



GENERAL APPLICATION FORM

Edited 10/6/16

Project Name: Woodmen Heights Concept Plan Existing Zone: PUD AO SS Acreage: 22.88 AC
Site Address: 0 WOODMEN ROAD Direction from Nearest Street Intersection: PROPERTY LOCATED AT NORTHWEST CORNER OF MARKSHEFFEL AND WOODMEN ROADS
Tax Schedule Number(s): 5304300001; 5304300002, 5304300013; 5304300014

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.
[X] Concept Plan
Conditional Use
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
[X] Vacation of Public Right-of-Way
Waiver of Replat
Zone Change; Proposed Zone:
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. 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.

I, as the property owner, wish to receive copies of all correspondence regarding this project.

Signature of Property Owner: [Signature] Date: 9/18/19
Signature of Applicant/Consultant: [Signature] Date: [Blank]

CONTACT INFORMATION (please print or type)

Applicant/Consultant: Thomas & Thomas Contact Name: Jim Houk
Address: 702 N Tejon St. City: Colorado Springs Phone: 719.578.8777
State: CO Zip Code: 80903 E-Mail: jhouk@ttplan.net
Property Owner: INTERNATIONAL DEVELOPMENT CO & WOODMEN-MARKSHEFFEL INVESTMENTS LLC C/O TONY BETTIS Phone: 719-358-8580
Address: 102 E PIKES PEAK AVE STE 200 CO, 80903-1818 City: COLORADO SPRINGS
State: CO Zip Code: 80903 E-Mail: tony@allprocapital.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists [X] Distribution Form [X] Project Blur [X] Initial Review Level: [X] AR [] CPC [] DRB [] HP
Payment \$ 9691.00 Assigned to: LEPKE Date: 10/23/19
Receipt No.: 35245 City File No: CPC PUP 07-00100-A3MN19



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 PUP 07-00100

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.

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> A Project Statement with a clear description of the proposed minor or major amendment. (<i># TBD by Planner</i>)	<input type="checkbox"/>
<input type="checkbox"/> Amendment Plan Sets (<i># TBD by Planner</i>). An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions of the plan proposed to be modified with easily recognizable "clouds" 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"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Black Line of the proposed project, reduced to 11" x 17", or a .pdf	<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 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 checked="" 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 type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input checked="" 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 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 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 type="checkbox"/> Building height	<input type="checkbox"/>
<input 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 checked="" 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 checked="" 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"/>



Thomas+Thomas

Planning, urban design + landscape architecture, Inc.

October 22, 2019

**Land Use Review Division
30 S. Nevada Ave., Suite 603
Colorado Springs, CO 80903
Phone: (719) 385-5905**

**Woodmen Heights Commercial Center:
Concept Plan Amendment**

Project Statement:

This amendment to the southern 22.88 acres of the Woodmen Heights Commercial Concept Plan includes: minor reconfigurations of commercial lots adjacent to Woodmen Road and Marksheffel Road; identification of 8.791 acres of planned multi-family-attached (townhome) residential land uses; and refinement of land use types and spatial orientation; identification of environmentally sensitive areas, trails, and open space; and designation of internal planned roadways and circulation patterns.

Development standards including conceptual land uses, setbacks, buffers, landscape screening, maximum residential densities, and height restrictions approved with the underlying PUD zoning (CPC PUZ 07-00099) have been preserved in the land use, bulk, density, and dimensional standards proposed with the Woodmen Heights Commercial Center Concept Plan. Planned multi-family density is 15.99 in accordance with the previously approved zoning ordinance (Ord. No. 07-208) approving the PUD zoning (CPC PUZ 07-00099) for the property.

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?**

No, the proposed development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in or nearby the proposed development. The proposed plan amends previously approved concept plan (CPC PUP-07-00100-A1MN11). Proposed amendments include minor adjustments to commercial/retail lot configurations and introduction of ± 8.791 AC of multi-family residential in place of multi-tenant and big box retail for the same land area. The current request does not introduce any land use element or impact which would be deemed or otherwise determined to detrimentally affect the general health, welfare and safety or convenience of persons residing or working in the neighborhood.

- 2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?**

Yes, the proposed commercial and residential densities, types of land uses, and range of square footages permit adequate light and air both on and off the site.

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

Yes, permitted uses, bulk requirements and required landscaping are appropriate to the type of development, the neighborhood, and the community. Commercial land uses and bulk requirements are similar and compatible with commercial development trends and consistent with comparable base/standard commercial zoning district standards and requirements in the City Code. Required landscape setbacks are identified on the plan to visualize buffers and screening in the context of the general development concept. Preliminary and final landscape plans will be submitted with more specificity with subsequent land use applications including, but not limited to, PUD development plans, preliminary plans, final plats, and site-specific development plans for construction permit approval.

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?

Yes; 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. Additional details on these facilities and the pedestrian/vehicular circulation will be provided with subsequent land use applications where additional reports and plan details are required.

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

No; the proposed development will not overburden the capacities of existing streets, utilities, parks, schools and other public facilities. Detailed analysis of any such impacts has been and will be conducted associated with this and future development applications. Where specific impacts to these are identified through the preparation and/or review of corresponding reports, analysis, agency reviews, etc., proper mitigation of the same will be provided consistent with the recommendations of the respective reports or in compliance with applicable local, state, and/or federal regulations.

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

The development site is in the Woodmen Heights/Dublin North neighborhood which is identified as an "emerging" or "newer developing neighborhood" on the PlanCOS Vibrant Neighborhoods Framework Map. According to the Plan, these areas where new development activity is occurring with infrastructure and improvements and extensions are assumed to be "relatively stable, and less vulnerable to near- and mid-term change.

The proposed development promotes stabilization of properties in adjacent areas and the surrounding residential neighborhoods by providing commercial/retail land uses which provide commercial and retail goods and service options for residents. Convenient access to commercial, retail, and dining opportunities are amenities which increase the desirability and livability of an area and which attract new residents and economic investment. Resident consumers will travel shorter distances to obtain goods and services which strengthens the localized neighborhood economy by reducing economic leakage from the subject neighborhood to another.

The Woodmen Heights Commercial Center Concept Plan promotes the stabilization and preservation of existing properties in adjacent areas and surrounding residential

neighborhoods through: Compliance with regulatory requirements for development, which are intended to promote neighborhood stabilization; orientation and siting of land uses to maximize compatibility with existing and emerging development patterns; and spatial consideration and designation of buffer and transition areas to address use to use impacts against adjacent properties and land uses. Land use controls governing uses, bulk, density, dimensional, and transitional (buffering/screening) requirements have been provided which are similar to existing adjacent and surrounding developments in the area or which have the effect of mitigating impacts of differing adjacent and proximate 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?**

Yes, commercial and residential land uses have been separated through a combination of physical buffers including existing and planned roadways, landscape buffers, and open spaces.

- 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?**

Yes, the proposed Concept Plan Amendment conforms with all the requirements of the City of Colorado Springs Zoning Code, Subdivision Code, Streamside Manual, and with all other applicable elements of the Comprehensive Plan.



Legal Description

A parcel of land located within the southeast quarter of Section 5, Township 13 South, Range 65 West and the southwest quarter of Section 4, Township 13 South, Range 65 West of the 6th P.M., El Paso County, State of Colorado. Bearings being based to the south line of the southwest quarter of said Section 4, monumented at the west by a 3" Alum. Cap stamped "PLS 38256" and at the east end by a 2.5" Alum. Cap stamped "LS 17664" having a measured bearing and distance of S89°18'28"W, 2,650.61 feet. Commencing that the southwest corner of said Section 4; thence N22°41'30"E, a distance of 167.37 feet to a point on the northerly right of way line of East Woodmen Road, said point also being the Point of Beginning; thence leaving said northerly right of way line along the following six (6) courses:

- N11°46'54"W, a distance of 286.52 feet;
- N00°36'22"W, a distance of 483.39 feet;
- S89°17'28"E, a distance of 986.61 feet;
- S89°25'44"E, a distance of 117.30 feet;
- N00°00'00"W, a distance of 220.00 feet;

S90°00'00"E, a distance of 222.92 feet to a point on the westerly right of way line of North Marksheffel Road; Thence continuing along said westerly right of way line along the following nine (9) courses:

- S05°20'00"W, a distance of 41.08 feet;
- S03°49'54"W, a distance of 150.08 feet;
- N86°49'27"W, a distance of 6.94 feet;
- S03°49'35"W, a distance of 565.68 feet;
- S14°07'23"W, a distance of 120.33 feet;
- S03°51'23"W, a distance of 109.17 feet;
- N86°52'13"W, a distance of 10.12 feet;
- S03°49'23"W, a distance of 47.23 feet;

S46°33'55"W, a distance of 80.35 feet to a point on the northerly right of way line of East Woodmen Road; Thence continuing along said northerly right of way line S89°18'28"W, a distance of 90.19 feet; Thence along a curve of an arc to the left, said curving having a radius of 11,991 feet, an delta angle of 2°14'17" and an arc length of 468.38 feet to a point that is the southeast corner of Lot 1, Woodmen Heights Commercial Center Filing No. 1, recorded at Rec. No. 212713216 of the El Paso County Recorders Office, State of Colorado; Thence leaving said northerly right of way line and continuing along said Lot 1, along the following two (2) courses:

- N00°42'19"E, a distance of 237.56 feet;

N89°17'28"W, a distance of 241.82 feet to the northwest corner of said Lot 1, said point also being a point on the easterly right of way line of Kenosha Drive; Thence continuing along said easterly right of way line, along a curve of an arc to the left, said curve having a radius of 480.00 feet, a delta angle of 7°59'51" and an arc length of 67.00 feet to the northerly right of way line of said Kenosha Drive; Thence along said northerly right of way line S82°42'27"W, a distance of 60.00 feet to a point on the westerly right of way line of said Kenosha Drive; Thence along said westerly right of way line, along a curve of an arc to the left, said curve having a radius of 420.00 feet, a delta angle of 7°59'52" and an arc length of 58.63 feet; Thence S00°42'19"W, a

distance of 210.78 feet to a common point of the westerly right of way line of said Kenosha Drive and the northerly right of way line of East Woodmen Road; Thence continuing along said northerly right of way line of said East Woodmen Road, along a curve of an arc to the left, said arc having a radius of 11,991 feet, a delta angle of 1°09'08" and an arc length of 241.12 feet to the Point of Beginning.

Said parcel of land contains 996,953 square feet, 22.887 acres, more or less.



LAND USE REVIEW DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: ALL PRO CAPITAL

PROJECT: WOODMEN HILLS COMMERCIAL CENTER

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.

[X] 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 18 day of Sept, 2019.

[Signature]

Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 18 day of September, 2019, by Tony Betts.

Witness my hand and official seal.

My commission Expires: 3/17/21

[Signature]
Notary Public

JOHN ARTHUR MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174011798
MY COMMISSION EXPIRES MARCH 17, 2021



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 6/25/2019

Pre-Application No.: N19-129

Applicant(s) Present: John Nelson and colleagues

Lot Size: 27 acres

Site Location: Woodmen Heights / unplatted (N/E of E Woodmen & N Marksheffel)

TSN: 5304300001-2,14 & 5304301001

Project Description: Concept Plan for new small lot PUD and commercial

Zone: PUD 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 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 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 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input 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 checked="" type="checkbox"/> 500 ft. | <input type="checkbox"/> 1,000 ft. |
| <input type="checkbox"/> Custom distance: _____ | | |

Note: Applicant will be required to pay for postage at time of poster pick-up.

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: _____ |

LDTIC MEETING: Yes No

Date: TBD

Time: TBD

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

Final plat and concept plan required. Administrative review with a 4 week initial review period.
 Include all standard notes and be sure to capture pad site shifts on the concept plan.
 Identify detention and work with Anna Bergmark to determine if further analysis is required at this point.
 LDTIC meeting recommended - please contact Katelyn Hyllested to schedule.
 All plans must maintain PUD standards set by the existing PUD Zone (see City File No. CPC PUZ 07-00099). If plans deviate from set development standards, a zone change will be required. Ex. Density is set at 8-11.99 DU/AC.
 As long as plans don't deviate from the Master Plan, an amendment to the MP won't be required (see City File No. CPC MPA 06-00206-A3MJ07).
 Need to maintain point of connection to the east
 Review with Fire, would need 2 points of access for any residential over 50 lots (units).

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: 1 hard copy, 1 pdf

Katelyn Hyllested
 Planner II & Permit Center Administrator
 Development Review Enterprise
 Planning & Community Development

2880 International Circle, #200-7 Phone: (719) 385-7347
 P.O. Box 1575, MC 1378 Fax: (719) 385-7385
 Colorado Springs, CO 80901-1575 katelyn.hyllested@coloradospring.com



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Concept Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	\$460.00		
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	\$690.00		
LUR - Subdivision Plat	Land Use Review	\$690.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Street or Plat Vacations	CSU Utilities	\$479.00		
Street or Plat Vacations	EDRD	\$393.00		
Street or Plat Vacations	Land Use Review	\$1,330.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$69.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$9,691.00		

Intake Staff:

Date: 10/23/2019
Planner: Matthew Lepke
Receipt Number: 35245
Check Number: 1008
Amount: \$9,691.00
Received From: All Pro Marksheffel, LLLP

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: October 23, 2019

Planner: Matthew Lepke

Planner email: matthew.lepke@coloradosprings.gov (or, if that bounces) mlepke@springsgov.com

Planner phone number: (719) 385-5090

Applicant Email: jhouk@ttplan.net

Applicant Name: Jim Houk, Thomas & Thomas

TSN: 5304300001, 5304300002, 5304300013, 5304300014

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(S)

Right-of-Way Vacation

Request by International Development Co. and Woodmen-Marksheffel Investments, LLC, with representation by Thomas & Thomas, for approval of a right-of-way vacation for Kenosha Drive. If approved, the proposal would vacate the portion of Kenosha Drive connecting to Woodmen Road, approximately 1000 feet west of Marksheffel Road. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside overlay) located at the northwest corner of Woodmen Road and Marksheffel Road, and consists of 22.88 acres.

PUD Concept Plan Amendment

Request by International Development Co. and Woodmen-Marksheffel Investments, LLC, with representation by Thomas & Thomas, for approval of the Woodmen Heights PUD Concept Plan. If approved, the proposal would amend the PUD concept plan for the property. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside overlay), located at the northwest corner of Woodmen Road and Marksheffel Road, and consists of 22.88 acres.

Final Plat

Request by International Development Co. and Woodmen-Marksheffel Investments, LLC, with representation by Thomas & Thomas, for approval of the Woodmen Heights Commercial Center Filing No. 2 Subdivision Plat. If approved, the plat would allow the parcel to be subdivided for commercial and residential development. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside overlay) located at the northwest corner of Woodmen Road and Marksheffel Road, and consists of 22.88 acres.

POSTCARD

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

- This project proposes a right-of-way vacation of the southern stub of Kenosha Drive, a PUD Concept Plan Amendment, and Final Plat
- The site would be served by private, internal streets
- The final plat would apportion lots for both commercial and residential purposes

POSTER

Fill out applicable information below:

Right-of-way vacation, PUD concept plan, and final plat

Subtext (below bold letters, file number or additional information approx. 55 characters):

Right-of-Way vacation for southern stub of Kenosha Drive, amendment of concept plan, and final plat for residential and commercial lots

Planning and Development Distribution Form
Minor Amendments to Concept Plan

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

Planner Intake Date: 10/23/19

Admin Receive Date: 10/23/19

Project Name: Woodmen Heights Commercial Center PUD Concept Plan Minor Amendment

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters): 1000 Ft

2. Date buckslip comments are due (21 calendar days after submittal): 11/13/19

3. HOA: NA

(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 Alazzeh, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
3	<input type="checkbox"/> CONO – Electronic Distribution ONLY	rdavis@csono.org mcupp@csono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@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

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	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 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
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 craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@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 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 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	Chris.Staley@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	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	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
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 Kayla.Battles@coloradosprings.gov
70	<input checked="" type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
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 type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: