



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Greenbriar/ Powerwood Existing Zone: PBCAO Acreage: 31.02
Site Address: N/A Direction from Nearest Street Intersection: Southeast of Woodmen Road and Tutt Boulevard
Tax Schedule Number(s): 5307000102, 5307000113

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: Holger Christiansen Date: 4/1/19
Signature of Consultant: Katie Whitford Date: 4-3-2019
Signature of Developer: [Signature] Date: 4/3/19

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Chricowhitt LLP Contact Name: Holger Christiansen
E-Mail: holgerbear7@yahoo.com Phone: (719) 201-6630
Developer: Thompson Thrift Development, Inc. d/b/a Watermark Residential Contact Name: Garrett Linville
E-Mail: glinville@watermarkapartments.com Phone: (317) 853-5493
Consultant/Main Contact name: N.E.S. Inc. (Katie Whitford) Phone: (719) 471-0073
Address: 619 N. Cascade Ave., Suite 200 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: kwhitford@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 8,589.00 Assigned to: Daniel Sexton Date: 4/5/2019
Receipt No.: 33502 City File No.: CPC MP 01-00147-A4 MJ19



New Master Plan or Major Amendment to an existing Master Plan Application Requirements

SUBMITTAL CHECKLIST: This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Project Statement identifying the following:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed	
2. Justification: Provide the following information.	
a. How does the project address the review criteria at the end of this checklist?	
b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?	
c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.	
d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.	
3. Issues: Explain how the identified issues have been addressed or mitigate	
<input checked="" type="checkbox"/> 1 copy of a Master Plan showing all Plan Content Requirements" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

Required **Reports and Studies** (Unless specifically waived in writing by the departments noted in parentheses below). *Each study listed below must be prepared by the appropriate qualified professional.*

N/A <input type="checkbox"/> 2 copies of a Geologic Hazards Study or Waiver	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) To be submitted with DP Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) To be submitted with DP Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>
N/A <input type="checkbox"/> 1 copy of a Land Suitability Analysis .	<input type="checkbox"/>
<input type="checkbox"/> A Fiscal Impact Analysis including the following information (Budget Office):	<input type="checkbox"/>
1. Estimated total number of traffic lane miles;	
2. Estimated number of residential units by type and market value;	
3. Estimated square footage and market value of commercial, office and industrial uses;	
4. Estimated yearly build-out by land use type; and	
5. Current assessed valuation of the property.	

PLAN CONTENTS: All plans shall be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plan sheets must not exceed 36 in. x 48 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

General Information

Each **Plan Sheet** should show the following information:

<input checked="" type="checkbox"/> Master Plan Name	<input type="checkbox"/>
<input checked="" type="checkbox"/> City File Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for approval stamp	<input type="checkbox"/>

Provide a **Cover Sheet** with the following information:

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan name	<input type="checkbox"/>
<input type="checkbox"/> Subdivision Plat name, if applicable	<input type="checkbox"/>
<input type="checkbox"/> Project description summary	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total master plan area	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>
<input type="checkbox"/> Existing land uses by classification and their respective acreage (if applicable) with densities and number of DUs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses by classification and their respective acreage with densities and number of DUs	<input type="checkbox"/>

Specific Master Plan Drawing Information (may include multiple sheets)

<input checked="" type="checkbox"/> Boundaries of master plan area	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed City boundaries (if submitted concurrently with an Annexation)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Depiction of proposed master plan land uses by defined area (land use classifications are set forth in Section 7.5.406 of the Zoning Code)	<input type="checkbox"/>
<input checked="" type="checkbox"/> For residential uses, note the proposed number of dwelling units per defined area	<input type="checkbox"/>
<input checked="" type="checkbox"/> For commercial, office and industrial uses, note the proposed square footage of commercial and/or industrial space per defined area	<input type="checkbox"/>
<input type="checkbox"/> Show any existing significant natural features, geologic hazards, drainageways and floodplains as shown in the Land Suitability Analysis	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show zone districts and land uses on adjacent properties	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the existing and proposed major street (collectors and above) rights-of-way, and trails and bicycle route corridors	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the existing and proposed major utilities, storm sewer systems and facilities and major easements and other rights-of-way	<input type="checkbox"/>
<input type="checkbox"/> Provide a Master Utility and Public Facility Plan drawings	<input type="checkbox"/>
<input type="checkbox"/> Provide a Land Suitability Analysis	<input type="checkbox"/>

MASTER PLAN REVIEW CRITERIA

The City will review your master plan application according to the criteria below. *Note: the master plan approval does not entitle the project to any future approvals.*

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.
2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.
3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.
4. Housing types are distributed so as to provide a choice of densities, types and affordability.
5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.
6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.
7. Land uses conform to the definitions contained in section 7.5.410 of this part.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.
2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.
3. The proposed school sites meet the location, function and size needs of the school district.
4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.
5. Proposed public facilities are consistent with the strategic network of long range plans.
6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.
2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.
3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
4. The transportation system is compatible with transit routes and allows for the extension of these routes.
5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.
6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.
2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.
3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.
4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

F. Fiscal:

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.
2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.
3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportional to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.
4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.
5. Any proposed special districts are consistent with policies established by the City Council.

GREENBRIAR/ POWERWOOD: PROJECT STATEMENT

MAJOR MASTER PLAN AMENDMENT AND MAJOR CONCEPT PLAN AMENDMENT

REQUEST

N.E.S. Inc., on behalf of Watermark Residential, requests approval of the following applications:

1. A Major Amendment to the Greenbriar/ Powerwood Master Plan
2. A Major Amendment to the Greenbriar/ Powerwood Concept Plan

LOCATION

The property is bounded by E Woodmen Road on the north, Tutt Boulevard on the west, and Templeton Gap Road on the east. The 31-acre property includes two undeveloped parcels. The surrounding land uses include vacant PUD (Planned Unit Development) zoned property to the north, PBC (Planned Business Center) zoned property to the west including hospital, medical office and commercial land uses, M1 (Industrial) zoned property to the south including a landscape storage and sale yard, and County properties to the east including a tree farm, storage facility, and other commercial uses.



PROJECT DESCRIPTION

The property is currently zoned PBC (Planned Business Center) and lies within the Airport Overlay zone. The approved Master Plan and Concept Plan show Regional Commercial as the land use for the area. The proposed land uses are: Regional Commercial and Multifamily Residential. Multifamily Residential is a Conditional Use in the PBC zone district and will follow the R-5 development standards.

The proposed project includes a future commercial area of approximately 10.5 acres located at the southeast corner of Woodmen Road and Tutt Boulevard and a multifamily development of approximately 20.5 acres located to the south of the commercial development. Future Development Plan applications will be submitted for both the commercial and multifamily sites that will detail the site layouts and all required information.

The future commercial area will have a maximum of 100,000 Square Feet of floor space with parking provided per City Code. The multifamily residential area will have a maximum density of 30 dwelling units per acre for a maximum unit count of 615 with parking provided per City Code. The maximum building height for both land uses is 45 feet.

The Traffic Report, prepared by LSC Transportation Consultants, Inc., is included in this submittal and demonstrates that a public east-west connection from Tutt Boulevard to Templeton Gap Road is not necessary. Therefore, a private road is proposed and is to be located between the commercial and multifamily sites. There are two anticipated access points to the commercial site; one on Tutt Boulevard on the west side of the development and one on the private road on the south side of the development. There are three anticipated access points to the multifamily site; two on Tutt Boulevard on the west side of the development and one on the private road on the north side of the development.

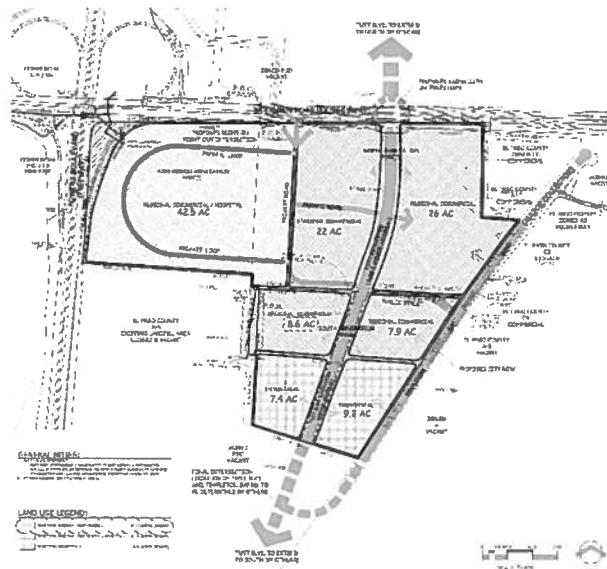


Figure 1. Approved Master Plan, 2009

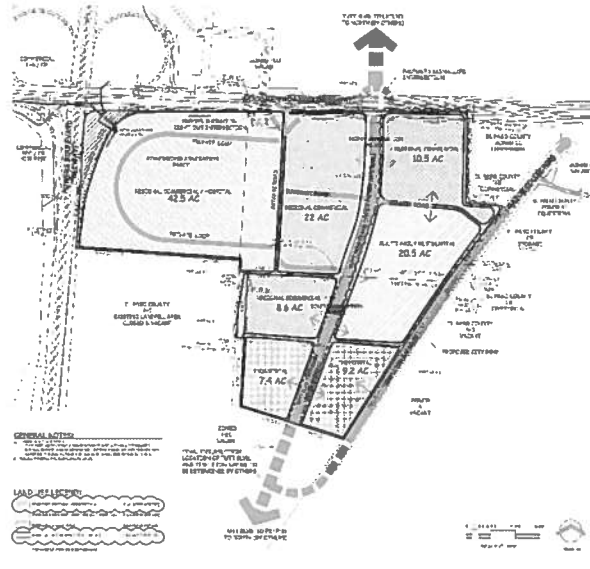


Figure 2. Amended Master Plan, 2019

PROJECT JUSTIFICATION

I. Master Plan Amendment

Section 7.5.408 of the Zoning Code sets out the review criteria for Master Plans. The majority of these criteria relate to new Master Plans but those that are relevant to the proposed amendments to the Greenbriar/ Powerwood Master Plan are as follows:

A. Comprehensive Plan: PlanCOS

The proposed amendment supports the recently adopted PlanCOS Comprehensive Plan. PlanCOS focuses heavily on the importance of creating vibrant neighborhoods and providing diverse housing choices. This proposed amendment introduces another housing choice that does not already exist in this area and will support the adjacent commercial and hospital uses. Furthermore, PlanCOS also emphasizes the importance of infill and adapting to ever-changing market needs and demands. Currently, rental accommodations are needed and this amendment introduces a mix of land uses that will support and encourage growth in the area.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.

The proposed commercial and multifamily residential land uses are mutually supportive and will be integrated through connected street design and future pedestrian and bicycle connections. Commercial areas need residential areas in close proximity in order to be viable; commercial land uses rely on residential areas to provide customers. The overall Master Plan area encompasses 130 total acres, 15 percent of which is proposed to be converted to residential. The remaining 85 percent of the Master Plan area remains hospital, commercial and industrial land uses. There are 41.1 acres of existing and proposed commercial and 42.5 acres of existing regional commercial/ hospital within the Master Plan boundaries. Furthermore, the annexation agreement was approved in 2003 and this property has sat vacant since then. Residential land uses, particularly apartments, are currently in high demand and in this location multifamily would serve and benefit the surrounding commercial uses.

2. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

The proposed commercial area is along Woodmen Road, which will create a transition between the busy arterial and the proposed multifamily development to the south. The multifamily development will be compatible with the single-family homes that exist further to the south and east.

3. Housing types are distributed so as to provide a choice of densities, types and affordability.

Existing residential development in the area includes primarily single-family homes to the south and east of the property. The proposed multifamily apartments will provide additional housing choice in terms of density, type of residential, and levels of affordability. There is currently a need for rental accommodation, especially in close proximity to the hospital. The proposed apartments provide another housing choice in this area.

4. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.

The proposed commercial area along Woodmen Road will create a transition from the arterial road to the multifamily development and the proposed apartments will create a transition to the single family further to the south. The proposed apartments will serve as a better transition between the commercial and single-family land uses than the previously proposed commercial land use.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.

Yes, an urban trail is to be incorporated along Woodmen Road to conform with the Parks Master Plan. The trail will provide connectivity between the land uses along Woodmen Road.

2. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

A Preliminary Drainage Report, prepared by Classic Consulting, Engineers and Surveyors is included in this application. The plan conforms to applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

A Traffic Report, prepared by LSC Transportation Consultants, Inc. is included in this application and evaluates trip generation impacts of the proposed multifamily land use.

II. Concept Plan Amendment

The latest amendment to the Greenbriar/ Powerwood Concept Plan was approved by the City on 11/14/2017 (File Number: CPC CP 01-00148-A9MN). However, the Concept Plan that was approved on 11/24/2009 (File Number: CPC CP 01-0148-A6MJ09) is the version that is being amended with this submittal, since it includes the sheets applicable to this property.

The level of site planning detail has been reduced to general land use bubbles and access points. The future Development Plan submittal will show building locations, required parking spaces, landscape areas and all pertinent site planning information. The areas of amendment are clouded on each sheet. The 2009 Concept Plan included the Templeton Gap right-of-way in the overall project boundary. The amended Concept Plan shows the current 80' right-of-way and the correct eastern boundary of the proposed multifamily site.

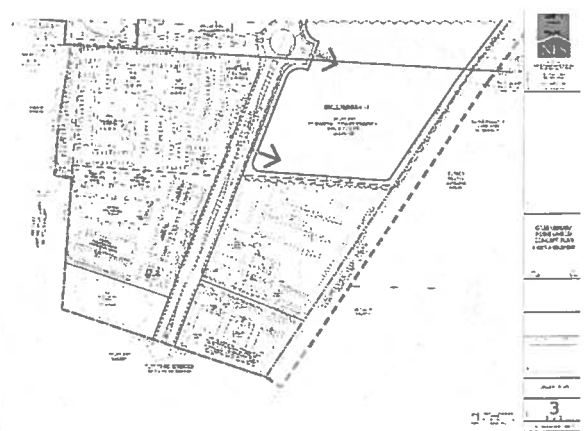
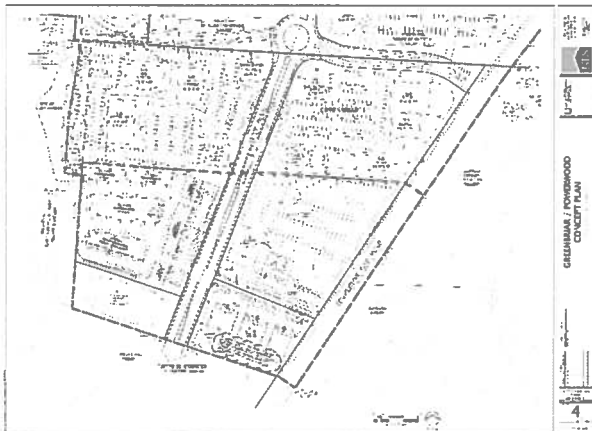
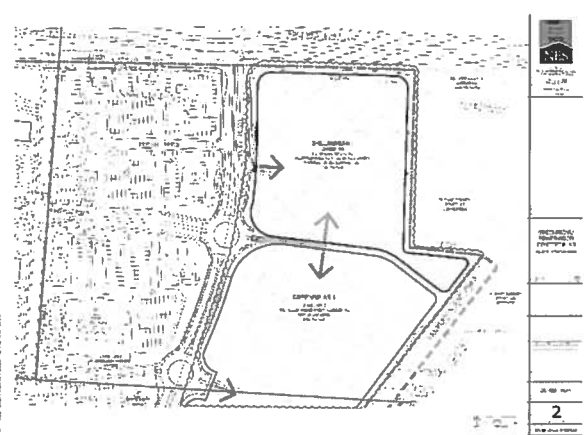
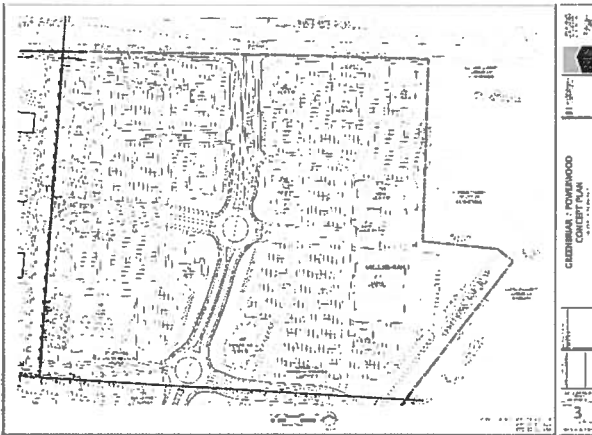


Figure 3. Approved Concept Plan, 2009

Figure 4. Amended Concept Plan, 2019

CONCLUSION:

Based on the above assessment, the proposed Master Plan Amendment and Concept Plan Amendment are consistent with the review criteria. The project is also consistent with the goals and objectives of the Comprehensive Plan.

P:\Watermark Residential\Watermark at Tutt Boulevard\Admin\Submittals\Project Statement_ Watermark at Tutt 04-2019.docx



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: N.E.S. Inc.

PROJECT: Greenbriar/Powerwood Master Plan

CITY PLANNING FILE NUMBER(S): CPC MP 01-147

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this 27th day of March 2019.

Katie Whitford
Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 27 day of March, 2019 by Katie Whitford

Witness my hand and official seal.

My commission Expires: 6/17/2022
Carol E. Smith
Notary Public

CAROL E SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874188481
MY COMMISSION EXPIRES JUNE 17, 2022



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 2/20/2019

Pre-Application No.: N 19-026

Applicant(s) Present: Jessic Tuttle, Garrett Linville, Kyle Campbell, Katie Whitford

Lot Size: TBD

Site Location: Southeast Woodmen Road & Tutt Blvd. (GreenBriar/Powerwood 2)

TSN: 5307000102 and 113

Project Description: Multi-family Residential - Apartments

Zone: PBC/AO

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

- | | | |
|--|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input 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 checked="" type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: 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 type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: <u>Zaker Alazzeah, 719-385-5468</u> | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>Photometric Plan</u> |

LDTC MEETING: Yes No **Date:** 2/20/2019 **Time:** 9:30a.m.

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

- The proposed multi-family residential apartment project requires the review and approval of a major MP amendment, major CP amendment, conditional use, and final subdivision plat. The approval path depends on what sequence of applications are submitted. The major CP amendment and final subdivision applications are the only applications able to be determined administratively.
- The entitlements must contain all applicable City standard notes and notices (i.e. avigation easement, special district, ADA, lighting, etc.)
- In part or total, a street will need to be along the northern boundary of the project to facilitate west/east vehicular circulation between Tutt Blvd. and Templeton Gap. Additionally, public improvements (i.e. curb, gutter, sidewalk, and road matte) along the west side of Templeton Gap extending along the project frontage will need to be installed.
- A drainage memo will be required to show how the proposed site design and layout confirms with the analysis approved under the FDR for the development.
- A neighborhood meeting will not be required as part of the initial submittal. If significant public comment is received, a meeting may be necessary. If necessary, the meeting will be held before scheduling items for public hearing.
- An FIA will be prepared by the City for the major MP amendment. Please state within the project statement justification from the developer's perspective why the conversion from commercial to residential is appropriate in this instance.
- Internal private street names will be necessary for emergency response and certain site design features are needed for response.

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: 1 digital and 1 hard copy of plans (2 copies of all reports)

Daniel Sexton, AICP
 Senior Planner
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5366
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 dsexton@springsgov.com



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

Application	Department	Amount	Applicant	AnnexDisc
Concept or Development Plan-Commercial-CSFire	CSFire	\$248.00		
Concept or Development Plan-Commercial-CSUtilities	CSUtilities	\$479.00		
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$1,128.00		
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$713.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$930.00		
Master Plan (New or Major Amendment)	CSU Utilities	\$111.00		
Master Plan (New or Major Amendment)	EDRD	\$155.00		
Master Plan (New or Major Amendment)	EDRD	\$1,052.00		
Master Plan (New or Major Amendment)	Fire Review	\$248.00		
Master Plan (New or Major Amendment)	Land Use Review	\$1,050.00		
Master Plan (New or Major Amendment)	Land Use Review	\$930.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$8,589.00		

Intake Staff:

Date: 4/5/2019
Planner: Daniel Sexton
Receipt Number: 33502
Check Number: 416551
Amount: \$8,589.00
Received From: Thompson Thrift Development, Inc. (Greenbriar/Powerwood)

[Type text]

POSTER

Fill out applicable information below:

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

Land Use, roadway and lot changes.

Subtext (below bold letters, file number or additional information approx. 55 characters):

This is the file number area.

Planning and Development Distribution Form
Major Master Plan Amendment

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

Planner Intake Date: **Daniel Sexton, 4/5/2019**

Admin Receive Date: 4-5-19

Project Name: **Greenbriar/Powerwood Amendment**

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

2. Date buckslip comments are due (21 calendar days after submittal): **Friday, April 26, 2019**

3. HOA: **Dublin Area HOA (126)**

4. STANDARD DISTRIBUTION:

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

Electronic Version

ID#	Division Name	Email/Distribution Notes
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	sdsmith@springsgov.com
24	<input type="checkbox"/> DR&S	sapplegate@springsgov.com
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	cschueler@springsgov.com ; plancos@springsgov.com
21	<input type="checkbox"/> Karla Conner(MC 1565)	connerka@springsgov.com
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	biones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com coperry@springsgov.com
23	<input type="checkbox"/> Flood Plain / Enumerations	addressing@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	SAPPLEGATE@springsgov.com
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@springsgov.com
48	<input type="checkbox"/> Street Division	thuggins@springs.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	czurcher@springsgov.com raustin@springsgov.com
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org

28	<input type="checkbox"/> Office of Accessibility	Anna.Kangas@coloradosprings.gov Michael.Killebrew@coloradosprings.gov
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
54	<input type="checkbox"/> Budget/Finance	JPeterson@springsgov.com For: Financial Impact Analysis Preparation

5. SCHOOL DISTRICT:

Electronic Version

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnsto@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	mark.hatchell@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic Version

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil Kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	Victoria.Williams@us.af.mil carrie.muchow.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

Electronic Version

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Landscape Review	dgould@springsgov.com
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input type="checkbox"/> Streamside Area Overlay	lthelen@springsgov.com
15	<input type="checkbox"/> Hillside Overlay	mdschultz@springsgov.com rteixeira@springsgov.com
42	<input type="checkbox"/> Historic Preservation Area Overlay	hvannimwegen@springsgov.com dsexton@springsgov.com
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within 1/2 mile of a County/City Border

43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input checked="" type="checkbox"/> Woodmen Road Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.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	Jwalker@springsgov.com
70	<input checked="" type="checkbox"/> Woodmen Heights Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	kbrady@springsgov.com
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	jmitchell@springsgov.com If DP, CP is accompanying an Annexation

8. 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: