

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Meadowworks Filings 1-4 (Phase 1)

Existing Zone: R1-6000

Acreage: 90.63

Site Address: S. Marksheffel Rd, Horizonview Dr.

Direction from Nearest Street Intersection: East of Marksheffel Rd and south of Drennan Rd, on both sides of Horizonview Dr.

5500000189 and 5503300001

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

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

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

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

Signature of Property Owner

Date

Kimberly Johnson

Digitally signed by Kimberly Johnson
DN: cn=Kimberly Johnson, o=NES, ou=Planning,
email=kjohnson@nescolorado.com, c=US
Date: 2021.07.21 08:39:28 -0800

Signature of Consultant

Date

Signature of Developer

Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: BLH NO 2 LLC

Contact Name: Tim Seibert

E-Mail: tseibert@norwood.dev

Phone: (719) 593-2623

Developer: Nor'Wood Development Group

Contact Name: Tim Seibert

E-Mail: tseibert@norwood.dev

Phone: 7195932623

Consultant/Main Contact name: NES, Inc./Kimberly Johnson

Phone: (719) 884-1371

Address: 619 N. Cascade Ave., Suite 200

City: Colorado Springs

State: CO

Zip Code: 80903

E-Mail: kjohnson@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)☒ Checklists ☒ Distribution Form ☒ Project Blurb ☒ E-mail to Admin. Initial Review Level: ☒ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ 17,365

Assigned to: Tasha Brackin

Date: 9/9/2021

Receipt No:

City File No:

AR DP 21-00591



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

Tasha Brackin

SUBMITTAL CHECKLIST: This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant	Planner
<input type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Project Statement containing the following information:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed;	
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &	
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.	
<input type="checkbox"/> 1 copy of a Development Plan showing all "Plan Contents" below	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<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 and Studies Requirement for each report is determined at the pre-application meeting or LDTC meeting. All reports to be provided in electronic form via Dropbox link from planner. n/a [Geologic Hazard Report](#) x [Drainage Reports](#) ☐ [Traffic Impact Analysis](#) X 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. X 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. Other: n/a Noise Impact Study-BMP mitigation provided.

PLAN CONTENTS: All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input type="checkbox"/> Project name and description	<input type="checkbox"/>
<input type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input type="checkbox"/> Site address, if known None	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
n/a Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
n/a Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
n/a Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
n/a Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
n/a Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
n/a Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
n/a PUD Projects: indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
n/a <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>
The following categories explain the graphic components required. The information may be shown on multiple sheets.	
LAND USE:	
<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
n/a Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing historic sites and resources	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input type="checkbox"/>
<input type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input type="checkbox"/>
<input type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>
<u>STREETS & ALLEYS:</u>	
<input type="checkbox"/> Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements	<input type="checkbox"/>
<input type="checkbox"/> Identify all streets as "public" or "private"	<input type="checkbox"/>
<input type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input type="checkbox"/>
<input type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input type="checkbox"/>
<input checked="" type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit	<input type="checkbox"/>
<input type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys	<input type="checkbox"/>
<u>SIDEWALKS & TRAILS:</u>	
<input type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	<input type="checkbox"/>
<input type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
<input checked="" type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>
<u>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:</u>	
<input checked="" type="checkbox"/> Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
<input type="checkbox"/> For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	<input type="checkbox"/>
<input type="checkbox"/> Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	<input type="checkbox"/>
<u>PARKING LOTS, AREAS, & SPACES:</u> <input checked="" type="checkbox"/>	
<input type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
<input type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
<input type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous pages*

Applicant	Planner
<input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

ADA SITE ACCESSIBILITY:

n/a Provide ADA accessible route from public right-of-way with clear identification of the corridor
(Note: 60% of all public entrances must meet the ADA Standards 206.4.1) ☐

n/a Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry) ☐

☐ Provide ADA accessible ramps along all ADA accessible corridors ☐

Provide ADA Design Professional Standards notes on plan, per below:

☐ The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner. ☐

BUILDINGS & STRUCTURES:

n/a Indicate the use for all buildings ☐

n/a Show the exact location, dimensions, footprint, size and height of buildings ☐

n/a Show the exact distance to the closest property line(s) ☐

n/a Location and type for all freestanding and low-profile signs ☐

☐ Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls ☐

n/a Location, type, materials, size and height with detailed exhibit for all trash enclosures ☐

BUILDING ELEVATION DRAWINGS: **n/a**

☐ Show all sides of the building, indicating height, scale, design, materials, and colors. *Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.* ☐

SITE LIGHTING: **n/a**

☐ Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings) ☐

☐ Indicate the type of light (e.g. metal halide) ☐

☐ Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture ☐

☐ Show the type and location of existing and proposed street-lights, if this information is available ☐

☐ A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible ☐

☐ If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project ☐

PHASING PLAN: **n/a**

☐ Phase area boundaries and sequence ☐

☐ Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area. ☐

☐ Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable) ☐

ADDITIONAL PLAN COMPONENTS:

Applicant	Planner
<input type="checkbox"/> Preliminary Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Utility and Public Facility Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary or Final Landscape Plan	<input type="checkbox"/>
n/a Coordinated Sign Plan (CSP)	<input type="checkbox"/>
n/a Hillside or Streamside Compliance Plan	<input type="checkbox"/>
n/a Land Suitability Analysis	<input type="checkbox"/>

Development Plan Review Criteria

The City will review the development plan using the following criteria. No development 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 land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.
4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

CONDITIONAL USE REVIEW CRITERIA

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

USE VARIANCE REVIEW CRITERIA

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

MEADOWWORKS FILINGS 1-4

PROJECT STATEMENT

SEPTEMBER 2021

REQUEST

N.E.S. Inc. on behalf of Nor'Wood Development, LLC requests approval of a Development Plan and four Final Plat filings for a Single-family detached residential development comprised of 358 lots and 16 Tracts on approximately 90.63 acres of land. The developer is requesting that all final plat filings have the same expiration date as the Development Plan, which is six (6) years from the date of approval.

SITE LOCATION & DESCRIPTION

The site is located east of Marksheffel Road, just south of Drennan Road, and on both sides of Horizonview Drive. The site has frontage on Marksheffel Road, however, access to the property is from Horizonview Drive. The surrounding land to the east, south and the majority of the land to the north is in the County, and the land to the west is in the City. The surrounding land includes single-family residential uses and vacant land to the north, single-family residential uses and vacant land owned by the Widefield School District to the east, single-family residential uses to the south, and vacant land across Marksheffel Road to the west.



PROJECT DESCRIPTION

Zoning

The property is currently vacant and zoned R1-6000, Single-Family Residential and AO, Airport Overlay. The surrounding land to the east, south and the majority of the land to the north is in the county and subject to county zoning, which includes RS-6000 (Residential Suburban 6,000 sf) to the north and RS-5000 (Residential Suburban 5,000 sf) to the east and south. These areas are also zoned CAD-O, Commercial Airport Overlay District. The remainder of the land to the north is within the City and zoned PBC (Planned Business Center)/APZ2 (Airport Zone 2). The land to the west is within the City and zoned PIP2, Planned Industrial Park, which provides for a limited group of professional, administrative, research, manufacturing and industrial uses.

The Development Plan proposes a single-family residential development within the R1-6000 and AO zones. Single-family residential is a permitted use in the R1-6000 zone. The AO zone is Airport Overlay, which allows the permitted uses of the underlying R1-6000 zone. The site is outside both the APZ-1 and APZ-2 subzones.

All lots meet the minimum dimensional requirements and accommodate minimum setback and maximum lot coverage requirements of the R1-6000 zone. The minimum required lot area of 6,000 square feet and lot widths of 50' to 60' are compatible with surrounding land uses and zoning, and provide adequate transition from adjacent County RS-5000 and RS-6000 zoning.

Project Composition

The project proposes 358 single-family detached homes on lots 50' to 60' in width. The project will be developed in four (4) filings, consisting of 85, 91, 92, and 90 lots respectively, as well as 16 Tracts for open space, landscape and other improvements, public access, and utility purposes. A mix of home types, all of which will meet the height and lot coverage requirements of the R1-6000 zone, are proposed. Each unit will have garage parking to meet the minimum parking requirements of one parking space per dwelling and will also provide driveway parking.

The project includes one 3.84 AC centrally located park, as well as several green spaces throughout. Provisions for pedestrian circulation include sidewalk along both sides of all streets, a trail along the west boundary of the property adjacent to Marksheffel Blvd, and multiple internal trail connections.

One on-site water quality detention pond is provided and an existing drainage easement along the southeast side of the development is accommodated.

Setbacks and Buffers

All lots are planned to accommodate required building setback and meet maximum lot coverage standards. A landscape buffer is provided along the east side of Horizonview Dr. to buffer between the single-family lots and the roadway. Greenspace buffering is provided along southeast side of the development to accommodate a drainage easement, along the southwest side of Horizonview Dr., and along the north line of the development west of Horizonview Dr. A landscape buffer and trail are provided along the west side of the development between the single-family homes and Marksheffel Road.

Noise will be mitigated by installation of a 6' sound wall adjacent to Marksheffel Rd. as shown in the Development Plan. Further, residential structures will have a minimum setback of 50' from Marksheffel Road due to a 25' buffer area and 25' building setback. These mitigation measures meet the BMPs of the City's Noise Mitigation Policy, therefore a Noise Impact Study is not required. Horizonview Dr., though not subject to the Noise Mitigation Policy, will have a 6' privacy fence and structures will have a minimum setback of 35' from the street due to a 10' landscape setback and a 25' building setback.



Park and Open Space

The project includes one 3.826 AC centrally located park. Additional green spaces throughout the development include a green corridor along the east side of the development to accommodate existing drainage, a green space shown as a dog park along the westerly north line of the property and along the adjacent west side of Horizonview Dr., green space along the northeast side of Horizonview Dr., and a green space adjacent to the detention pond in the southwest corner of the development.

Access

There will be three points of access on Horizonview Dr. A north and south access will be located central to the development, the north end of which will connect to an extension of Peaceful Meadow Street. A second southern access will be located in the northwest portion of the development. An easterly access will be located at the very north end of the development, which will connect at its east terminus to Chai Dr. Chai Dr. will provide access and frontage for the School District property east of the development, a connection for future development to the north, and intersect with and terminates at Peaceful Meadow Street. There will be no access to Marksheffel Road, except for a trail connection and trail along its east side.

Sidewalk will be constructed on both sides of Horizonview Dr., Chai Dr., and all local streets. A sidewalk/trail will be constructed along Marksheffel Road, and there will be a trail connection therefrom to the centrally located park. There will be multiple green corridors in alignment with streets and between lots and blocks to provide additional connectivity within the development.

PROJECT JUSTIFICATION

DEVELOPMENT PLAN REVIEW CRITERIA (SECTION 7.5.502 E.)

- 1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.**

The project proposes single-family residential development compatible with the lot size, building size, and orientation of surrounding existing single-family residential development. The development will be compatible, harmonious, beneficial and connected to the adjacent school when it develops. The development provides a trail along Marksheffel Road as well as internal connections to that trail, which will provide pedestrian connectivity to the surrounding area.

- 2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.**

The property is part of the approved 2015 Banning Lewis Ranch Master Plan. The plan designates the property as Residential Low Density, which is consistent with the single-family development proposed. The project uses existing infrastructure for access and utilities, and provides new stormwater management facilities and trails to enhance existing infrastructure. The development is consistent with Plan COS goals which call for "Housing for All"; as well as with goals for Future Neighborhoods and Emerging Neighborhoods, which call for diverse land uses (housing, parks, sidewalks/trails, schools), gathering places (park and open space), and a safe sense of connection (walkability, trails).

- 3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.**

The single-family development proposed meets the minimum lot width, area, and coverage requirements of the R1-6000 zoning district. The homes will be placed on lots to meet setbacks and maximize remaining lot area for use by those who live there.

- 4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.**

The property has gentle slopes across the site. The development provides stormwater a management pond in the southwest corner of the development, and accommodates existing utility and drainage easements over the property. Final grading, drainage, stormwater quality and stormwater mitigation plans will comply with the City's Drainage Criteria Manual and the Drainage Report prepared for the project, and included with this submittal.

- 5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.**

The parking requirement for single-family development is one parking space per unit. The homes will include a garage as well as space in the driveway for parking.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

The development will have garage and driveway parking. There is no plan for centralized trash handling, and no need for loading/unloading areas.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.

A landscape setback and streetscape are required and provided along the west line of the development along Marksheffel Road and along both sides of Horizonview Drive due to double frontage lots. A landscape setback is required and provided along the portion of the north boundary of the development due to adjacency to a non-street zone boundary. The Development Plan shows a detention pond, trail, and green space along the west line of the development adjacent to Marksheffel Road, a landscape buffer and park along the west side of Horizonview Drive, and a landscape buffer along the east side of Horizonview Drive. The landscape plans for these areas comply with the standards set forth in the Zoning Code and the Landscape Design Manual.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

There are no identified sensitive or hazardous natural features associated with the site.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

The development proposes three streets connecting to Horizonview Drive. These streets provide safe, convenient and ADA accessible access to the internal park and green space areas and the future school site. A trail is provided along Marksheffel Road which connects to internal trails leading to the park. Sidewalk will be provided along both sides of Horizonview Drive, Chai Dr., and all local street. Chai Dr. provides a connection to future development to the north as well as access and frontage to the future school property.

10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

The project complies with the City's Traffic Criteria Manual.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.

The project will extend and connect to existing utilities in place in the adjacent residential developments. Existing stormwater facilities and drainage will be accommodated and expanded on site. Please refer to the Utility Plans enclosed with the application packet.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

The development proposes three streets connecting to Horizonview Drive and the extension of Chai Dr. from the north. These streets provide safe, convenient and ADA accessible access to all internal residential lots, parks and the future school site. The roadways will be designed to safely and conveniently accommodate multi-modal traffic, pedestrians, and emergency vehicles. The cul-de-sacs are designed to provide for adequate maneuvering and turn-around of passenger, multi-modal vehicles and emergency vehicles.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

The single-family development is not anticipated to create excessive light, odor or noise.

P:\Norwood\Banning Lewis Ranch at Colorado Centre\Admin\Submittals\Development Plan\1st Submittal

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: BLH NO. 2, LLC.
2. The type of entity is a

- | | |
|---|---|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Registered limited liability limited partnership |
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Limited partnership association |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Unincorporated nonprofit association |
| <input type="checkbox"/> General partnership | <input type="checkbox"/> Government or governmental subdivision or agency |
| <input type="checkbox"/> Limited partnership | |
| <input type="checkbox"/> Registered limited liability partnership | |
| <input type="checkbox"/> Business trust | |
| <input type="checkbox"/> Trust | |
| <input type="checkbox"/> Other _____ | |

3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is 111 S Tejon Street, Suite 222, Colorado Springs, CO
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Norwood Limited, Inc., as Manager, by David D. Jenkins, Vice President, Christopher S. Jenkins, President, Timothy W. Seibert, Vice President or Gregory Barbuto, Vice President.
6. (Optional) The authority of the foregoing person(s) to bind the entity is
☒ not limited ☐ limited as follows: _____
7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property: _____
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 4th day of March, 2021.

BLH NO. 2, LLC

By: Norwood Limited, Inc., its Manager

By: _____

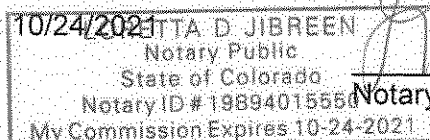
David D. Jenkins, Vice President

STATE OF COLORADO)
) ss.
 COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 4th day of March, 2021 by David D. Jenkins as Vice President of Norwood Limited, Inc., as Manager of BLH No. 2, LLC, a Colorado limited liability company.

Witness my hand and official seal

My Commission Expires: 10/24/2021



Notary Public

LEGAL DESCRIPTION: MEADOWWORKS DP

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLEGIBLE, 0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49'49"E, A DISTANCE OF 1774.38 FEET.

PARCEL A

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 3, A DISTANCE OF 1180.91 FEET TO THE NORTHEASTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4;

CONTINUING S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2, A DISTANCE OF 593.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MARKSHEFFEL BOULEVARD;

THENCE N00°29'24"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 2316.95 FEET;

THENCE N89°30'47"E, A DISTANCE OF 437.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING SIX (6) COURSES;

1. S00°29'24"E, A DISTANCE OF 88.61 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°02'55", A RADIUS OF 624.36 FEET AND A DISTANCE OF 610.77 FEET TO A POINT OF TANGENT;
3. S56°32'19"E, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 56°02'55", A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
5. S00°29'24"E, A DISTANCE OF 391.69 FEET TO A POINT OF CURVE;

6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF $28^{\circ}14'34''$, A RADIUS OF 530.00 FEET AND A DISTANCE OF 261.25 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 68.561 ACRES.

PARCEL B

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE $N02^{\circ}24'50''W$, A DISTANCE OF 1081.08 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS $S44^{\circ}57'49''W$, HAVING A DELTA OF $11^{\circ}30'08''$, A RADIUS OF 624.36 FEET AND A DISTANCE OF 125.34 FEET TO A POINT OF TANGENT;
2. $N56^{\circ}32'19''W$, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF $56^{\circ}02'55''$, A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
4. $N00^{\circ}29'24''W$, A DISTANCE OF 89.45 FEET TO THE SOUTHWESTERLY CORNER OF CUCHARS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 210713014;

THENCE $N88^{\circ}49'49''E$, ON THE SOUTHERLY BOUNDARY OF SAID CUCHARS RANCH FILING NO. 1, A DISTANCE OF 1220.90 FEET TO THE NORTHWESTERLY CORNER OF SAID MORNING SUN I;

THENCE $S00^{\circ}29'24''E$, ON THE WESTERLY BOUNDARY OF SAID MORNING SUN I, A DISTANCE OF 1230.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22.065 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 90.626 ACRES.



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 7/20/2020

Pre-Application No.: TKB-21-076

Applicant(s) Present: Andrea Barlow, Kyle Campbell, Keith Cerjan, Kim Johnson, Blaine Pe Lot Size: 90.6 ac

Site Location: East of Marksheffel and both sides of Horizonview TSN: 5500000189 (portion) & 5503300001

Project Description: Develop single-family residential Zone: R1-6/CR AO APZ2

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 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 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:

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input checked="" type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input checked="" type="checkbox"/> 1,000 ft. |
| <input type="checkbox"/> Custom distance: _____ | | |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|--|
| <input type="checkbox"/> Geo-Hazard Report | <input checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazze, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" 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 checked="" type="checkbox"/> Other: <u>Noise Impact Study</u> |

LDTIC MEETING: ☐ Yes ☒ No

Date: _____

Time: _____

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

-Development of property with residential lots will require a new development plan, and final plat; consultant plan is to submit four filings and one development plan.

-Ordinances 88-136 applies and includes condition of approval that requires a noise study for the residential development.

-Address in project statement whether neighborhood park is being provided. Include all review criteria in project statement.

- coordinate with planner for review of electronic submittal prior to delivering printed sets and check.

- DP: 90.6 acres= 351 lots = \$7,429

- Filing 1 FP only: 20.473 acres/85 lots= \$2,400

- Filing 2 FP only: 24.380 acres/89 lots= \$2,524

- Filing 3 FP only: 23.709 acres/92 lots= \$2,527

- Filing 4 FP only: 22.065 acres/85 lots= \$2,460

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: \$ see above

Number of Plans: one printed, one electronic

Tasha Brackin, AICP

Senior Planner

Land Use Review

Planning & Community Development

30 S. Nevada Avenue, Suite 105

P.O. Box 1575, MC 155

Colorado Springs, CO 80901-1575

Phone: (719) 385-5369

Fax: (719) 385-5167

tbrackin@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: September 10, 2021

Planner: Tasha Brackin

Planner email: Tasha.Brackin@coloradosprings.gov

Planner phone number: (719) 385-5369

Applicant Email: tseibert@norwood.dev

Applicant Name: Tim Seibert

TSN: 5500000189 and 5503300001

Site Address (to be used on postcard): Vacant land South, East and SE of the intersection of South Marksheffel Rd and Drennan Rd with Horizonview Drive as the eastern border

PROJECT:

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

PUBLIC NOTICE:

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

PROJECT BLURB

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

Meadoworks Development Plan

Request by BLH NO 2 LLC, with representation by NES, Inc., for approval of the Meadoworks Phase 1 Development Plan. If approved the proposal would allow for development of 358 single-family residential lots of 6,000 square feet and larger, including parks and open space, landscape and road improvements, and utilities. The site is zoned R1-6000/CR/AO (Single-Family Residential with Conditions of Record and Airport Overlay), is 90.6 acres in size, and located on the east side of South Marksheffel Road, north of Bradley Road and South of Drennan Road.

Final Plat – Meadoworks Filing No. 1

Request by BLH NO 2 LLC, with representation by NES, Inc., for approval of the Meadoworks Filing No. 1 subdivision plat. If approved the proposed application would allow for the creation of 85 single-family residential lots of 6,000 square feet and larger. The site is zoned R1-6000/CR/AO (Single-Family Residential with Conditions of Record and Airport Overlay), is 20.5 acres in size, and located on the east side of South Marksheffel Road, north of Bradley Road and South of Drennan Road.

Final Plat – Meadoworks Filing No. 2

Request by BLH NO 2 LLC, with representation by NES, Inc., for approval of the Meadoworks Filing No. 2 subdivision plat. If approved the proposed application would allow for the creation of 89 single-family residential lots of 6,000 square feet and larger. The site is zoned R1-6000/CR/AO (Single-Family Residential with Conditions of Record and Airport Overlay), is 24.4 acres in size, and located on the east side of South Marksheffel Road, north of Bradley Road and South of Drennan Road.

[Type text]

Final Plat – Meadowworks Filing No. 3

Request by BLH NO 2 LLC, with representation by NES, Inc for approval of the Meadowworks Filing No. 3 subdivision plat. If approved the proposed application would allow for the creation of 92 single-family residential lots of 6,000 square feet and larger. The site is zoned R1-6000/CR/AO (Single-Family Residential with Conditions of Record and Airport Overlay), is 23.7 acres in size, and located on the east side of South Marksheffel Road, north of Bradley Road and South of Drennan Road.

Final Plat – Meadowworks Filing No. 4

Request by BLH NO 2 LLC, with representation by NES, Inc for approval of the Meadowworks Filing No. 4 subdivision plat. If approved the proposed application would allow for the creation of 90 single-family residential lots of 6,000 square feet and larger. The site is zoned R1-6000/CR/AO (Single-Family Residential with Conditions of Record and Airport Overlay), is 22 acres in size, and located on the east side of South Marksheffel Road, north of Bradley Road and South of Drennan Road.

POSTCARD

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

- This project proposes development of 358 single-family homes on lots at least 6,000 square feet, including parks and open space, landscape and road improvements, and utilities.
- The project includes a development plan and four final plats

Neighborhood Meeting Information: TBD after initial publication

POSTER

Fill out applicable information below:

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

Development of 358 single-family homes on lots at least 6,000 square feet, with parks and open space, landscape and road improvements, and utilities.

Planning and Development Distribution Form

Concept Plan, Conditional Use, **Development Plan**, PUD, PUP, Use Variance, and Major Amendments

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

Planner Intake Date: 9/10/2021

Admin Receive Date: **[9/10/21]**

Project Name: Meadowworks Development Plan

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

2. Date buckslip comments are due (21 calendar days after submittal): **October 1, 2021**

3. HOA: N/A

(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	rdavis@cscono.org landusenotice@cscono.org
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Department	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT / EDRD	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	Michelle.Ontiveros@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	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
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov 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
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com Justins.Fejeran@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input checked="" 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	sbecker@hsd2.org
68	<input checked="" type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org JOSH.CHISM@d11.org

38	<input type="checkbox"/> School District # 12	dpeak@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 type="checkbox"/> School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	<input 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 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 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 Patrick.Bowman@coloradosprings.gov Kevin.Keith@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 checked="" type="checkbox"/> Metro District	Metro District Email Widefield Parks and Recreation District - HulenEric@WSD3.ORG
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 checked="" 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"/> Bob Cope & Sherry Hoffman, Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	Michael.Killebrew@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: