

May 17, 2019

City of Colorado Springs - Land Use Review Division
Daniel Sexton, AICP
Senior Planner
30 S. Nevada Ave. Ste. 105
Colorado Springs, CO 80903

RE: Initial Review Letter – Requested Major Concept Plan Amendment and Major Master Plan Amendment for a portion of the Greenbriar-Powerwood Development Project
File Nos. CPC CP 01-00148-A10MJ19 and CPC MP 01-00147-A4MJ19

Dear Mr. Sexton,

This letter responds to your review letter dated May 2nd, 2019. Our response to the review comments are provided in **Red** below.

BROAD PROJECT INPUT

The proposed project, which is located southeast of the Woodmen Road and Tutt Boulevard intersection, requires the review and approval of a major concept plan amendment and major master plan amendment applications. The amended concept plan will change 20.5 acres of land from the Regional Commercial land use designation to Multi-family Residential land use designation and modifies the envisioned east/west roadway alignments. The amended master plan will add a multi-family residential land use as an allowable use, modifies the east/west roadway alignments, and changes the envisioned lot configuration. Staff finds that the application is largely acceptable; however, the following technical modifications must be completed.

TECHNICAL AND INFORMATIONAL ISSUES

Address the comments and make corrections which are listed below. **A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed.** Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter. Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened and saved no larger than 25MB).

Supplemental Information

Posting Affidavit: Affidavit to be submitted to Planning pursuant to City Code Section 7.5.902 **Affidavit uploaded to Dropbox with this submittal**

MAJOR MASTER PLAN AMENDMENT

Planning & Community Development

Land Use Review (Daniel Sexton, 719-385-5366)

Action Items:

1. Please provide an Amendment History table on the plan.
Amendment Table added.
2. Please update General Note 1, as El Paso County has adopted new Floodplain maps.
Panel numbers and date updated.
3. Please revise the labeling for the multi-family residential pad site to include the proposed density range consistent with the Residential Land Use categorization in City Code.
Density range added.
4. Please label the different portions of the master planned area that have been previously amended. The labels can simply state "Year Amendment".
Clouds and labels added to previous amended areas.
5. Please revise the alignment and designation of the proposed roadway between the commercial and multi-family pad sites based on comments provided by Traffic Engineering Division under the concept plan amendment application.
See response on Concept Plan Amendment comment.

Surveyor (Cory Sharp, 719-385-5098)

Action Item:

1. Please revise "general note 1, floodplain statement" to the recently approved revision to the effective date and panel number.
Panel numbers and date updated.

Parks and Recreation (Connie Perry, 385-6533)

Information Items:

- The new additional MF residential units to this Master Plan triggers the Parkland Dedication Ordinance. Fee's in Lieu of land dedication will be applied. Fees are noted on the Plat Mylar, and collected at time of building permit. This ordinance is under review, and subject to change. The fee schedule in effect at time of the building permit will be applicable. Today the parkland fee is: \$1,264/unit. (And is subject to change.) **Noted.**
- School Districts are to respond separately. Should they not respond, the Ordinance directs the collection of fee's. Today that fee is \$368/unit. (and is subject to change). **Noted.**

Public Works

Engineering Development Review (Patrick Morris, 719-385-5075)

No comments or objections at this time.

Streets Maintenance (Michael Hensley, 719-385-6856)

Informational Item:

- The adjacent segment of Woodmen Road is under moratorium thru 2021. If infrastructure construction, utility tie-ins or storm pipe connections impact Woodmen Road, the developer needs to be familiar with the restoration specifications. The restoration limits and fee schedule will be defined in the field based on the extent of impact. Degradation fees are graduated based on the area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact the City's Right-of-Way Management Division at 719-385-5977.

Traffic (Zaker Alazzeah, 719-385-5468)

No comments or objections at this time.

Water Resource Engineering (Anna Bergmark, 719-385-5613)

Comments from this reviewer are pending. Upon receipt of their comments, staff will reissue this review letter.

Per email conversation with Dan Sexton on 5/17/19, Water Resources Engineering agrees a resubmittal of the previous drainage memo can serve as the report for this Master Plan Amendment.

Utilities (Kyle Schelhaas, 719-668-8126, kschelhaas@csu.org)

No comments or objections at this time.

Informational Items:

- Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
- When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
- CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719.668.4985.
- CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
- Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
- Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.

- Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
- Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.
- The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

Enumerations (Amy Vanderbeek, 719-327-2880)

Action Item:

1. Will the private road name from the west Powerwood View & Sisters Grove extend into the commercial/residential area, or will a new name be chosen?
Street names will be determined with Development Plan application.

Airport Overlay, Colorado Springs Airport (Kris Andrews)

Informational Items: **Noted.**

- Proof of previous Avigation Easement filing was provided in the concept plan submittal documentation (Book 5612 at page 522); no further action is required.
- If use of temporary construction equipment will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

El Paso County Development Services

Planning

Action Item:

1. Please address/respond to the comments provided on the attached redlined plan.

Responses:

Comment 1: Existing adjacent zones corrected.

Comment 2: Airport Advisory Commission is notified of MPA submittal as within Airport Overlay. The AAC had no comments on the submittal.

Comment 3: Development will provide buffer and screens as required by city code between residential and non-residential uses.

Engineering

Action Item:

1. If this project adds traffic to the County-owned and maintained portion of Templeton Gap Road northeast of the site, County permits will be needed for construction of the necessary improvements.

Response: Connection to Templeton Gap is not proposed to be built by the developer and therefore there will be no added traffic to the county portion of Templeton Gap Road.

Floodplain (Keith Curtis, 719-327-2898)

No comments or objections at this time.

MAJOR CONCEPT PLAN AMENDMENT

Planning & Community Development

Land Use Review (Daniel Sexton, 719-385-5366)

Action Items:

1. Please revise the Amendment History table, as many of the noted file numbers are incorrect and some previous applications are missing.

Amendment Table corrected.

2. Please contact City Planning staff to discuss the proposed language for General Note 16. This note could be simplified by just referencing the development obligations established by the annexation agreements.

General Note revised as discussed with Dan Sexton 05-17-19. Note is now #15.

3. General Note 1 and 2 are no longer applicable, please delete.

General Notes 1 & 2 removed.

4. Please update General Note 4, as the El Paso County Floodplain maps have changed.

Panel numbers and date updated.

5. Please contact City Planning staff to discuss the language shown under General Note 22. The note language is not clear and is not consistent with the development obligations set forth in the annexation agreements.

General Note 22 removed as discussed with Dan Sexton 05-17-19.

6. Please add the City's standard ADA note to the plan.

Note added as new General Note 1.

7. Please revise the alignment and designation of the proposed roadway between the commercial and multi-family pad sites based on comments provided by Traffic Engineering Division below. Per a follow-up phone conversation with Zaker, it was clarified that the connection is recommended but not required. The Traffic Study concluded that a connection through to Templeton Gap is not required for this development and Traffic Engineering has indicated that they agree with the TIA findings & recommendations. The developer will preserve land for a future connection if the City finds required.

Surveyor (Cory Sharp, 719-385-5098)

Action Item:

1. Please revise "general note 4, floodplain statement" to the recently approved revision to the effective date and panel number.

Panel numbers and date updated.

Informational Item:

- Not sure if general notes 1 & 2 are now correct?

General Notes 1 & 2 removed.

Parks and Recreation (Connie Perry, 385-6533)

Information Items:

- The new additional MF residential units to this Master Plan triggers the Parkland Dedication Ordinance. Fee's in Lieu of land dedication will be applied. Fees are noted on the Plat Mylar, and collected at time of building permit. This ordinance is under review, and subject to change. The fee schedule in effect at time of the building permit will be applicable. Today the parkland fee is: \$1,264/unit. (And is subject to change.) **Noted.**
- School Districts are to respond separately. Should they not respond, the Ordinance directs the collection of fee's. Today that fee is \$368/unit. (and is subject to change). **Noted.**

ADA (Anna Kangas, 719-385-5111)

No comments or objections at this time.

Public Works

Engineering Development Review (Patrick Morris, 719-385-5075)

Action Items:

1. Are note 1 and 2 still valid? Update if necessary.
General Notes 1 & 2 removed.
2. Note 20 mentions a Tract A, but the location of Tract A is unknown, please clarify the location of Tract A.
General Note 20 (now General Note 19) refers to the detention pond in the southwest corner of the site. Tract label "A" has been added.

Streets Maintenance (Michael Hensley, 719-385-6856)

Informational Item:

- The adjacent segment of Woodmen Road is under moratorium thru 2021. If infrastructure construction, utility tie-ins or storm pipe connections impact Woodmen Road, the developer needs to be familiar with the restoration specifications. The restoration limits and fee schedule will be defined in the field based on the extent of impact. Degradation fees are graduated based on the area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact the City's Right-of-Way Management Division at 719-385-5977. **Noted.**

Traffic (Zaker Alazzeah, 719-385-5468)

Action Item:

1. The city traffic engineering division recommends the developer to construct the connection street between Tutt Boulevard and Templeton Gap Road "Known as Tredegar Lane" as a two lane cross section. The city does not require any auxiliary turn Lanes on Templeton Gap Road with Tredegar Lane proposed connection.

Per a follow-up phone conversation with Zaker, it was clarified that the connection is recommended but not required. The Traffic Study concluded that a connection through to Templeton Gap is not required for this development and Traffic Engineering has indicated that they agree with the TIA findings & recommendations. The developer will preserve land for a future connection if the City finds required.

Informational Item:

- Traffic Engineering agrees with the Traffic Impact Analysis (TIA) findings and recommendations.

Water Resource Engineering (Anna Bergmark, 719-385-5613)

Comments from this reviewer are pending. Upon receipt of their comments, staff will reissue this review

Per email conversation with Dan Sexton on 5/17/19, Water Resources Engineering agrees a resubmittal of the previous drainage memo can serve as the report for this Master Plan Amendment.

Fire (Steven Smith, 719-385-7362)

No comments or objections at this time.

Utilities (Kyle Schelhaas, 719-668-8126, kschelhaas@csu.org)

No comments or objections at this time.

Informational Items: **Noted.**

- Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
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- CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the

development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.

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CSPD, Street Name Administrator (Bootsy Jones, 719-385-5362)

No comments or objections at this time.

Informational Item:

- The Private Road has not been labeled.
All proposed Private Roads are shown and called out on the plan. All other roads will be internal drives. Street names for will be determined with Development Plan application.

Enumerations (Amy Vanderbeek, 719-327-2880)

Action Item:

1. Will the private road name from the west Powerwood View & Sisters Grove extend into the commercial/residential area, or will a new name be chosen?
Street names will be determined with Development Plan application.

Airport Overlay, Colorado Springs Airport (Kris Andrews)

Informational Items: *Noted.*

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- If use of temporary construction equipment will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.

- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

El Paso County Development Services

Planning

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Responses:

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Comment 3: Development will provide buffer and screens as required by city code between residential and non-residential uses.

Engineering

Action Item:

1. If this project adds traffic to the County-owned and maintained portion of Templeton Gap Road northeast of the site, County permits will be needed for construction of the necessary improvements.

Response: Connection to Templeton Gap is not proposed to be built by the developer and therefore there will be no added traffic to the county portion of Templeton Gap Road.

US Post Office (Elaine Kelly, 719-570-5415)

Informational Items:

- I will work with Katie at NES on pad location near lights.
Response: Noted, please contact Kelly at NES for future coordination.
- The following land uses must have the following forms of mail delivery:
 - Retail developments will have centralized delivery.
 - Assistant living – mail will be dropped at the front desk.
 - Hotel – mail be put in the cluster box unit in the area it is located.

Comcast (Jason Jacobsen 719-442-4730)

Informational Item:

- Comcast has UG Fiber Optic an COAX facility on the north and west sides of the project area.
Noted.

Floodplain (Keith Curtis, 719-327-2898)

No comments or objections at this time.

Woodmen Road Metropolitan District (Autumn Mason, 719-447-1777)

Action Items:

1. The proposed plan is not in the (Commercial) Woodmen Road Metropolitan District but in in the Woodmen Road Service Area. These parcels will need to be annexed in the District and be subject to the District Fees and Mill Levies. The other option is to opt out of joining the Woodmen Road Metropolitan District and pay in lieu of the annual taxes an opt-out fixed fee. Please contact our office to discuss further.
Noted. Developer with follow up with Woodmen Road Metropolitan District at time of Development Plan Application.
2. Mill Levy 11.599 - 6-8 years remaining *PAYOFF Est. 2025 **Noted.**
3. Platting Fees:
 - a. Commercial- \$1540/ACRE
 - b. Residential- \$385.00/LOT **Noted.**
4. Building Permit Fees:
 - a. Commercial-
 - i. Destination retail/hotel- \$1.37/SQUARE FOOT
 - ii. Convenience Commercial- \$5.51/SQUARE FOOT
 - iii. All Other Uses- \$1.10/SQUARE FOOT **Noted.**
 - b. Residential-
 - i. Single Family- \$550/UNIT
 - ii. Multi Family- \$385/UNIT
 - iii. Senior Housing- \$220/UNIT **Noted.**

If you have any questions please contact me at 719.471.0073 or kmarshall@nescolorado.com.

Sincerely,

Kelly Marshall
Landscape Architect II
N.E.S. Inc.