIP-2/County to C6

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 type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input 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 checked="" type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Master Plan <input checked="" 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 checked="" type="checkbox"/> Concept Plan <input checked="" 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 checked="" 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: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. 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:

<input type="checkbox"/> Geo-Hazard Report	<input checked="" type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: _____	Contact: <u>Zaker Alazzeh, 719-385-5468</u>	Contact: <u>Anna Bergmark, 719-385-5613</u>
<input type="checkbox"/> Hydraulic Grade Line	<input type="checkbox"/> Wastewater Master Facility Report	<input type="checkbox"/> Land Suitability Analysis
<input type="checkbox"/> Elevation Drawings	<input checked="" type="checkbox"/> Mineral Estate Owner Notification	<input checked="" type="checkbox"/> Other: <u>NEPA Form for SECWCD</u>

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):*

MP: previous amendment was done to make changes to what was allowed for use on the MP. Since this area is not part of the MP there will not be a need to amend this MP. Staff will require a major amendment of the CP for the establishment of the annexed area along with the zoning.

Zone change and zone establishment are two different ordinances, staff will confirm if this can be done with on zone change or two. MDDP at least for annexation area, may speak with SWENT for need of preliminary.

Traffic TIA to be updated from what was done with recent master plan and annexation

USE: warehouse and distribution facility, staff would support and like to see something like C6 as a transition from commercial east of Marksheffel; if not a light industrial should be established.

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: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

Katie Carleo
Principal Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 kcarleo@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 12, 2021
Planner: **Katie Carleo**
Planner email: katie.carleo@coloradosprings.gov
Planner phone number: (719) 385-5060
Applicant Email: Jason Alwine
Applicant Name: Jason.Alwine@matrixdesigngroup.com
Owner: Space Village Industries, kelly@theequitygroup.net
TSN: 5408000054, 5408002009, 5408002018
Site Address (to be used on postcard): N/A

PROJECT: Space Village Addition No. 1 / Reagan Ranch Concept Plan

<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.

Annexation

Request by Space Village Industrial LLC, with representation by Matrix Design Group – Jason Alwine, for approval of the Space Village Addition No. 1 Annexation. If approved the proposed annexation will annex 21.82 acres from El Paso County jurisdiction to the municipal city limits of Colorado Springs. The site is zone I-3 CAD-O (Industrial) in El Paso County located at the southwest corner of Space Village Avenue and Marksheffel Road.

Zone Change

Request by Space Village Industrial LLC, with representation by Matrix Design Group – Jason Alwine, for approval of a zone establishment for PIP-2/APZ2/AO (Planned Industrial Park with Airport Overlay). The site is zoned currently I-3 CAD-O (Industrial) in El Paso County consisting of 21.82 acres located southwest of Space Village Avenue and Marksheffel Road.

Concept Plan – Major Amendment

Request by Space Village Industrial LLC, with representation by Matrix Design Group – Jason Alwine, for approval of a major amendment to the Reagan Ranch Concept Plan. If approved the proposed will allow for the associated Space Village Add. No. 1 Annexation to be added to the concept plan and establish further area for light industrial. The site is zoned I-3 CAD-O (Industrial) consisting of 21.82 acres located southwest of Space Village Avenue and Marksheffel Road.

POSTCARD

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

- Space Village Addition No. 1 Annexation consisting of 21.82 acres
- Establishment of the PIP-2/APZ2/AO (Planned Industrial Park-2 with Airport Overlay) and major amendment to the Reagan Ranch Concept Plan to establish the intended light industrial use.

[Type text]

POSTER

Fill out applicable information below.

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

Space Village Addition No. 1 Annexation consisting of 21.82 acres. Establishment of the PIP-2/APZ2/AO (Planned Industrial Park-2 with Airport Overlay) and major amendment to the Reagan Ranch Concept Plan to establish the intended light industrial use.

Planning and Development Distribution Form

Concept Plan – Major Amendment,

Planner Intake Date: **10/13/2021**

Admin Receive Date: **10/13/21**

Project Name: **REAGAN RANCH CONCEPT PLAN**

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

2. Date buckslip comments are due (21 calendar days after submittal): **Nov. 3, 2021**

3. HOA: NA

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 Alazzeh, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, 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 checked="" type="checkbox"/> None	
35	<input 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 checked="" 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 type="checkbox"/> School District # 49	mandrews@d49.org
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7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input 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 checked="" 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 checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: