



# Planning and Co

2880 Internatio  
Phone 719.520.63

## Type

Staff has stopped review until the Final Plat is submitted. Documents to be due at the same time so that there is no discrepancy between the design documents.

8/25/22 PCD staff / AGM

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

Administrative Special Use (mark one)

- Extended Family Dwelling
- Temporary Mining or Batch Plant
- Oil and/or Gas Operations
- Rural Home Occupation
- Tower Renewal
- Other \_\_\_\_\_

Construction Drawing Review and Permits (mark one)

- Approved Construction Drawing Amendment
- Review of Construction Drawings
- Construction Permit
- Major Final Plat
- Minor Subdivision with Improvements
- Site Development Plan, Major
- Site Development Plan, Minor
- Early Grading or Grading
- ESQCP

Minor Vacations (mark one)

- Vacation of Interior Lot Line(s)
- Utility, Drainage, or Sidewalk Easements
- Sight Visibility
- View Corridor

Other: \_\_\_\_\_

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 0 CONSTITUTION AVE & 0 MARKSHEFFEL RD	
Tax ID/Parcel Numbers(s) 5405000035 & 5405000051	Parcel size(s) in Acres: 12.26
Existing Land Use/Development: VACANT	Zoning District: CS CAD-O (Pending rezone to RM-30 CAD-O)

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): FEATHERGRASS INVESTMENTS, LLC (c/o KEN DRISCOLL)	
Mailing Address: 715 N. CHESTNUT ST, COLORADO SPRINGS, CO 80907	
Daytime Telephone: 719-651-9133	Fax:
Email or Alternative Contact Information: KDRISCOLL719@GMAIL.COM	

**Description of the request:** (attach additional sheets if necessary):

The Applicant intends to develop 226 multifamily units in two (2) buildings on the 12.26 AC site with a maximum density of 18.43 DU/AC in the proposed RM-30 zone. The planned community includes: two (2) mid-rise, three (3) story multifamily unit buildings, office, club house, swimming pool, landscaping, and open spaces.

### For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



# Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization):		THE GARRETT COMPANIES c/o RACHEL HARMON	
Mailing Address:			
1051 GREENWOOD SPRINGS BLVD, STE 101, GREENWOOD, IN 46143			
Daytime Telephone:		Fax:	
317-886-7923			
Email or Alternative Contact Information:			
rharmonharmon@thegarrettco.com			

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):		Kimley-Horn c/o Mitchell Hess	
Mailing Address:			
2 N. NEVADA AVE, STE 300, COLORADO SPRINGS, CO 80903			
Daytime Telephone:		Fax:	
719-453-0180			
Email or Alternative Contact Information:			
mitchell.hess@kimley-horn.com			

**AUTHORIZATION FOR OWNER’S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**


To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: Kevin Walker Digitally signed by Kevin Walker  
Date: 2022.05.23 13:51:45 -06'00'

Date: May 23, 2022

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant (s) Signature:  Digitally signed by Rachel Harmon  
Date: 2022.05.23 16:03:21 -04'00'

Date: May 23, 2022



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**EL PASO COUNTY PLANNING AND  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT**

**LANDSCAPE PLAN CHECKLIST**

Revised: January 2022

<b>Landscape Plan</b>		<b>Applicant</b>	<b>PCD</b>
<p>The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of landscaping are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding. The landscape plan shall meet the requirements of Chapter 6 of Land Development Code.</p> <p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
	<p><b>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</b></p>	<p>✓</p>	<p>Office use only</p>
1	Owner name, contact telephone number, and email	✓	
2	Applicant name (if not owner), contact telephone number, and email	✓	
3	Plan preparer contact telephone number and email	✓	
4	Date, north arrow, and a graphic scale	✓	
5	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	see civil sheets	
6	Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	✓	
7	Location and classification of all existing and proposed internal and adjacent roadway(s).	✓	
8	The outlines of all structures, parking areas, outside storage areas, loading areas, and refuse collection area(s) in relation to the landscaping.	✓	
9	The existing zoning of the subject property and the existing zoning of surrounding properties.	✓	
10	Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required)	✓	
11	The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).	✓	
12	Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.	see civil sheets	
13	The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated groundcover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated.	✓	
14	All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.	✓	
15	Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion. All requests for phasing of landscaping shall be expressly approved by the PCD Director prior to submittal of the associated application.	N/A	
16	If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in the letter of intent.	N/A	



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17	Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.	✓	
18	Legend with plant species, quantity, maturity height, ball and burlap size, caliper, symbol and name	✓	
19	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:		



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**SIGN PLAN CHECKLIST**

Revised: January 2022

**Sign Plan**  
 The purpose of the sign plan is to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. The sign regulations are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of signs. The sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics, traffic, and pedestrian safety. The sign regulations are designed to serve substantial governmental interests and, in some cases, compelling governmental interests such as traffic safety and warning signs of threats to bodily injury or death.

The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.

		Applicant	PCD
<b>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</b>		<b>✓</b>	Office use only
<b>Sign Plan Drawing to include the following elements:</b>			
1	Date, north arrow, and a graphic scale	✓	
2	Vicinity map showing the property in relation to major roadways, unless otherwise shown on the site development plan	✓	
3	Location of the property line, right-of-way, and all existing and proposed easements	✓	
4	The outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration	✓	
5	Depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs	✓	
6	Location of any existing and proposed signage on site	✓	
7	Depiction of any loading and other vehicular use areas located near any existing or proposed freestanding signs	N/A	
8	Location, height and intensity of all outdoor illumination for the sign	✓	
9	Depiction of any no-build areas, floodplain, drainage facilities located near any existing or proposed freestanding signs	✓	
10	Depiction of all garbage receptacles located near any existing or proposed freestanding signs	N/A	
11	Depiction of all existing and proposed utility lines and associated infrastructure located near any existing or proposed freestanding signs	✓	
12	Depiction of any sight triangles when located near any existing or proposed freestanding signs	✓	
<b>Sign Plan to include the following elements:</b>			
1	Sign elevation and detail.	✓	
2	Dimensions and location of all existing and proposed sign	✓	
3	Summary of square footage of the total allowed signage and existing and proposed signage for the property	✓	
4	Setback distances from all lot line to all existing and proposed signs	✓	
5	If illuminated, detailed description of illuminating devices and how the proposed illumination will be in compliance with the lighting standards.	✓	
6	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:		