



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Woodmen Heights Master Plan Existing Zone: A Acreage: 22.65
Site Address: Vacant Land, Unplatted Direction from Nearest Street Intersection: SE corner of Forest Meadows Ave and Cowpoke Road.
Tax Schedule Number(s): 5300000709, 5300000661

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

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone: PUD
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Signature of Property Owner Date 2/22/21 Signature of Consultant Date 2/18/2021
Signature of Developer Date 2/22/21

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: RAO INVESTMENTS LLC Contact Name: Timothy Buschar
E-Mail: tbuschar@aspviewhomes.net Phone: (719) 306-2976
Developer: COLA, LLC dba Aspen View Homes Contact Name: Timothy Buschar
E-Mail: tbuschar@aspviewhomes.net Phone: (719) 306-2976
Consultant/Main Contact name: Matrix Design Group / Jason Alwine Phone: (719) 575-0100
Address: 2435 Research Parkway, 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 \$ Assigned to: KATIE CARLEO Date: 3/3/2021
Receipt No.: City File No.: CPC PUP 21-00024



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:	
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"/>
2. A Justification based on the review criteria addressing why the proposed project should be approved; and	<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"/>
<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) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input 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 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 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 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"/>
<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"/>
<input type="checkbox"/> Significant natural features, such as vegetation, rock outcroppings, streams, etc.	<input type="checkbox"/>
<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"/>
<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 – WOODMEN HEIGHTS MASTER PLAN
MASTER PLAN MAJOR AMENDMENT, ZONE CHANGE & PUD CONCEPT PLAN
FEBRUARY 26, 2021

Introduction

The Aspen Meadows Filing 4 at Woodmen Heights project is located southeast of the intersection of Forest Meadows Ave. and Cowpoke Road. The site encompasses approximately 22 acres of vacant, undeveloped land currently zoned 'A' with an approved use of School Site as depicted on the originally approved Woodmen Heights Master Plan. The submittal being made to the City of Colorado Springs is a proposed Master Plan Major Amendment seeking to revise the land use designation on the 22 acres of approved school site to Residential with a density of 3.5-7.99 DU/ Acre. The proposed amendment area is located within Woodmen Heights and the proposed residential use is consistent with the surrounding uses existing today.

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

- Master Plan Major Amendment to the Woodmen Heights Master Plan
- Zone Change to rezone parcel from A to PUD/ AO
- PUD Concept Plan illustrating the proposed parcel outline and new land uses

Master Plan Major Amendment Review Criteria

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the PlanCOS.

The proposed amendment area is identified on PlanCOS Map 1: Areas of Change as having a high capacity for change with the ability for this parcel to be redeveloped as growth patterns have shifted from original Master Plan approvals. The Woodmen Heights area is also identified as an Emerging Neighborhood characterized by actively managed, privately initiated master plans which typically guide initial development but can be refined and updated for not-yet-developed properties. As part of the Woodmen Heights Master Plan Amendment, the overall Aspen Meadows development is incorporating a mix of residential uses as encouraged by PlanCOS (Goal VN-2, Strategy VN-2.A-3) , retains the existing park site shown on the approved Master Plan (Goal ML-2), and will expand the off-street trail system along Sand Creek as part of the Nook at Sand Creek project (Goal ML-1 Policy ML-1.B-2, ML-1.C1).

B. Land Use Relationships: 1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections. 2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings. 3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration. 4. Housing types are distributed so as to provide a choice of densities, types and affordability. 5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities. 6. Land uses are buffered, where needed, by

open space and/or transitions in land use intensity. 7. Land uses conform to the definitions contained in section 7.5.410 of this part.

The proposed use of Residential at 3.5- 7.99 DU/ Acre is in line and compatible with both existing and planned residential developments within the Woodmen Heights area that consist of single family detached, townhomes and apartment residential uses. The proposed density of 3.5- 7.99 Du / Acre designation would permit a variety of housing types to include traditional single family detached, small lot PUD, alley loaded products types, townhomes and paired patio homes. This variety of housing styles and densities is encouraged by the recently approved PlanCOS Goals and Policies (VN-1, VN-1.A) and (VN-2, VN-2.A-3). The approximate 22-acre parcel currently approved as a school site is the area being requested for a change of use to residential. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school. A letter of support and acknowledge of this request by the school district has been provided with this submittal.

The site is vacant and suitable for development. The site contains gentle to moderate slopes, draining to the southwest portion of the site. On-site detention will be provided as required to meet local and state requirements. A small portion of the site fronts the existing Sand Creek Channel which is being improved as part of a separate construction project. Future development plan submittals will provide the necessary landscape buffers and transitions per city requirements based on the final design, housing type, and density.

C. Public Facilities: 1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan. 2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community. 3. The proposed school sites meet the location, function and size needs of the school district. 4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities. 5. Proposed public facilities are consistent with the strategic network of long range plans. 6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

The proposed major amendment to the Woodmen Heights Master Plan conforms to the previously approved drainage plans and overall utility studies as part of the overall planning area. An updated Preliminary Drainage Report has been provided discussing detention and water quality elements consistent with the City of Colorado Springs drainage criteria. All the necessary utilities are located adjacent to the site and have adequate capacity to serve this development. Public Facilities such as streets and roadways have been planned in conjunction with the proposed development; therefore, the capacities of existing streets and facilities will not be overburdened. An updated Traffic Impact Memo has been provided with this submittal illustrating estimated traffic generation volumes.

A 12-acre park site is proposed directly east of the proposed amendment area to serve the greater Woodmen Heights/ Aspen Meadows community. This park site was originally shown as 9-acres on the Woodmen Heights Master Plan with three additional acres being added as part of the existing utility easements. The Woodmen Heights Metro District will build, own and maintain the future park site. This park site is currently under design review with the metro district and is expected to be constructed in the near future.

D. Transportation: 1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans. 2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation. 3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors. 4. The transportation system is compatible with transit routes and allows for the extension of these routes. 5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses. 6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements. E. Environmental: 1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features. 2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas. 3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible. 4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

The proposed master plan major amendment retains all originally proposed roadways including principal and minor arterials that serve not only Woodmen Heights and this future filing but the region in general. An updated Traffic Impact Memo was completed and is included with this amendment. More detailed street design and timing of construction will be determined with future land development applications.

The proposed amendment also retains the Sand Creek channel of which a small portion of the site fronts the existing channel. The Sand Creek Channel is being improved within this area of development as part of a separate construction project. This includes revegetation of the channel to meet current Streamside Overlay Guidelines. The Master Plan Amendment also retains the originally approved park located along Marksheffel and Sand Creek. In addition, a Tier 2 trail is master planned along the southern banks of Sand Creek and will be located with future submittals on adjacent parcels. Future development plan submittals will illustrate pedestrian connectivity to the adjacent park site as well as adjacent trail corridors.

F. Fiscal: 1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds. 2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services. 3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on-site and off-site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special

agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on-site and off-site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review. 4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan. 5. Any proposed special districts are consistent with policies established by the City Council.

The City of Colorado Springs will complete a Fiscal Impact Analysis for the proposed master plan amendment area shall one be required to determine any adverse impact upon the general community. Future development costs for infrastructure, utilities, and public improvements would be provided by any future developer/ owner as these elements are required for development. This includes utility extension, storm drain facilities, and construction of adjacent roadways. Any proposed parks or open space will be owned and maintained by a metro district, further reducing overall cost to the city for maintenance of these amenities. In addition, increased residential units would provide long term taxing benefits for the city whereas the school site would be exempt from property taxes.

Zone Change:

The request for rezoning as part of this application is being submitted in conjunction with the Master Plan Major Amendment and Concept Plan.

Proposed Zone PUD: 22.65 Acres

PUD 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.*
As described above, the proposed Woodmen Heights Master Plan Amendment, Rezone and Concept Plan are consistent with PlanCOS.
3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*
The proposed use is part of a Master Plan Amendment request as outlined above and a PUD Concept Plan described below. The approximate 22-acre parcel currently approved as a school site is the area being requested for a change of use to residential. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school. A letter of support and acknowledge of this request by the school district has been provided with this submittal.
4. *Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.*
The proposed use is part of a Master Plan Major Amendment request as outlined above.

PUD Concept Plan:

A PUD Concept Plan has also been prepared for the overall development of the parcel. The concept plan identifies access locations and defines the general parcel to be developed in the future. The specific lot sizes, amenities and local roadways are unknown at this time and will be determined with future development plan submittals. Access to the developed parcels will be via existing Cowpoke Road and Forest Meadows Avenue as illustrated on the drawings.

PUD 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 adjacent areas. The proposed concept plan includes a comparable and less intense use to that of the approved school site per the master plan on file.

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, the front range, and the eastern plains. The proposed density will be compatible to those found within the area.

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 neighborhoods through desired planning practices, architectural palettes, and landscape materials. The maximum building height is 45' per PUD requirements and future development plan submittals will provide the necessary landscape buffers and transitions per city requirements based on the final design, housing type, and density.

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 along existing roadways meet current traffic criteria manual standards. Future land development applications will illustrate detailed ingress/ egress points and internal circulation routes. Detailed land use planning will create desired hierarchy of roadways with emphasis on connectivity and pedestrian corridors to existing sidewalks and the proposed park site to the east.

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

The proposed land uses will not overburden capacities of existing or planned streets as this area has anticipated a large school site which generates high volumes of traffic. The proposed single-family residential use should be a less intense burden upon the local streets, utilities, and other public facilities. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school.

A 12-acre public park is proposed directly east of the proposed project site and will provide recreation and green space amenities.

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

The proposed Residential 3.5- 7.99 DU/ Acre use is in line and compatible with both existing and planned residential developments within the Woodmen Heights area that consist of single family detached, townhomes and apartment residential uses.

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 Concept Plan will not create any detrimental land use relationships. The project is bordered by transportation corridors on the north and west; the existing Sand Creek Channel and existing City of Colorado Springs facility to the south/ southwest; and a park site to the east limiting detrimental use to use relationships. Adequate buffering, transitions, and connectivity will be provided as required with future land development applications.

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: _____

PROJECT: _____

CITY PLANNING FILE NUMBER(S): _____

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:

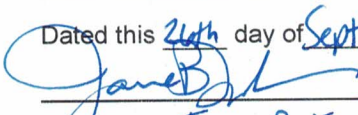
Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (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 26th day of Sept, 2018.


Signature Jane B. Fredman, Attorney for Applicant

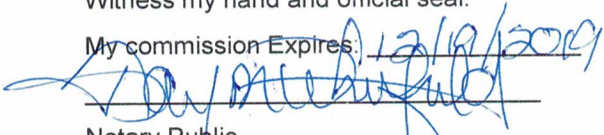
Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 26 day of Sept, 2018 by Jane B. Fredman

Witness my hand and official seal.

My commission Expires: 12/19/2019


Notary Public

FAY M. WHITFIELD
Notary Public, State of Colorado
My Comm. Expires: 12/19/2019
Notary ID: 19954019931

JANE B. FREDMAN, LLC
ATTORNEY AT LAW

13511 NORTHGATE ESTATES DRIVE, SUITE 250
COLORADO SPRINGS, COLORADO 80921

JANE B. FREDMAN
jane@fredmanlawco.com

(719) 434-5607

FACSIMILE (719) 471-1234

BY REGULAR AND CERTIFIED MAIL
(return receipt requested)

September 26, 2018

Patrick Clark and Lisa Clark Joint Revocable Trust
6077 S. Brook Forest Road
Evergreen, CO 80439-7136

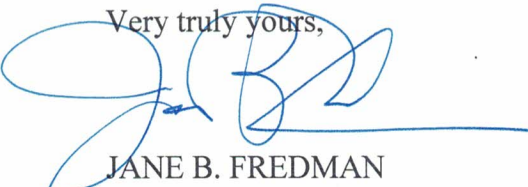
RE: Mineral Estate Owner Notification – Colorado Springs, El Paso County, Colorado

Dear Trustees:

You have been identified as having or potentially having an interest in the mineral estate of real property identified in the legal description contained in Exhibit A attached to this letter. The mineral estate description can be accessed online at <http://land.elpasoco.com/>.

Pursuant to § 24-65.5-103, Colorado Revised Statutes, you are notified that the property owner, RAO Investments, LLC, through an affiliated entity, COLA, LLC (the Applicant) has submitted to the City of Colorado Springs an Application for Development for the subject property. An initial public hearing on the application will be heard by the City of Colorado Springs Planning Commission on a date that is at least thirty-five days following the date of this letter.

Very truly yours,



JANE B. FREDMAN

cc: COLA, LLC

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL PROPERTY

TR IN SEC 4 & 5-13-65 DESC AS FOLS: BEG AT THE SW COR
OF LOT 14 PAWNEE RANCHEROS, TH N 89<17'09" E 393.05 FT,
S 45<46'00" W 69.10 FT, S 60<48'00" W 348.00 FT, S
13<26'00" W 147.00 FT, S 17<10'00" E 104.00 FT, S
34<21'00" E 107.00 FT, S 41<34'00" E 204.0 FT, S
25<23'00" E 272.0 FT, S 17<08'00" W 222.0 FT, S
63<38'00" W, 205.0 FT, S 31<25'00" W 224.0 FT, S
13<39'00" E 369.0 FT, S 30<42'00" W 193.0 FT, N
75<08'00" W 243.0 FT, S 37<48'00" W 218.0 FT,
S63<49'00" W 387.0 FT, TH S 38<30'00" W 362.00 FT, TH
N 51<30'00" W 130 FT M/L, TH N 90<00'00" W 841 FT M/L
TO A PT ON THE ELY LN OF FOREST MEADOWS AVE, TH NLY
ALG ELY LN SD FOREST MEADOWS AVE TO TH S LN OF THE NE4
OF SEC 5, TH N 89<21'45" E ALG S LN 457.26 FT, TH N
00<15'39" E ALG E LN OF NE4 OF SEC 5 1320.73 FT TO SE4
COR OF THE NW4NW4 OF SEC 4, TH N 89<17'09" E 1321.33
FT TO POB



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 12/2/2020

Pre-Application No.: N20-200

Applicant(s) Present: Jason Alwine (Matrix); Timothy Buschar/ Justine Wells (COLA/ Owner)

Lot Size: +/- 22 acres

Site Location: Woodmen Heights MP - Cowpoke and Forest Meadows

TSN: 5300000709 *portion

Project Description: Master plan change and rezone of property for residential use.

Zone: Current: A

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

- | | | |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="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 checked="" type="checkbox"/> Master Plan <input checked="" 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: Forest Meadows/ Shiloh: **Date/time coordination w/ staff** 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 checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | 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 checked="" type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>D49 school land/fee analysis</u> |

LDTC MEETING: Yes No **Date:** Unless requested by owner for DP **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):*

School District 49: Has committed to release of land, waiting on final signed contract. There is a fee per acre that is established in contract that will be paid for the current school site and any future residential development in COLA ownership. The District needs to provide specific information on what this overall agreement will require and how this leaves the overall Woodmen Heights MP in it's entirety for school dedication/fees. Staff will look for the owner to receive clear update from the District or is available for a meeting with the District to discuss details. This overall information should also be included in the project summary provided for submittal. Small Lot PUD - all single-family detached; will need to account on the concept plan for items identified in the Small Lot PUD guidelines, please pay attention to green space and pedestrian connection. If full driveways are not provided there shall be the need for guest parking provided throughout the site. Streamside: Creek improvements are being done and included, this will be included for zoning. Please also speak with SWENT about what notes should be included for channel improvements. Included in Airport Overlay. ***Above studies shall be done with master plan/ concept plan even if owner chooses to submit DP/FP at later date. If bifurcated the MP/ZM/PUP will require public hearing and DP/FP at later date will be reviewed administratively.

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: Estimate provided for MP/ZC/PUP. Based on EST. of acres.

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

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: March 3, 2021
Planner: **Katie Carleo**
Planner email: katie.carleo@coloradosprings.gov
Planner phone number: (719) 385-5060
Applicant Email: Jason Alwine, Matrix Design Group
Applicant Name: Jason.Alwine@matrixdesigngroup.com
Owner/ Developer: Timothy Buschar, tbuschar@asperviewhomes.net
TSN: 530000709, 5300000661 *PORTION
Site Address (to be used on postcard): N/A

PROJECT: ASPEN MEADOWS NO.4 and WOODMEN HEIGHTS MASTER PLAN

<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

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

MASTER PLAN MAJOR AMENDMENT

Request by RAO Investment LLC (COLA, LLC dba Aspen View Homes), with representation by Matrix Design Group, Jason Alwine, for approval of a major amendment to the Woodmen Heights Master Plan. The proposed application will convert 22.65 acres from school use to residential 3.5-7.99 DU/AC. The site is zone A/AO (Agricultural with Airport Overlay) consisting of 22.65 acres located at the southeast corner of Forest Meadows Avenue and Cowpoke Road.

PUD ZONE CHANGE

Request by RAO Investment LLC (COLA, LLC dba Aspen View Homes), with representation by Matrix Design Group, Jason Alwine, for approval of a zone change from A/AO (Agricultural with Airport Overlay) to PUD/AO/SS (Planned Unit Development; Residential 3.5-7.99 DU/AC with 45-foot maximum building height with Airport and Streamside Overlay). The site consists of 22.65 acres located at the southeast corner of Forest Meadows Avenue and Cowpoke Road.

PUP CONCEPT PLAN

Request by RAO Investment LLC (COLA, LLC dba Aspen View Homes), with representation by Matrix Design Group, Jason Alwine, for approval of a new PUD Concept Plan, Aspen Meadows No.4. The proposed application will establish 22.65 acres for residential development at 3.5-7.99 DU/AC with 45-foot maximum building height. The site is zone A/AO (Agricultural with Airport Overlay) consisting of 22.65 acres located at the southeast corner of Forest Meadows Avenue and Cowpoke Road.

[Type text]

POSTCARD

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

- Major amendment to the Woodmen Heights Master Plan to convert 22.65 acres from School to Residential use.
- Zone change to PUD/AO/SS (Planned Unit Development; Residential 3.5-7.99 DU/AC with 45-foot maximum building height with Airport and Streamside Overlay)
- PUD Concept Plan, Aspen Meadows No.4 will establish 22.65 acres for residential

Neighborhood Meeting Information:

- March 24, 2021
- 5:30PM – 7:00PM

Join from the meeting link

<https://csgov.webex.com/csgov/j.php?MTID=meec1226a9b1f3064584aac5ec75fabb9>

Join by meeting number

Meeting number (access code): 133 762 3984

Meeting password: M9PzffmGP48

Tap to join from a mobile device (attendees only)

[+1-415-655-0003,1337623984##](tel:+1-415-655-0003,1337623984) US Toll

Join by phone

+1-415-655-0003 US Toll

[Global call-in numbers](#)

POSTER

Fill out applicable information below.

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

Major amendment to the Woodmen Heights Master Plan to convert 22.65 acres from School to Residential use; PUD/AO/SS (Planned Unit Development; Residential 3.5-7.99 DU/AC with 45-foot maximum building height with Airport and Streamside Overlay) and accompanying PUD Concept Plan.

(Neighborhood meeting: make a note to email planner for link.)

Planning and Development Distribution Form

PUD Concept Plan

Planner Intake Date: **3/3/2021 - KAC**

Admin Receive Date: **3/3/21**

Project Name: **ASPEN MEADOWS NO.4 PUD CONCEPT PLAN**

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

2. Date buckslip comments are due (21 calendar days after submittal): **MARCH 24, 2021**

3. HOA: (Note HOA number or write N/A) **FOREST MEADOWS #266**

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients

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	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	Michelle.Ontiveros@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	development.review@coloradosprings.gov
		Corey.Rivera@coloradosprings.gov

48	<input type="checkbox"/> Street Division	Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input 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

6. SCHOOL DISTRICT:

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	dgish@wsd3.org
37	<input type="checkbox"/> School District # 11	terrance.Johns@d11.org terry.Seaman@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	chrismith@esd22.org
41	<input checked="" 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.ems@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 21CES.CENB.BaseDevelopment@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.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	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
54	<input checked="" type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input checked="" type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	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@coloradosprings.gov

63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@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
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

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: