



→ **CORDERA COMMERCIAL SOUTH - PARCEL D**

GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: BRIARGATE COMMERCIAL NORTH Existing Zone: A Acreage: 05.97 29.99

Site Address: Vacant Land Direction from Nearest Street Intersection: West of Notch Trail and Cordera Crest Ave.

Tax Schedule Number(s): 6200000667, 6226200002, 6227100007 *PORTIONS

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- | | |
|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> PUD Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input checked="" type="checkbox"/> Concept Plan <input checked="" type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> Waiver of Replat <u>OC (28.74 AC), PF (7.24 AC)</u> |
| <input type="checkbox"/> Development Agreement | <input checked="" type="checkbox"/> Zone Change; Proposed Zone: <u>PK (29.99 AC)</u> |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Preservation Easement Adjustment | |

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

<u>[Signature]</u>	<u>4/25/19</u>	<u>[Signature]</u>	<u>4/30/19</u>
Signature of Property Owner	Date	Signature of Consultant	Date
<u>[Signature]</u>	<u>4/26/19</u>		
Signature of Developer	Date		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: HIGH VALLEY LAND CO INC Contact Name: Cody Humphrey

E-Mail: CHumphrey@laplatalc.com Phone: (719) 867-2279

Developer: HIGH VALLEY LAND CO INC Contact Name: Cody Humphrey

E-Mail: CHumphrey@laplatalc.com Phone: (719) 867-2279

Consultant/Main Contact name: Matrix Design Group Attn: Jason Alwine Phone: (719) 575-0100

Address: 2435 Research Pkwy, Suite 300 City: Colorado Springs

State: CO Zip Code: 80920 E-Mail: jason_alwine@matrixdesigngroup.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ 13,776.00 Assigned to: KATIE CARLEO Date: 5.23.19

Receipt No.: 33847 City File No.: CPC 2C 19-00073



Zone Change Application Requirements

REVIEW CRITERIA: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

Existing Zone:

Proposed Zone:

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a change of zone.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input checked="" type="checkbox"/> <ol style="list-style-type: none"> 1. A clear description of the proposed zone change; 2. A justification based on the review criteria why the proposed zone change should be approved; and 3. A description of how each issue, as communicated by the reviewing Planner, has been addressed. 	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit	<input type="checkbox"/>
1 copy of either a Concept Plan or Development Plan showing all "Plan Contents" listed in their respective checklists. A Concept Statment may be an acceptable alternative to the above plans if rezoning to either of the following districts: A, R, R1-9000, R1-6000, R-2, PF, or PK.	
<input checked="" type="checkbox"/> <i>If rezoning to:</i>	<input type="checkbox"/>
<i>PF:</i> A development plan must be approved prior to the issuance of a building permit <i>OR:</i> A development plan is required at the time of the request to establish the zone district <i>DFOZ Overlay:</i> A development plan is required at the time of the establishment of the parent zone district	
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input type="checkbox"/>
A legal description and drawing of the property to be rezoned. Subdivision names must be as shown on the recorded plat	
<input checked="" type="checkbox"/> and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds for the entire boundary of the Zone Change. Easements not on the parcel should not be included.	<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"/>
REPORTS & STUDIES: (requirement to be determined at the pre-application or LDTC meetings) These reports and studies must be prepared by an appropriate qualified professional.	
<input type="checkbox"/> 2 copies of a Drainage Report	<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 Geologic Hazard Study	<input type="checkbox"/>

PROJECT STATEMENT – BRIARGATE COMMERCIAL NORTH
ZONE CHANGE AND CONCEPT PLAN

MAY 2019

Cordera Filing CN-2, DF-6, CN-3, and the existing open space to be known as Briargate Commercial North, is located west of Cordera Filing 3 between the intersections at Cordera Crest Ave./ Notch Trail and Cordera Crest Ave./ Blue Horizon View to the north. The project is bordered by Cordera Crest Ave. to the east, Powers Blvd. to the west, to the north the recently approved Cordera Commercial North, and to the south Briargate Crossing. The proposed Briargate Commercial North consists of four parcels totaling 65.97 acres. The site is currently zoned Agriculture (A). High Valley Land Company, Inc. proposes to develop the property into an office/ commercial site, a multi-family residential site and open space.

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

- Zone change to rezone the site from A to OC, PF and PK
- Concept Plan illustrating the proposed uses for each of the parcels

The zoning requests for consideration include:

Parcels to be Zoned OC (Office Complex):

- Parcel A: 12.88 acres
- Parcel C: 15.86 acres

Parcels to be zoned PF (Public Facility):

- Parcel B (Existing Detention Pond): 7.24 acres

Parcels to be zoned PK (Park):

- Parcel D: 29.99 acres

A request for rezoning the property from Agriculture (A) to Office Complex (OC) for Parcels A & C, Parcel B to Public Facility (PF), and Parcel D to Park (PK) is being submitted in conjunction with a Concept Plan. The Concept Plan illustrates the proposed parcel boundaries as well as intended uses. The proposed zoning and land use of office, multi-family residential, and open space are consistent with the Briargate Master Plan approved with City File No. CPC MP 07-00061, as amended, and are consistent with other office and retail development along Powers Boulevard.

The proposed project will be developed as four phases; Parcel A, Parcel B, Parcel C, and Parcel D. Parcel B is an existing detention facility which shall remain. Access to the developed parcels A & C will be via Cordera Crest Avenue. There will be no direct vehicular access permitted onto Powers Blvd. from any of the proposed sites. A sidewalk connection will be provided along Cordera Crest Ave. which will connect to the open space/ park areas found east of this site developed as part of Cordera Filing 3. These sidewalk connections will be further defined with future development plan submittals.

Briargate Master Plan

The proposed office/ retail use is in conformance with the existing Briargate Master Plan, as amended, as the use meets the master plan use requirements. The Briargate Master Plan indicates an approved use of Office-Industrial/ Research & Development for Parcel C and multi-family residential for Parcel A.

The community open space areas as illustrated on the approved Master Plan will remain and zoned PK shown within Parcel D.

Zone Change

The proposed zone change for the site is to rezone from the existing zone of A (Agriculture) to OC (Office Complex), PF (Public Facility) and PK (Park). The proposed office and multi-family uses are principally permitted in the OC zone. Proposed building setbacks will meet the OC zone requirements and are illustrated on the drawings. Parcel D will be zoned PK to preserve community open space as originally identified on the Briargate Master Plan. The existing detention facility located within Parcel B will be zoned PF as this will ultimately be dedicated to the City of Colorado Springs.

Zone Change Review Criteria

1. ***The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*** The requested Zone Change will not be detrimental to the public, health, safety, convenience or general welfare and follows the Colorado Springs zoning code.
2. ***The proposal is consistent with the goals and policies of the recently adopted PlanCOS.*** The Briargate Commercial North development meets the goals and policies of the PlanCOS as the site lies within a New Developing Neighborhood as defined in PlanCOS and meets existing master plan criteria which are cited as playing an integral part of growth within Colorado Springs. The office complex and multi-family uses are in line with the existing master plan.
3. ***Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implanted do not have to be amended to be considered consistent with a zone change request.*** The proposed uses are in conformance with the Briargate Master Plan, as amended, permitting Office-Industrial/ Research & Development and Multi-Family Residential.

Concept Plan

A concept plan has also been prepared for the overall development of the parcels. The concept plan identifies access locations, internal roadways and loosely defines building locations and parking lot areas. The specific uses, building locations and sizes, and parking locations are unknown at this time and will be determined with future development plan submittals.

Concept Plan Review Criteria

1. **Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?**
The development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the adjacent neighborhood as the community has been master planned for the proposed uses.
2. **Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?**
The project will be designed as such to maximize light and air through and surrounding the site while taking advantage of the viewshed corridors of Pikes Peak and the Front Range.

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

The project will be designed to harmoniously blend with the adjacent land uses and neighborhood through architectural and landscape material elements found throughout the Cordera community.

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

The proposed access points have previously been approved with no changes proposed to these locations. The parking lot areas and site layout will be designed to maximize pedestrian connectivity both onto and through the site.

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

The proposed land use is compatible with the surrounding uses as the proposed office and multi-family residential uses were identified on the originally approved Briargate Master Plan. As part of the approved master plan the adjacent transportation roadways, utility infrastructure, drainage/ detention, and school capacity have all been planned to accommodate the proposed development and have adequate capacity to serve its needs. There are numerous parks throughout the Cordera development that can provide a variety of recreational opportunities for the users of this development. Pedestrian connections to the parks and open spaces approved as part of Cordera Filing 3 will be provided.

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

The proposed uses are in conformance with the Briargate Master Plan, as amended, permitting Office-Industrial/ Research & Development and Multi-Family Residential. The proposed uses will promote and introduce a mixed-use environment while creating a buffer between Powers Blvd. and the existing residential units.

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

The proposed land uses are compatible with the surrounding uses as the site is surrounded by no-build open space areas to the south. To the north the parcel is bordered by the existing Cordera Commercial North project with an existing storage facility already in place. The west is Powers Blvd. and while to the east are existing residential units, these units are separated from the site by Cordera Crest Ave.

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

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



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: High Valley Land Company, Inc. (Property Owner)

PROJECT: Briargate Commercial Concept (CN-2, CN-3, Open Space)

CITY PLANNING FILE NUMBER(S): TBD

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 9th day of May, 2019.

[Signature]

Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

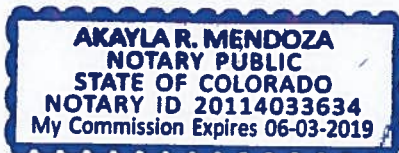
The foregoing certification was acknowledged before me this 9th day of May, 2019, by Michael G. Ruebenson as Vice President of High Valley Land Company Inc. a Colorado Corporation and Successor by Merger to LP47, LLC.

Witness my hand and official seal.

My commission Expires: June 3, 2019

[Signature]

Notary Public



**LEGAL DESCRIPTION
(CN-3 OPEN SPACE)**

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3G RECORDED AUGUST 7, 2015 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 215713655, SAID PORTION OF CORDERA CREST AVENUE BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" - BEARING NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET

COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID CORDERA FILING NO. 3G;

THENCE NORTHEASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CORDERA CREST AVENUE AND THE EXTERIOR OF CORDERA FILING NO. 3G THE FOLLOWING (3) THREE COURSES;

1. THENCE NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET TO A TANGENT 114.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°54'38" AN ARC DISTANCE OF 164.97 FEET TO A 1032.50 FOOT RADIUS REVERSE CURVE;
3. THENCE SOUTHEASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 9°17'51" AN ARC DISTANCE OF 167.55 FEET TO THE **POINT OF BEGINNING**;

THENCE EASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY AND ARC, THROUGH A CENTRAL ANGLE OF 15°18'28", AN ARC DISTANCE OF 275.86 FEET TO A 5,482.09 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 74°48'51" EAST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°20'34" AN ARC DISTANCE OF 128.49 FEET TO A 114.11 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 35°00'03" AN ARC DISTANCE OF 69.71 FEET TO A 32.97 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 57°56'43" AN ARC DISTANCE OF 33.34 FEET TO A 47.35 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 53°52'06" AN ARC DISTANCE OF 44.51 FEET TO A 397.25 FEET COMPOUND CURVE;

THENCE SOUTHERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 13°31'19" AN ARC DISTANCE OF 93.75 FEET;

THENCE SOUTH 27°55'02" WEST A DISTANCE OF 12.29 FEET TO A POINT ON THE EXTERIOR OF PARCEL 5 AS DESCRIBED IN A DOCUMENT RECORDED MARCH 7, 2003 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 203049162;

THENCE ALONG SAID PARCEL 5 THE FOLLOWING (3) THREE COURSES;

1. THENCE SOUTH 87°25'14" EAST A DISTANCE OF 99.79 FEET;

LEGAL DESCRIPTION CONT.....
OPEN SPACE PARCEL

2. THENCE NORTH 69°39'15" EAST A DISTANCE OF 329.51 FEET;
3. THENCE NORTH 43°01'10" EAST A DISTANCE OF 297.54 FEET;

THENCE NORTH 47°20'27" EAST A DISTANCE OF 63.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3B RECORDED FEBRUARY 11, 2014 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 214713431;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (2) TWO COURSES;

1. THENCE NORTH 85°05'27" EAST A DISTANCE OF 539.62 FEET TO A TANGENT 658.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°35'19" AN ARC DISTANCE OF 282.38 FEET TO THE WESTERLY EXTERIOR OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO.2 RECORDED FEBRUARY 2, 2007 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 207712525;

THENCE SOUTH 00°00'17" WEST, ALONG THE SAID WESTERLY EXTERIOR, A DISTANCE OF 47.06 FEET TO THE NORTHEAST CORNER OF PREVIOUSLY CITED PARCEL 5;

THENCE SOUTHERLY, ALONG THE COMMON LINE OF SAID BRIARGATE CROSSING SUBDIVISION FILING NO.2 AND PARCEL 5, THE FOLLOWING (5) FIVE COURSES;

1. THENCE SOUTH 00°00'17" WEST A DISTANCE OF 117.05 FEET;
2. THENCE SOUTH 22°38'26" WEST A DISTANCE OF 150.66 FEET;
3. THENCE SOUTH 53°27'12" WEST A DISTANCE OF 335.64 FEET;
4. THENCE SOUTH 37°46'24" WEST A DISTANCE OF 227.20 FEET;
5. THENCE SOUTH 59°58'48" WEST A DISTANCE OF 372.13 FEET;

THENCE SOUTHERLY ALONG SAID PARCEL 5 THE FOLLOWING (2) TWO COURSES;

1. THENCE SOUTH 59°58'48" WEST A DISTANCE OF 78.08 FEET;
2. THENCE SOUTH 70°31'39" WEST A DISTANCE OF 399.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD RECORDED NOVEMBER 06, 2002 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NO. 202195133;

THENCE NORTHWESTERLY, ALONG SAID POWERS BOULEVARD RIGHT-OF-WAY, THE FOLLOWING (6) SIX COURSES

1. THENCE NORTH 53°27'24" WEST A DISTANCE OF 42.79 FEET;
2. THENCE NORTH 55°01'13" WEST A DISTANCE OF 187.28 FEET;
3. THENCE NORTH 35°41'32" WEST A DISTANCE OF 261.37 FEET;
4. THENCE NORTH 60°53'19" WEST A DISTANCE OF 264.18 FEET;



5. THENCE NORTH 62°57'09" WEST A DISTANCE OF 202.67 FEET;

6. THENCE NORTH 49°54'12" WEST A DISTANCE OF 244.05 FEET;

THENCE NORTH 66°30'02" EAST A DISTANCE OF 167.71 FEET TO A TANGENT 52.75 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°01'45" AN ARC DISTANCE OF 49.74 FEET TO A 2,100.70 FOOT REVERSE CURVE;

THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 06°27'31" AND ARC DISTANCE OF 236.80 FEET TO A 45.70 FEET COMPOUND CURVE;

THENCE NORTHEASTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 67°24'04" AN ARC DISTANCE OF 53.76 FEET TO A 6,601.92 FOOT REVERSE CURVE;

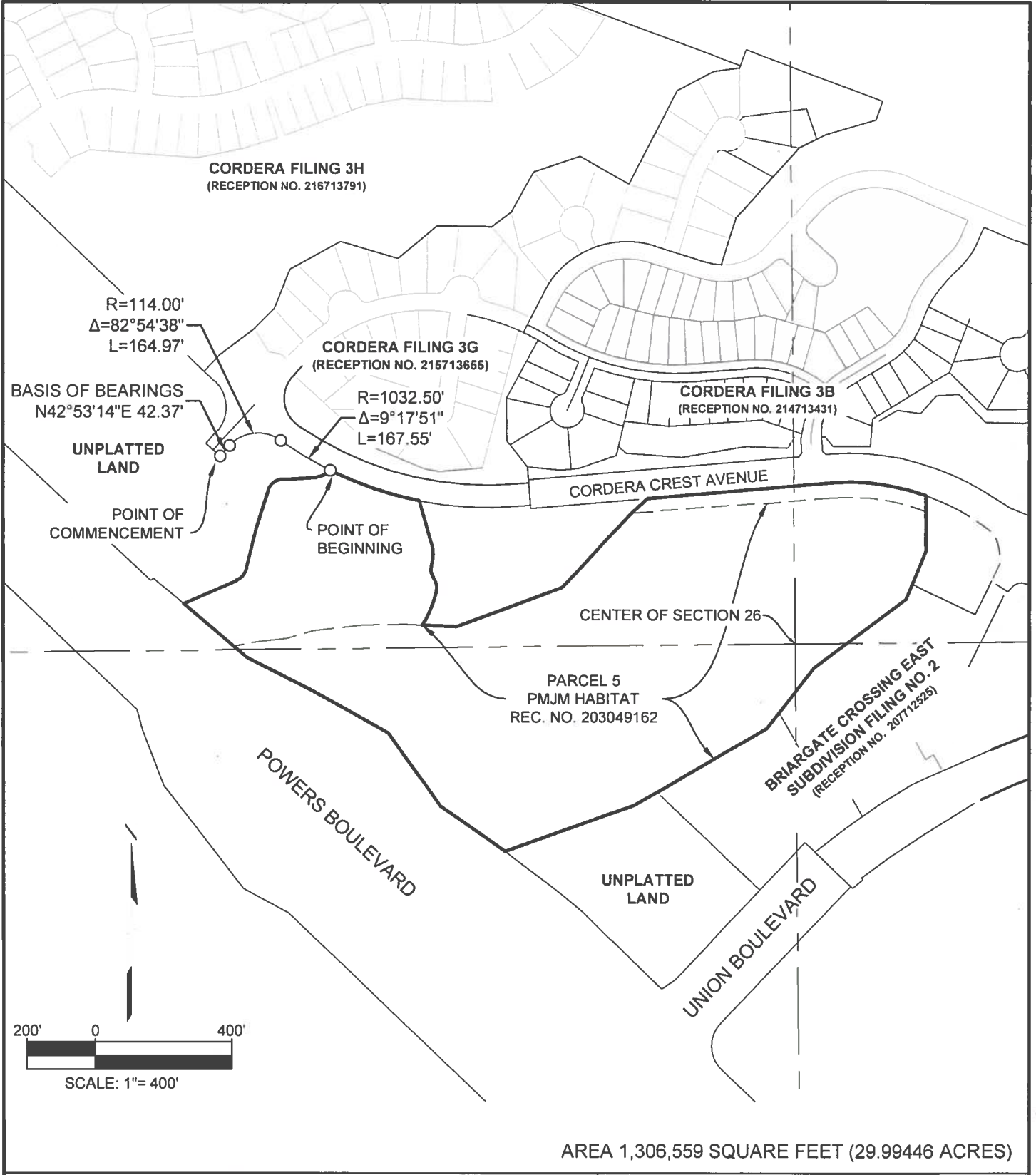
THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 00°52'32" AN ARC DISTANCE OF 100.88 FEET TO A 56.62 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 04°25'34" WEST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°29'12" AN ARC DISTANCE OF 44.95 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,306,559 SQUARE FEET (29.99446 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
(719) 575-0100

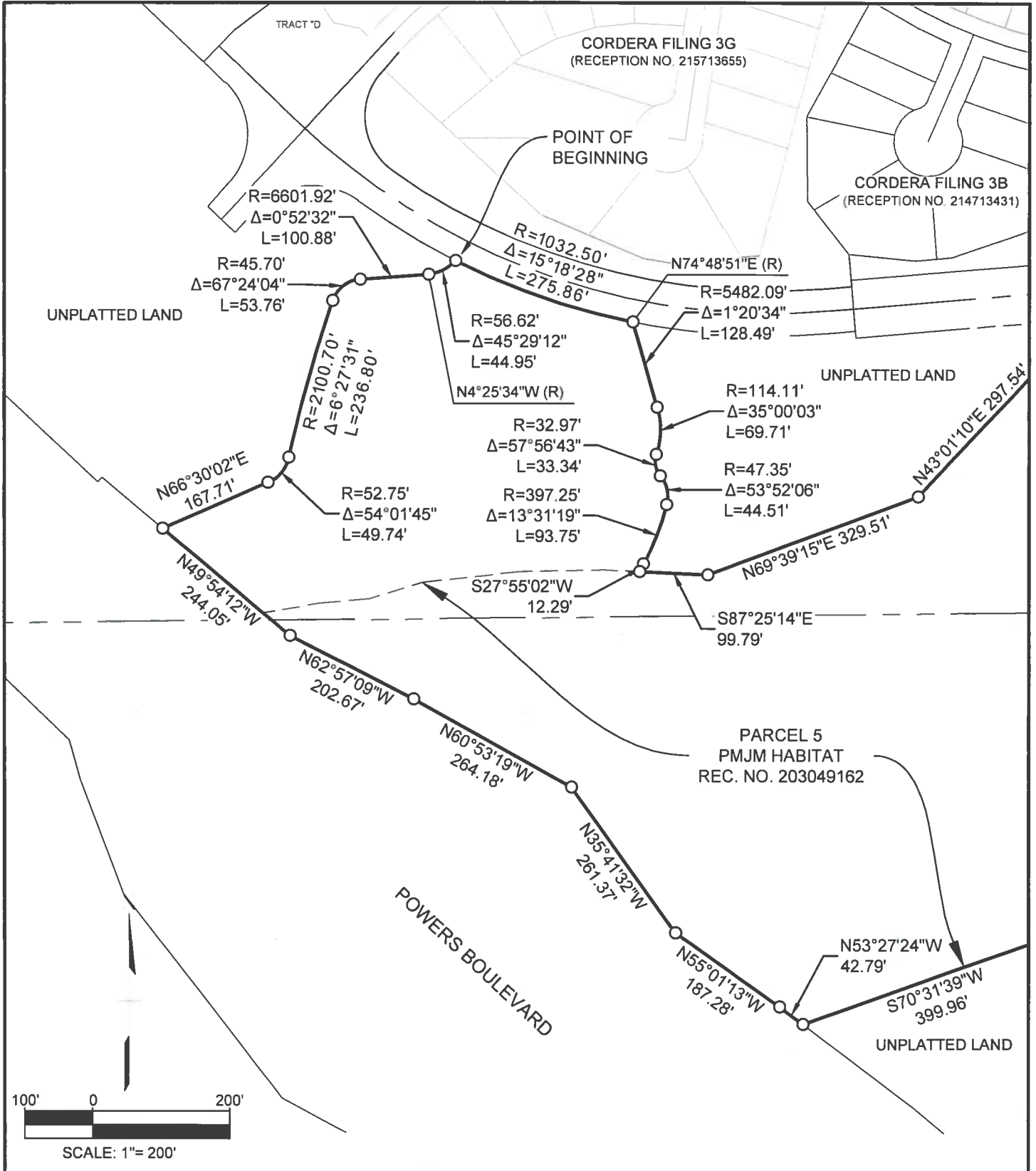


AREA 1,306,559 SQUARE FEET (29.99446 ACRES)



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

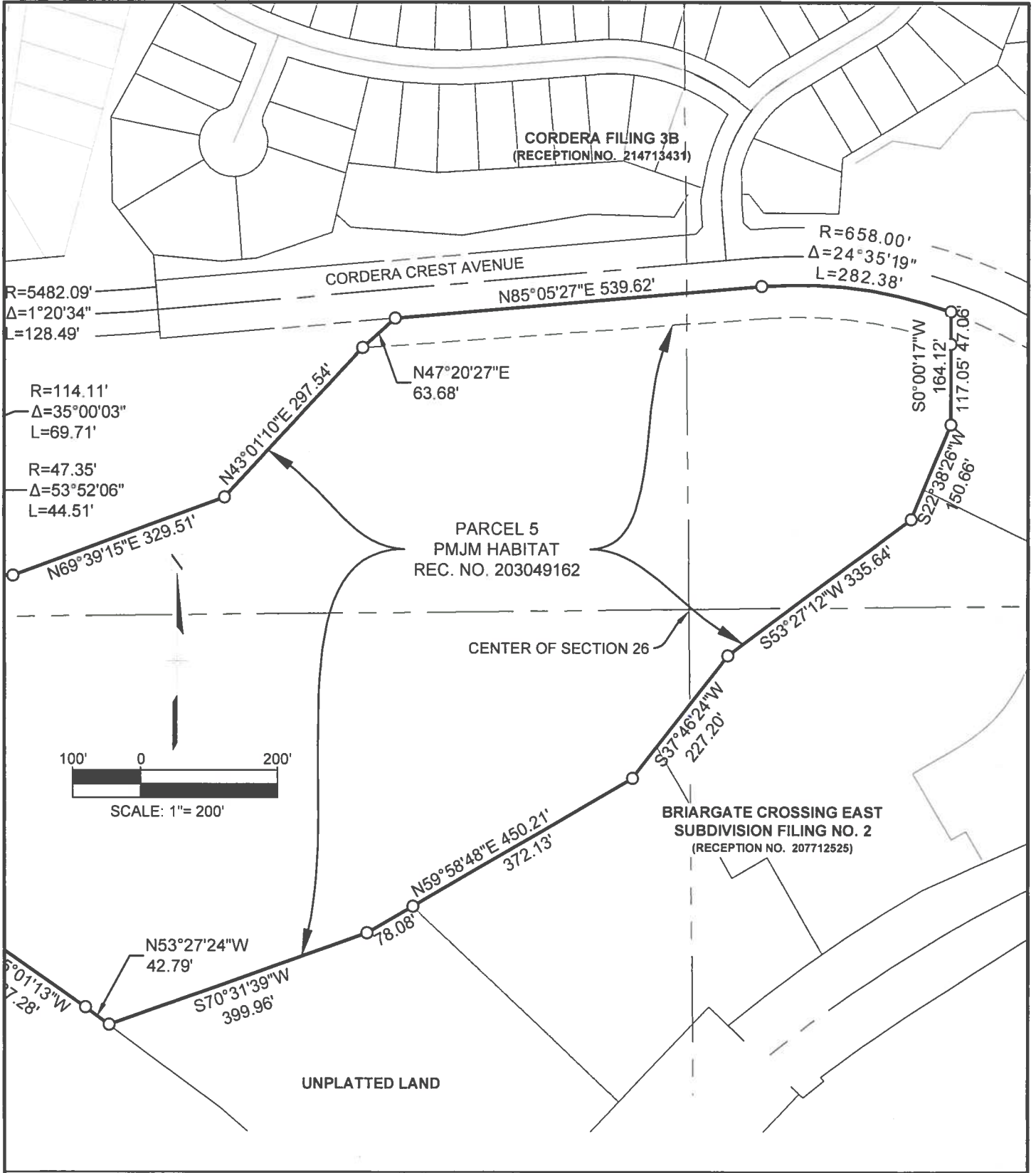
CN-3 OPEN SPACE PARCEL		
GRAPHICAL EXHIBIT		
CHECKED BY: RLM	DATE: APR 22, 2019 JN: 16.104.166	SHEET 4 OF 6



2435 Research Parkway, Suite 300
 Colorado Springs, CO 80920
 Phone 719-575-0100
 Fax 719-575-0208

CN-3 OPEN SPACE PARCEL
 GRAPHICAL EXHIBIT

CHECKED BY: RLM	DATE: APR 22, 2019 JN: 16.104.166	SHEET 5 OF 6
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2435 Research Parkway, Suite 300
 Colorado Springs, CO 80920
 Phone 719-575-0100
 Fax 719-575-0208

CN-3 OPEN SPACE PARCEL			
GRAPHICAL EXHIBIT			
CHECKED BY:	RLM	DATE: APR 22, 2019	SHEET
		JN: 16.104.166	6 OF 6



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 3/18/19

Pre-Application No.: N 19-048

Applicant(s) Present: Jason Alwine (Matrix) Owner: La Plata (Cody Humphrey)

Lot Size: +/- 30

Site Location: Cordera Commercial - CN2/CN3 North/ CN South

TSN: 6227100007

Project Description: Office/ Multi-family

Zone: A to OC

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

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

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Neighborhood Meeting - applicant to set date/time 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 checked="" type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input type="checkbox"/> Drainage Report |
| Contact: <u>Joel Dagnillo, 719-385-5412</u> | Contact: <u>Zaker Alazzeah, 719-385-5468</u> | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

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

Overall zoning for this area of A. The area of the pond would be zoned; staff to further investigate the zoning for the open space
 CN2 - multifamily - Matrix (Jason)
 CN3 North - office (TBD)
 CN3 South - medical office (would include pond) YOW
 Will zone whole area as OC for the remaining developable area.
 Need to contact Engineering for the waiver for geological hazard.

Open space - include this in the overall concept area to show these as dedicated. Will calculate fee based on zoning area.
 Traffic memo to be updated with the overall concept plan.

Drainage - should have an existing MDDP. Will submit a preliminary with CP/ZC and then will have standard FDR done with development plan submittal.

Timing for submittal of the subsequent development plans are ok to come in prior to the approval of the overall zone change, but will not be approved until the final hearing and approval of the overall zone change.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

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

Katie Carleo
 Principal Planner
 Land Use Review
 Planning & Community Development

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



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

[Return to Fee Calculator](#)

Application	Department	Amount	Applicant	AnnexDisc
Concept Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	\$1,320.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	\$1,622.00		
Concept Plan for PUD Zone - Fire	CSFire	\$248.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$1,980.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$390.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$2,140.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$480.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$2,140.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$26.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$32.00		
Total Fees		\$13,776.00		

Intake Staff:

Date: 5/22/2019
Planner: Katie Carleo
Receipt Number: 33867
Check Number: 38446
Amount: \$13,776.00
Received From: HIGH VALLEY LAND COMPANY - Cordera Commercial South

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 28, 2019

Planner: CATHERINE CARLEO

Planner email: KCARLEO@SPRINGSGOV.COM

Planner phone number: (719) 385-5060

Applicant Email: jason_alwine@matrixdesigngroup.com chumphrey@laplatallc.com

Applicant Name: JASON ALWINE

TSN: *portions 6200000667, 6226200002, 6227100007

PROJECT: CORDERA COMMERCIAL SOUTH

<input type="checkbox"/>	Pre-application Notice	<input type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input checked="" type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

- 150 feet 500 feet 1,000 feet
 Modified (attach modified buffer)
 No public notice

PROJECT BLURB(S)

ZONE CHANGE (PARCEL A)

Request by High Valley Land Co., with representation by Matrix Design Group, for approval of a zone change establishing an OC (Office Commercial) zoning district consisting of 12.87 acres. The site is currently zoned A (Agricultural) located southwest of Old Ranch Road and Cordera Crest Avenue, along Cordera Crest Avenue.

ZONE CHANGE (PARCEL B)

Request by High Valley Land Co., with representation by Matrix Design Group, for approval of a zone change establishing a PF (Public Facility) zoning district consisting of 7.24 acres for the public detention pond facility. The site is currently zoned A (Agricultural) located southwest of Old Ranch Road and Cordera Crest Avenue, along Cordera Crest Avenue.

ZONE CHANGE (PARCEL C)

Request by High Valley Land Co., with representation by Matrix Design Group, for approval of a zone change establishing an OC (Office Complex) zoning district consisting of 15.86 acres. The site is currently zoned A (Agricultural) located southwest of Old Ranch Road and Cordera Crest Avenue, along Cordera Crest Avenue.

ZONE CHANGE (PARCEL D)

Request by High Valley Land Co., with representation by Matrix Design Group, for approval of a zone change establishing a PK (Parkland) zoning district consisting of 29.99 acres. The site is currently zoned A (Agricultural) located southwest of Old Ranch Road and Cordera Crest Avenue, along Cordera Crest Avenue.

[Type text]

CONCEPT PLAN

Request by High Valley Land Co., with representation by Matrix Design Group, for approval of the Cordera Commercial South Concept Plan which illustrates 28.74 acres for Office Complex zoned property and potential use, 7.24 acres for existing detention facility and 29.99 acres of Open Space. The site is currently zoned A (Agricultural) located southwest of Old Ranch Road and Cordera Crest Avenue, but concurrently under review for proposed zone changes.

POSTCARD

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

- Proposed Cordera Commercial South Concept Plan
- Establishment of 28.74 acres for Office Complex (allowable uses per this zone district)
- Establishment of 29.99 acres of Open Space

Neighborhood Meeting Information:

Date: June 18, 2019

Time: 6:00PM – 7:30PM

Location: Cordera Community Center; 11894 Grand Lawn Circle, Colorado Springs CO 80924

POSTER

Proposed Cordera Commercial South Concept Plan with 28.74 acres proposed Office Complex and 29.99 acres of Open Space; along with associated zone changes for this use designation.

Planning and Development Distribution Form
Zone Change – ZC

Planner Intake Date: **May 23, 2019 – KAC** Admin Receive Date: 3.30.19

Project Name: **CORDERA COMMERCIAL SOUTH (PARCEL D)**

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

2. Date bucksliip comments are due (21 calendar days after submittal): **JUNE 19, 2019**

3. HOA: (Note HOA number or write N/A)
(Add emails for HOA to mailing list if no contact email info)

4. STANDARD DISTRIBUTION:

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

Electronic plans

ID#	Division Name	Email/Distribution Notes
24	<input type="checkbox"/> DR&S	sapplegate@springsgov.com
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org rqt@cscono.org
13	<input type="checkbox"/> Parks and Recreation	coperry@springsgov.com
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@springsgov.com
88	<input type="checkbox"/> Parking Enterprise	gwarnke@springsgov.com
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	plancos@springsgov.com

5. SCHOOL DISTRICT:

Electronic plans

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	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input checked="" 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

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

Electronic plans

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	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 plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input checked="" 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 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
28	<input type="checkbox"/> ADA	Anna.Kangas@coloradosprings.gov Michael.Killebrew@coloradospring.gov
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@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 type="checkbox"/> Woodmen Heights Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	kbrady@springsgov.com
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
9	<input type="checkbox"/> Fire	sdsmith@springsgov.com
85	<input type="checkbox"/> Utilities	Buckslips@CSU.org
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	
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Special notes or instructions: