

CORDERA COMMERCIAL SOUTH



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: BRIARGATE COMMERCIAL NORTH Existing Zone: A Acreage: 65.97
Site Address: Vacant Land Direction from Nearest Street Intersection: West of Notch Trail and Cordera Crest Ave.
Tax Schedule Number(s): 6200000667, 6226200002, 6227100007 X PORTIONS

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification
[] 2020 Land Use Map Amendment [] Property Boundary Adjustment
[] Administrative Relief [] PUD Concept Plan () New () MJ () MN () MM
[] Amendment to Plat Restriction [] PUD Development Plan () New () MJ () MN () MM
[] Annexation [] PUD Zone Change
[] Building Permit to Unplatted Land [] Street Name Change
[] Building Permit Prior to Platting [] Subdivision Plat () Prelim () Prelim & Final () Final
[] CMRS No. () 1 () 2 () 3 [] Subdivision Waiver () Design () Process
[X] Concept Plan () New () MJ () MN () MM [] Use Variance () New () MJ () MN () MM
[] Conditional Use () New () MJ () MN () MM [] Vacation of Plat
[] Coordinated Sign Plan (CSP) [] Waiver of Replat OC (28.74 AC), PF (7.24 AC)
[] Development Agreement [X] Zone Change; Proposed Zone: & PK (29.99 AC)
[] Development Plan () New () MJ () MN () MM [] FBZ Development Plan () New () MJ () MN () MM
[] Historic Preservation () Re-roof () Hearing Request [] FBZ Conditional Use () New () MJ () MN () MM
[] Landscape Plan () Preliminary () Final () Irrigation [] FBZ Interim Use Plan
[] Master Plan () New () MJ () MN () MM [] FBZ Minor Improvement Plan
[] Nonuse Variance [] FBZ Warrant
[] 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.

Signature of Property Owner: [Signature] Date: 4/25/19
Signature of Consultant: [Signature] Date: 4/30/19
Signature of Developer: [Signature] Date: 4/26/19

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: HIGH VALLEY LAND CO INC Contact Name: Cody Humphrey
E-Mail: CHumphrey@laplatallc.com Phone: (719) 867-2279
Developer: HIGH VALLEY LAND CO INC Contact Name: Cody Humphrey
E-Mail: CHumphrey@laplatallc.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)

[X] Checklists [X] Distribution Form [X] Project Blurb [X] E-mail to Admin. Initial Review Level: [] AR [X] CPC [] DRB [] HP
Payment \$ 13,774.00 Assigned to: CARLEO Date:
Receipt No.: 33867 City File No: CPC CP 19-00074



Concept Plan Application Requirements

REVIEW CRITERIA: A concept plan shall be reviewed using the criteria listed below. No concept plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

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?
2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?
3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the 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?
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
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?
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?

PLAN SUBMITTAL CHECKLIST: The following items will need to be included in any Concept Plan review submittal.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input checked="" type="checkbox"/> 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan;	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2. A Justification based on the review criteria addressing why the proposed project should be approved; and	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 3. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the approved development plan.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Concept Plan showing all "Plan Content Requirements" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A legal description of the proposed project	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input checked="" type="checkbox"/>
<input checked="" 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) <i>The reports and/or studies must be prepared by the appropriate qualified professional.</i>	
<input checked="" type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input checked="" 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 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 type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the concept plan must include the following information.

General Information

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.) | <input type="checkbox"/> |

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vicinity Map (does not have to be to scale). The map should show the proposed site outlined with the existing adjacent streets within the neighborhood.	<input type="checkbox"/>
<input type="checkbox"/> Any Conditions of Record established at the time of zoning.	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any covenants/easements permitting the use of the land by adjacent property owners.	<input type="checkbox"/>
<input type="checkbox"/> Notes which describe any approved variances which apply to the property. Include the City File Number and date of approval.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zoning and land uses on adjacent properties	<input type="checkbox"/>
<input type="checkbox"/> Significant natural features, such as vegetation, rock outcroppings, streams, etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, size and use restrictions for all "Preservation" or "No Build" areas.	<input type="checkbox"/>
Site Development Information	
<input checked="" type="checkbox"/> Location, dimensions, and size of proposed lot(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two foot (2') contour intervals	<input type="checkbox"/>
<input type="checkbox"/> Location of all floodplain boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and dimensions of required building and landscaping setbacks	<input type="checkbox"/>
<input type="checkbox"/> The following information on all existing and proposed buildings:	<input type="checkbox"/>
<input type="checkbox"/> Location and specific distance from property lines	<input type="checkbox"/>
<input type="checkbox"/> Dimensions and square footage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Building height	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Use	<input type="checkbox"/>
<input checked="" type="checkbox"/> The following information regarding existing and proposed streets adjacent to the development site:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rights-of-way and pavement widths	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing, proposed and anticipated street names and classifications. Designate a private street by including "private" immediately following the street name.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and/or proposed access points	<input type="checkbox"/>
<input checked="" type="checkbox"/> Acceleration and deceleration lanes	<input type="checkbox"/>
<input checked="" type="checkbox"/> Traffic islands and other traffic control devices	<input type="checkbox"/>
<input type="checkbox"/> Sight Distance Triangle as calculated from the Public Works Design Manual (No fence, walls, buildings, pillars, landscaping, signs, or any other obstruction to vision between the heights of 3 ft. and 10 ft. above street level shall be permitted in this triangle).	<input type="checkbox"/>
<input checked="" type="checkbox"/> General location and size of all parking areas and driving and maneuvering lanes	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."	<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)

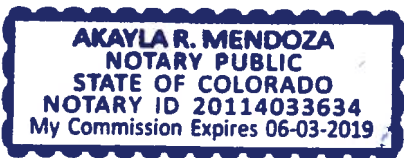
The foregoing certification was acknowledged before me this 9th day of May, 2019, by Michael G. Ruebenson as Vice President of High Valley Land Company Inc. a Colorado Corporation and Successor by Merger to LP47 LLC.

Witness my hand and official seal.

My commission Expires: June 3, 2019

[Signature]

Notary Public





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:

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 checked="" type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input 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 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 Alazzeh, 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@laplatalc.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
Concept Plan

Planner Intake Date: **May 23, 2019 – KAC**

Admin Receive Date: 5.30.19

Project Name: **CORDERA COMMERCIAL SOUTH**

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 email contact 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
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	sdsmith@springsgov.com
24	<input type="checkbox"/> DR&S	SAPLEGATE@springsgov.com
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	csharp@springsgov.com
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com coperry@springsgov.com
23	<input type="checkbox"/> Flood Plain / Enumerations	addressing@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPLEGATE@springsgov.com
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPLEGATE@springsgov.com
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	CZurcher@coloradosprings.gov Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com

30		Jason.Jacobsen@comcast.com DENNIS LONGWELL@comcast.com WSTMWR MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	plancos@springsgov.com
28	<input type="checkbox"/> Office of Accessibility	Anna.Kangas@coloradosprings.gov Michael.Killebrew@coloradosprings.gov

5. LANDSCAPE PLAN:

Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	dgould@springsgov.com Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	dgould@springsgov.com Checklist, professional qualifications, alternative compliance request

6. 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

7. MILITARY INSTALLATION (if within a 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	corine.weiss@us.af.mil daniel.lewis.53.ctr@us.af.mil
		glenn.messke@us.af.mil

75	<input type="checkbox"/> Peterson	21CES.CENB.BaseDevelopment@us.af.mil
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8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

Electronic plans

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 checked="" 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 type="checkbox"/> Streamside Area Overlay	Hannah.VanNimwegen@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	manschultz@springsgov.com
42	<input type="checkbox"/> Historic Preservation Area Overlay	Chris.Staley@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	kschmitt@springsgov.com Coordinated Sign Plans to Kurt if Submitted
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
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	kbrady@springsgov.com
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	jmitchell@springsgov.com If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@springsgov.com 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

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: