



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Marksheffel & Woodmen Existing Zone: PBC-CV Acreage: 12.67
 Site Address: None Assigned Direction from Nearest Street Intersection: S.W. Corner Marksheffel and Woodmen
 Tax Schedule Number(s): 53000-00-576

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 checked="" type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Subdivision Walver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input checked="" 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"/> Walver of Replat |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <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.

Signature of Property Owner: [Signature] Date: 6-5-20
 Signature of Consultant: [Signature] Date: 6/10/20
 Signature of Developer: [Signature] Date: 6-5-20

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Broad Reach Properties, LLC Contact Name: John Gatto
 E-Mail: jgatto@crestoneddevelopment.com Phone: (719) 632-6200
 Developer: Crestone Development Contact Name: John Gatto
 E-Mail: jgatto@crestoneddevelopment.com Phone: (719) 632-6200
 Consultant/Main Contact name: Baseline Engineering Corp, Roland G. Oberling, P.E. & P.L.S. Phone: (719) 531-6200
 Address: 1046 Elkton Drive City: Colorado Springs
 State: CO Zip Code: 80907 E-Mail: roland.oberling@baselinecorp.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurbs E-mail to Admin. Initial Review Level: AR CPC DRB HP
 Payment \$ _____ Assigned to: Hannah Van Nimwegen Date: 6/16/20
 Receipt No.: _____ City File No.: CPC CP 05-00024-A1MN20



Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

REVIEW CRITERIA: A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended: CPC CP 05-00024

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

Applicant	Planner
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Project Statement with a clear description of the proposed minor or major amendment.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of an Amendment Plan Set . An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions proposed to be modified with easily recognizable " <u>clouds</u> " and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

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

- | | |
|--|--------------------------|
| <input type="checkbox"/> Modify or add the revision date(s) to each amended sheet | <input type="checkbox"/> |
| <input type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment. | <input type="checkbox"/> |
| <input type="checkbox"/> Remove old approval stamps | <input type="checkbox"/> |
| <input type="checkbox"/> Remove any clouding relating to previous amendments | <input type="checkbox"/> |
| <input type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable | <input type="checkbox"/> |



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 type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input 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 type="checkbox"/>
<input type="checkbox"/> 2. A Justification based on the review criteria addressing why the proposed project should be approved; and	<input type="checkbox"/>
<input 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 type="checkbox"/>
<input type="checkbox"/> 1 copy of a Concept Plan showing all "Plan Content Requirements" below	<input type="checkbox"/>
N/A <input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit	<input type="checkbox"/>
<input type="checkbox"/> A legal description of the proposed project	<input type="checkbox"/>
<input type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input 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>	
N/A <input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study (WRE) MDDP	<input type="checkbox"/>
N/A <input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
N/A <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"/>
N/A <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

- Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets
- Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.)

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input 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"/>
<i>N/A</i> <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 type="checkbox"/> Zoning and land uses on adjacent properties	<input type="checkbox"/>
<i>N/A</i> <input type="checkbox"/> Significant natural features, such as vegetation, rock outcroppings, streams, etc.	<input type="checkbox"/>
<i>N/A</i> <input type="checkbox"/> Location, size and use restrictions for all "Preservation" or "No Build" areas.	<input type="checkbox"/>
Site Development Information	
<input type="checkbox"/> Location, dimensions, and size of proposed lot(s)	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed topography at two foot (2') contour intervals	<input type="checkbox"/>
<i>N/A</i> <input type="checkbox"/> Location of all floodplain boundaries	<input type="checkbox"/>
<input 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 type="checkbox"/> Building height	<input type="checkbox"/>
<input type="checkbox"/> Proposed Use	<input type="checkbox"/>
<input type="checkbox"/> The following information regarding existing and proposed streets adjacent to the development site:	<input type="checkbox"/>
<input type="checkbox"/> Rights-of-way and pavement widths	<input type="checkbox"/>
<input 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 type="checkbox"/> Existing and/or proposed access points	<input type="checkbox"/>
<input type="checkbox"/> Acceleration and deceleration lanes	<input type="checkbox"/>
<input 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 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
CONCEPT PLAN MAJOR AMENDMENT
FINAL PLAT BROAD REACH SUBDIVISION FILING NO. 1
DEVELOPMENT PLAN QUICK QUACK WOODMEN
PRAIRIE WINDS CENTER**

This Project Statement accompanies three concurrent land use applications for the development of a portion of the Southwest Corner of East Woodmen Road and Marksheffel Road in Northeast Colorado Springs. The subdivision is known as Broad Reach Subdivision Filing No. 1 while the overall project will be known as Prairie Winds Center.

DESCRIPTIONS

- Concept Plan: A Concept Plan was originally approved for the entire 12.66-acre parcel as a part of the property annexation, CPC CP 15-00024, approved 4/11/06 by City Council. The exhibit is being updated to reflect current topography, add a proposed Right In access from Woodmen Road, omit the trailhead as it is no longer required by Parks and include the proposed Quick Quack carwash which is the subject of the Development Plan as a part of this concurrent submittal. In addition to the Concept Site Plan (CP-1) a Concept Utility Plan (CP-2) has been included in the Minor Amendment. The application also includes a Master Development Drainage Plan (MDDP) for the entire Concept Plan Area.
- Final Plat: A Final Plat, to be known as Broad Reach Subdivision Filing No. 1, had been prepared for the proposed Quick Quack site in the Northwest corner of the proposed center. The first filing consists of 1.17 acres and will include provision for an access easement following Concept Plan access lanes from Marksheffel Road. This access will be granted by separate instrument and shown on the plat graphic.
- Development Plan - QUICK QUACK CARWASH: A complete Development Plan (DP) application has been prepared for the 1.17 acre Filing No. 1 and is the third of the concurrent three applications related to this Project Statement. The DP package includes a Final Drainage Report for the first filing. A temporary stormwater management facility is proposed in conjunction with the Development. Utilities shown to have been based on the Concept Utility Plan (CP-2) and are subject to final design and approval. The proposed Right In access to the center from Woodmen passes through the Filing No. 1 site and is subject to approval of the Amended Concept Plan and final design.

JUSTIFICATION

The Concept Plan Minor Amendment is justified in that the previous approval, valid for six (6) years, has expired. It is further justified for updating to include current topographic conditions. Additionally, it is justifying illustrating the proposed right in can be configured to not interfere with the East bound Woodmen right turn onto Marksheffel. It is further justified in eliminating the Parks

Department Trailhead as it is no longer required. Finally, it is justified in demonstrating how utility main extensions and subsequent services are propose to be configured for the entire center.

The Final Plat is justified in meeting the Subdivision Ordinance requirement for a platted lot in order to obtain a building permit for the Quick Quack project. The access from Marksheffel being granted by separate instrument is justified in that the alignment is based on the Concept Plan which is subject to final development plans for the balance of the center.

The Development Plan is justified in meeting a land use requirement for the development of this permitted use within the PBC zone. The temporary adjacent stormwater management facility is justified in that, while the MDDP identifies a permanent stormwater management facility for the entire 12.66-acre development it's construction will be deferred until additional development occurs within the center to support and justify its construction.

ISSUES

Issues identified during the Pre-Application meeting and the subsequent LDTC meeting included the following:

- Expired Concept Plan: Addressed with the inclusion of a Concept Plan Minor Amendment in this submittal.
- Marksheffel Access for Quick Quack: Addressed with the access easement from Marksheffel while maintaining flexibility with its final location.
- Stormwater Management: Addressed with preparations of an MDDP for the entire 12.66-acre site with a deferred construction of the permanent facility and preparation of a Final Drainage Report for the Quick Quack site to include temporary stormwater management.
- Utilities: While utilities exist in adjacent streets or offsite providing services to Quick Quack short term and the entire center was raised by CSU. Addressed by providing a Concept Utility Plan (CP-2) for the entire center and site-specific utility services for the Quick Quack site.
- Woodmen Road Access: The Quick Quack developers as well as the developer of the entire center desire a right in access from Woodmen Road. Addressed by obtaining actual field conditions by survey and including on the Site Plan (CP-1) illustrating adequate taper and storage available East of the Sand Creek bridge without interfering with East Bound to South Bound right turn at Marksheffel.

SUMMARY

The accompanying applications, prepared by the respective Consultants as noted, when reviewed in aggregate are intended to meet the current Zoning and Land Use requirements of the City of Colorado Springs. Baseline Engineering Corp (BEC), as Agent for the Owner and Developer in this

matter only, hereby request favorable consideration of these concurrent applications. We look forward to receipt of review comments, will respond promptly and will resubmit for approvals. If there are any questions or comments please contact the undersigned.

Very Truly Yours,
Baseline Engineering Corp



Roland G. Obering, P.E. & P.L.S.

cc. Crestone Development
John Gatto

Lonestar Builders
Joseph Earnest

Elevate Engineering
Larvin Pollock

NES, Inc.
Andrea Barlow

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 9 (AS MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 17496) WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 9 (AS MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED LS 30107) BEARS N89°18'25"E 2650.48 FEET AND IS THE BASIS OF BEARING USED HEREIN; THENCE S79°06'30"E, 635.23 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD AS DESCRIBED UNDER RECEPTION NUMBERS 205004060 AND 207012844 OF THE RECORDS OF EL PASO COUNTY, AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,771.20 FEET, A CENTRAL ANGLE OF 01°22'39", AN ARC LENGTH OF 282.97 FEET, THE CHORD OF WHICH BEARS S82°30'08"E, 282.97 FEET; THENCE S03°51'53"W, 177.16 FEET; THENCE N68°08'07"W, 265.49 FEET TO A POINT ON A CURVE ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 207012844 OF SAID RECORDS; THENCE NORTHERLY ALONG SAID CURVE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1577.02 FEET, A CENTRAL ANGLE OF 00°18'08", AN ARC LENGTH OF 8.32 FEET, THE CHORD OF WHICH BEARS N00°56'39"W, 8.32 FEET TO A POINT OF TANGENT; THENCE N01°05'43"W ALONG SAID WESTERLY LINE 187.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,070 SQUARE FEET (1.1724 ACRES) MORE OR LESS

R:\19\19030 Marksheffel\DRAWINGS\19030 FII--Plot.dwg, 6/10/2020 7:30:32 AM, Linda Arnold

 <p>Engineering · Planning · Surveying</p> <p>1048 ELKTON DRIVE • COLORADO SPRINGS, COLORADO 80907 P. 719.531.6200 • F. 719.531.6266 • www.baselinescp.com</p>	BROAD REACH SUBDIVISION FILING NO. 1		DESIGNED BY XXX	NETAL SUBMITAL XX/XX/XX
	COLORADO SPRINGS	EL PASO COUNTY	DRAWN BY LJA	DRAWING SIZE 8.5" X 11"
LEGAL DESCRIPTION		CHECKED BY RGO	SURVEY FIRM BEG/DWA	SURVEY DATE XX/XX/XX
			JOB NO. 19030	
			DRAWING NAME 19030 FII--Plot.dwg	
			SHEET 1 OF 1	
			19030	

PRE-APPLICATION MEETING SUMMARY

Area: North Date: 12/3/19

Pre-Application No.: N19-256

Applicant(s) Present: John Gatto, Roland Obering Lot Size: 12.4 ac.

Site Location: SW corner Marksheffel and Woodmen TSN: 5300000576

Project Description: Quick Quack Car Wash, site development standards Zone: PBC AO

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

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

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

<input type="checkbox"/> Geo-Hazard Report	<input type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: _____	Contact: _____	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 type="checkbox"/> Mineral Estate Owner Notification	<input type="checkbox"/> Other: _____

LDTC MEETING: Yes No **Date:** 1/15/20 **Time:** 10:30 a.m.

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

New DP, FP; CP to be resubmitted as it has expired (six years elapsed without a DP for the site)

FP for Quick Quack lot must either: a) show access drive as part of the lot, or b) create a tract for the access drive; Code requires adequate access to a lot

Fees will depend on final acreages

Document submittal: two copies of drainage report/traffic study needed; one additional copy per case file (that is, one copy for each component of the submittal, e.g., DP, FP, plus one copy for review by Stormwater/Traffic)

Renewal of owner's CP is administrative, must be approved before DP

Billboard in NW corner--talk with Kurt Schmitt, 719-385-5072 or kurt.schmitt@coloradosprings.gov

Canopies need to meet 25' setback; however, staff may invoke notes 4 and 5 of the development standards chart under Code section 7.3.204 to reduce this on lot interior in DP review; would have note added on CP about this to guide future reviews in this development

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: _____

Number of Plans: One set + digitals

Matthew Lepke
Senior Planner
Land Use Review
Planning & Community Development
30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5090
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 Matthew.Lepke@ColoradoSprings.gov

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: June 16, 2020
Planner: Hannah Van Nimwegen
Planner email: Hannah.VanNimwegen@coloradosprings.gov
Planner phone number: (719) 385-5.65
Applicant Email: roland.obering@baselinecorp.com
Applicant Name: Roland Obering
TSN: 5300000576
Site Address (to be used on postcard): N/A

PROJECT:

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

PUBLIC NOTICE:

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

PROJECT BLURB

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

Minor Concept Plan Amendment

Quick Quack Woodmen

Request by Broad Reach Properties, LLC, with representation by Baseline Engineering Corp., for approval of a minor concept plan amendment to renew the concept plan. The site is zoned PBC/AO (Planned Business Center with an Airport Overlay), is 1.17 acres in size, and is located west of the southwest corner of Woodmen and Marksheffel Roads.

Development Plan

Quick Quack Woodmen

Request by Broad Reach Properties, LLC, with representation by Baseline Engineering Corp., for approval of a development plan illustrating a 4,224 sqft carwash tunnel with vacuum bays. The site is zoned PBC/AO (Planned Business Center with an Airport Overlay), is 1.17 acres in size, and is located west of the southwest corner of Woodmen and Marksheffel Roads.

Final Plat

Broad Reach Subdivision Filing No. 1

Request by Broad Reach Properties, LLC, with representation by Baseline Engineering Corp., for approval of a final plat for a single 1.17 acre lot intended for commercial development called Broad Reach Subdivision Filing No. 1. The site is zoned PBC/AO (Planned Business Center with an Airport Overlay), is 1.17 acres in size, and is located west of the southwest corner of Woodmen and Marksheffel Roads.

POSTCARD

[Type text]

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

- This project proposes a 4,224 sqft carwash tunnel with 19 vacuum bays on a 1.17 acre lot as illustrated on the development plan
- The minor concept plan amendment adjust access locations and renews the concept plan
- A drainage report was submitted for review

POSTER

Fill out applicable information below:

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

Carwash Tunnel & Vacuum Bays

Planning and Development Distribution Form
Minor Amendments to DP, CU, UV, MP, PUD, **CP**

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

Planner Intake Date: 6/16/20

Admin Receive Date: 6/16/20

Project Name: **Quick Quack Woodmen**

2. Date buckslip comments are due (21 calendar days after submittal): **7/7/20**

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)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
24	<input type="checkbox"/> DR&S / EDRD	SAPPLEGATE@coloradosprings.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

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

	Checklist, professional qualifications, alternative compliance request
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6. SCHOOL DISTRICT:

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

7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFADREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil Joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input 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	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov

42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	Craigdossey@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
5	<input type="checkbox"/> Metro District	Metro District email
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	Jariah.Walker@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

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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