



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Sand Hill Commercial Development Existing Zone: PBC/AO/SS Acreage: 0.48
Site Address: 7903 Silicon Heights Direction from Nearest Street Intersection: Approximately 400 feet east of the northeast corner of Marksheffel Road and Constitution Ave.
Tax Schedule Number(s): 5333300003

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
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
Vacation of Public Right-of-Way
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/Applicant [Signature] Date: 12-26-19
Signature of Consultant Representative [Signature] Date: 12-26-19

CONTACT INFORMATION (please print or type)

Property Owner/Applicant: Sand Hill Development, LLC. Contact Name: Jarrett Armstrong
Address: 4643 S. Ulster Street, Suite 240 City: Denver Phone: 3037994030
State: CO Zip Code: 80237 E-Mail: jarmstrong@acd-co.com
Consultant Representative: Donald E Casper - Architect, P.C. Phone: 3037914270
Address: PO Box 630563 City: Littleton
State: CO Zip Code: 80163 E-Mail: don@casper-co.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$5213 Assigned to: Gaby Serrano Date: 1/7/20
Receipt No.: 35976 City File No: AR DP 20-00038



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

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 type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
<input type="checkbox"/> 1 copy of a Project Statement containing the following information: <ol style="list-style-type: none"> 1. Description: Describe the project and/or land uses proposed; 2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; & 3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated. 	<input checked="" type="checkbox"/>
<input type="checkbox"/> 1 copy of a Development Plan showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>

REPORTS & STUDIES: (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input checked="" type="checkbox"/>
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input checked="" type="checkbox"/>

PLAN CONTENTS: All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

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

<input type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input type="checkbox"/> Project name and description	<input type="checkbox"/>
<input type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

LAND USE:

<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page.*

Applicant Planner

- Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.

- Existing historic sites and resources

- Existing and proposed topography at two-foot maximum contour intervals

- Show existing and proposed easements, indicating dimensions, use and maintenance information

- Location and dimensions of building and landscape setbacks and buffers

- Subdivision name labels for all lots adjacent to the site

- Show the locations of any water quality features

STREETS & ALLEYS:

- Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements

- Identify all streets as "public" or "private"

- Show and label all access points to the property from adjacent streets and alleys

- Show and label all speed line of sight visibility areas at all street intersections

- All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities

- Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width

- Show any existing or proposed encroachments into the public right-of-way that require a [Revocable Permit](#)

- Provide typical cross-sections for all proposed streets and alleys

SIDEWALKS & TRAILS:

- Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.

- Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type

- Show any and all sidewalks connecting building entries to exterior and public sidewalks

- Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas

- For detached sidewalks, show the distance from the back of curb to the edge of sidewalk

- If applicable, show the size and location and provide a detail of bicycle storage/parking racks

INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:

- Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.

- Show and label any access easements, existing or proposed

- Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.

- Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)

- For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk

- Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable

PARKING LOTS, AREAS, & SPACES:

- Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.

- Location and number of all regular, compact, and handicapped spaces and access aisles.

- Provide a typical or detail with dimensions of typical regular and compact parking spaces types

PLAN CONTENTS: *continued from previous pages*

Applicant	Planner
<input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

ADA SITE ACCESSIBILITY:

- Provide ADA accessible route from public right-of-way with clear identification of the corridor
(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)
- Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry)
- Provide ADA accessible ramps along all ADA accessible corridors

Provide ADA Design Professional Standards notes on plan, per below:

- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

BUILDINGS & STRUCTURES:

- Indicate the use for all buildings
- Show the exact location, dimensions, footprint, size and height of buildings
- Show the exact distance to the closest property line(s)
- Location and type for all freestanding and low-profile signs
- Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls
- Location, type, materials, size and height with detailed exhibit for all trash enclosures

BUILDING ELEVATION DRAWINGS:

- Show all sides of the building, indicating height, scale, design, materials, and colors. *Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.*

SITE LIGHTING:

- Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)
- Indicate the type of light (e.g. metal halide)
- Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture
- Show the type and location of existing and proposed street-lights, if this information is available
- A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible
- If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project

PHASING PLAN:

- Phase area boundaries and sequence
- Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area.
- Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)

ADDITIONAL PLAN COMPONENTS:

Applicant	Planner
<input type="checkbox"/> Preliminary Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Utility and Public Facility Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary or Final Landscape Plan	<input type="checkbox"/>
<input type="checkbox"/> Coordinated Sign Plan (CSP)	<input type="checkbox"/>
<input type="checkbox"/> Hillside or Streamside Compliance Plan	<input type="checkbox"/>
<input type="checkbox"/> Land Suitability Analysis	<input type="checkbox"/>

DEVELOPMENT PLAN REVIEW CRITERIA:

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

CONDITIONAL USE REVIEW CRITERIA

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

USE VARIANCE REVIEW CRITERIA

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

Sand Hill Filing No. 4 Project Statement

The proposed Sand Hill Filing No. 4, Lot 1 site (project) is a new office (dental) development consisting of 1-building (4,048 square-feet approximately) on a lot consisting of approximately 0.48 acres. The project is located within the Sand Hill commercial development at the northeast corner of Marksheffel Road and Constitution Avenue and immediately adjacent to and east of Sand Hill Filing No. 3. The project will entail a parking lot, landscape area, water, sewer, and irrigation services, and storm drain. Access to the property will be provided from Silicon Heights.

The proposed project is aligned with the approved Concept Plan for the "Sand Hill Retail" commercial development and the "The Sands" Master Plan. The proposed use is compatible with the surrounding zones and neighborhood and access to the project will occur from an internal private drive serving the various commercial lots. Pedestrian access is provided with adjacent proposed sidewalks.

The Pre-application meeting for this proposed Lot (Pad Site C) was held in conjunction with the Pre-application for Sand Hill Filing No. 3 (Pads A & B). There were no issues identified during the Pre-application meeting that would require mitigation.



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 10/16/19

Pre-Application No.: _____

Lot Size: 6.86 acres

TSN: 53333300003

Zone: PBC AO

Applicant(s) Present: John Radcliffe (Galloway & Company Inc) and Don Casper

Site Location: NE Corner of Marksheffel Road and Constitution - PAD A, B and C

Project Description: Commercial Development

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

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

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

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

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

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>TJ Gajda 719-385-7719</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> |

LDTIC MEETING: Yes No

Date: _____ Time: _____

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

- Applicant proposing the following:
 - PAD A - Retail and Restaurant
 - PAD B- Quick Casual restaurant and drive through fast food restaurant
 - PAD C - Dentist office
- All of the above mentioned uses are permitted
- Pedestrian connection from the street to the site should be provided and should be ADA compliant.
- A 25-ft landscape setback is required along Constitution and Marksheffel.
- With future residential to the North of the site staff would recommend a combination of solid fencing/and or heavy vegetation in the NW corner of the lot to help with noise mitigation.
- Building height requirement 45'.
- A photometric plan should be included with the submittal.
- Options for application:
 - Option 1 - Applicant can submit one development plan for PAD A and PAD B and subdivision plat for PAD A, PAD B and PAD C
 - Option 2- Applicant can submit separate development plan for PAD A, PAD B and PAD C and one subdivision plat for PAD A, PAD B and PAD C
 - Option 3- If PAD C is removed, Applicant can submit one development plan for PAD A and PAD B and subdivision plat for PAD A and PAD B
- Please include a note on the SP and plat about the shared parking agreement. This note should include a reception number for reference.
- Please note that for every 15 parking spaces one shade tree is required.
- Staff is concerned about the parking proposed along Marshheffel Road. Staff advises that adequate buffering is proposed to mitigated the visibility of these parking lot. The Applicant has stated that this parking area is being proposed on this area due to the Magellan easement that runs along the property.

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 + 1 hard copy of plans

Gaby Serrano
Planner II
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5089
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 ana.serrano@coloradosprings.gov



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Concept or Development Plan-Commercial-HS/SS-CSFire	CSFire	\$248.00		
Concept or Development Plan-Commercial-HS/SS-CSUtilities	CSUtilities	\$479.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	\$1,169.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	\$23.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$30.00		
LUR - Subdivision Plat	Land Use Review	\$30.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$3.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$5,213.00		

Intake Staff:

Date: 1/6/2020 → *paid intake after 3:00 p.m.*
Planner: Gaby Serrano
Receipt Number: 35976
Check Number: 1070
Amount: \$5,213.00
Received From: Sand Hill Development LLC

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: January 9, 2020
Planner: Gaby Serrano
Planner email: Ana.serrano@coloradosprings.gov
Planner phone number: (719) 385-5089
Consultant Email: johnradcliffe@gallowayus.com
Consultant Name: John Radcliffe
TSN: 5333300003

PROJECT: Sand Hill Retail Center PAD C

<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)

PROJECT BLURB(S)

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

Development Plan

Request by Sand Hill Development LLC (owner), with representation by John Radcliffe (consultant) and Don Casper (architect), for approval of the Sand Hill Retail Center Pad C at Sand Hill Development Plan. If approved the proposed would allow for a medical building. The medical building will have a square footage of 4, 048. The site is zoned PBC/AO/SS (Planned Business Center with an airport and streamside overlay), located at the northeast corner of Marksheffel Road and Constitution Avenue and consists of 0.48 acres.

Final Plat

Request by Sand Hill Development LLC (owner), with representation by John Radcliffe (consultant), for approval of the Sand Hill Filing No. 4 Subdivision Plat. If approved the plat would allow a portion of the parcel to be subdivided for one lot for a medical use. The site is zoned PBC/AO/SS (Planned Business Center with an airport and streamside overlay), located at the northeast corner of Marksheffel Road and Constitution Avenue and consists of 0.48 acres.

POSTCARD

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

- This project proposes a Development Plan and subdivision Final Plat for a new medical use development.

Neighborhood Meeting Information: N/A

Date:

Time:

Location:

[Type text]

POSTER

Fill out applicable information below:

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

Development Plan and Final Subdivision Plat

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

Medical Service Use

Planning and Development Distribution Form

Development Plan

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

Planner Intake Date: Gaby Serrano 1/7/20

Admin Receive Date: 1/10/20

Project Name: San Hill Medical Office Pad C

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters) **1000' buffer**

2. Date bucksliip comments are due (21 calendar days after submittal): **1/28/20**

3. HOA: **(N/A)**

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Bucksliips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloraodosprings.gov

3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

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

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input checked="" 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	johnstp@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 type="checkbox"/> School District # 49	mandrews@d49.org

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
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	corine.weiss@us.af.mil daniel.lewis.53.ctr@us.af.mil
75	<input checked="" type="checkbox"/> Peterson	glenn.messke@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	
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input checked="" type="checkbox"/> Streamside Area Overlay	Tasha.brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Michael.Schultz@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Chris.Staley@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@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@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
70	<input type="checkbox"/> Woodmen Road Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
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	Jwalker@springsgov.com
70	<input type="checkbox"/> Woodmen Heights Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
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
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9. LAND USE REVIEW:

Hard Copy Full sized plans

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