COLORADO SPRINGS
OLYMPIC CITY USA

GENERAL APPLICATION FORM

Edited 2/13/17

Project Name: The Sands Industrial
Existing Zone: M-1/AO/SS
Acreage: 15.091

Site Address: 1 Capital Drive

Direction from Nearest Street Intersection: From Int of Marksheffel Rd. & Industry Dr. East to Capital Drive, south on Capital Dr

Tax Schedule Number(s): **5300000708**

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. ( ) 1 ( ) 2 ( ) 3
- [x] Concept Plan (●) New ( ) MJ ( ) MN ( ) MM
- [ ] Conditional Use ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] Development Agreement
- [x] Development Plan (●) New ( ) MJ ( ) MN ( ) MM
- [ ] Historic Preservation ( ) Re-roof ( ) Hearing Request
- [ ] Landscape Plan ( ) Preliminary ( ) Final ( ) Irrigation
- [ ] Master Plan ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] Nonuse Variance
- [ ] Preservation Easement Adjustment
- [ ] Property Boundary Adjustment

- [ ] PUD Concept Plan ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] PUD Development Plan ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] PUD Zone Change
- [ ] Street Name Change
- [x] Subdivision Plat ( ) Prelim ( ) Prelim & Final (●) Final
- [ ] Subdivision Waiver ( ) Design ( ) Process
- [ ] Use Variance ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] Vacation of Plat
- [ ] Vacation of Public Right-of-Way
- [ ] Waiver of Replat
- [ ] Zone Change; Proposed Zone: _____

- [ ] FBZ Development Plan ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] FBZ Conditional Use ( ) New ( ) MJ ( ) MN ( ) MM
- [ ] 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 _____ Date: 10/25/18

Signature of Applicant/Consultant _____ Date: 10-23-19

CONTACT INFORMATION (please print or type)

Applicant/Consultant: M&S Civil Consultants, Inc
Contact Name: Georgianne Willard

Address: 102 E. Pikes Peak Ave. Ste 500
City: Colorado Springs
Phone: 7192108125

State: CO Zip Code: 80903
E-Mail: georgiannew@mscivil.com

Property Owner: The Landhuis Company - Jeff Mark
Phone: 7196353200

Address: 212 N. Wahsatch Ave., Ste 301
City: Colorado Springs

State: CO Zip Code: 80903
E-Mail: jmark@landhuisco.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

- [x] Checklists [x] Distribution Form [x] Project Blurb

Initial Review Level: [x] AR [ ] CPC [ ] DRB [ ] HP

Payment $ **10,020.00**
Assigned to: **Daniel Sexton**
Date: **11/19/2019**

Receipt No.: **35470**
City File No: **AR DP 19-00753**

DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

COLORADO SPRINGS
OLYMPIC CITY **USA**

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

☐ **General Development Application Form**   ☐

☐ 1 copy of a **Project Statement** containing the following information: ☐
    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.

☐ 1 copy of a **Development Plan** showing all "Plan Contents" below   ☐

☐ **Mineral Estate Owner Notification Certification Affidavit** (Public Hearing Items ONLY)   ☐

☐ All plans, documents, and reports uploaded to **Dropbox folder** (Planner to send folder invite link through email)   ☐

REPORTS & STUDIES: (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

☐ 2 copies of a **Geologic Hazard Study** (EDRD & LUR)   ☐

☐ 2 copies of a **Drainage Study** (WRE)   ☐

☐ 2 copies of a **Traffic Impact Analysis** (EDRD)   ☐

☐ 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 719-668-5651prior to application submittal.

☐ 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.

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:

☐ Development Plan name   ☐

☐ City File Number   ☐

☐ Sheet number (i.e. 1 of X, 2 of X, etc.)   ☐

☐ North arrow   ☐

☐ Scale, both written and graphic   ☐

☐ Space for City stamp in the bottom right corner   ☐

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

☐ Vicinity Map   ☐

☐ Sheet Index Map (for multiple sheets)   ☐

☐ Project name and description   ☐

☐ Owner, Developer, and Applicant name   ☐

☐ Date of preparation   ☐

☐ Total development plan area in acres or square feet   ☐

☐ Legal description   ☐

Applicant   Planner

☐ Site address, if known   *Addresses are not assigned yet*   ☐

☐ Tax Schedule Number   ☐

☐ Name of master plan and City File Number (if applicable)   ☐

☐ Name of concept plan and City File Number (if applicable)   *CP, DP, and FP applications concurrently*   ☐

☐ FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.   ☐

☐ Proposed land uses and buildings with respective footprint and gross square footage and/or acreage   ☐

☐ Notes describing any existing or proposed easements permitting the use of property by others   ☐

☐ 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.   ☐

☐ Zone district and any applicable conditions of record with City Ordinance number   ☐

☐ Notes describing additional standards for specific uses (if applicable)   ☐

☐ Notes describing any approved variances which apply to the property, including City file number and approval date   *N/A*   ☐

☐ Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)   *N/A*   ☐

☐ Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)   ☐

☐ 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."   ☐

☐ 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 "*Subdivision Plat Name*" 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."   ☐

☐ Approximate schedule of development   ☐

☐ <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.   ☐

☐ <u>PUD Projects</u>: indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.   *N/A*   ☐

☐ <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.   *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.   ☐

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

LAND USE:

☐ City boundaries (when the development plan area is adjacent to a city boundary)   ☐

☐ Property boundaries and dimensions   ☐

☐ Existing and proposed lots and tract lines, with dimensions   ☐

☐ Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).   ☐

☐ Existing and proposed zone district boundaries   ☐

☐ Existing and proposed public or private open space and common areas. Provide sizes and dimensions.   ☐

Applicant   Planner

☐ Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.   ☐

☐ Existing historic sites and resources   N/A   ☐

☐ Existing and proposed topography at two-foot maximum contour intervals   ☐

☐ Show existing and proposed easements, indicating dimensions, use and maintenance information   ☐

☐ Location and dimensions of building and landscape setbacks and buffers   ☐

☐ Subdivision name labels for all lots adjacent to the site   ☐

☐ Show the locations of any water quality features   ☐

STREETS & ALLEYS:

☐ 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   ☐

☐ Identify all streets as "public" or "private"   ☐

☐ Show and label all access points to the property from adjacent streets and alleys   ☐

☐ Show and label all speed line of sight visibility areas at all street intersections   N/A   ☐

☐ All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilties   N/A   ☐

☐ Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width   N/A   ☐

☐ Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit   N/A   ☐

☐ Provide typical cross-sections for all proposed streets and alleys   ☐

SIDEWALKS & TRAILS:

☐ Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.   ☐

☐ Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type   ☐

☐ Show any and all sidewalks connecting building entries to exterior and public sidewalks   N/A   ☐

☐ Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas   N/A   ☐

☐ For detached sidewalks, show the distance from the back of curb to the edge of sidewalk   N/A   ☐

☐ If applicable, show the size and location and provide a detail of bicycle storage/parking racks   N/A   ☐

INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:

☐ 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.   ☐

☐ Show and label any access easements, existing or proposed   ☐

☐ Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well. N/A ☐

☐ Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)   N/A   ☐

☐ For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk N/A ☐

☐ Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable   N/A   ☐

PARKING LOTS, AREAS, & SPACES:

☐ Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.   ☐

☐ Location and number of all regular, compact, and handicapped spaces and access aisles.   ☐

☐ Provide a typical or detail with dimensions of typical regular and compact parking spaces types   ☐

Applicant   Planner

☐ Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage ☐

☐ Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands ☐

ADA SITE ACCESSIBILITY:

☐ 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**)*

☐ 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:

☐ Indicate the use for all buildings ☐

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

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

☐ 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 ☐

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

BUILDING ELEVATION DRAWINGS:

☐ 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:

☐ 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 N/A ☐

PHASING PLAN:

☐ Phase area boundaries and sequence N/A ☐

☐ 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. N/A ☐

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

ADDITIONAL PLAN COMPONENTS:

Applicant   Planner

☐ **Preliminary Grading Plan**   ☐

☐ **Preliminary Utility and Public Facility Plan**   ☐

☐ **Preliminary** or **Final** **Landscape Plan**   ☐

☐ **Coordinated Sign Plan (CSP)**   ☐

☐ **Hillside** or **Streamside** **Compliance Plan**   ☐

☐ **Land Suitability Analysis**   ☐

DEVELOPMENT PLAN REVIEW CRITERIA:

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

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.

102 E. Pikes Peak Ave, STE 500
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

November 14, 2019

Daniel Sexton
Senior Planner
Planning and Community Development
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80901

RE: Concept Plan, Development Plan, and Final Plat for The Sands Industrial Fil No. 1 - Project Statement

This submittal is for concurrent approval of the Concept Plan, Development Plan and Final Plat of The Sands Industrial Fil No. 1 Light Industrial subdivision. The 15.091 acre site is located in Section 33, Township 13 South, Range 65 West of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado, south of the intersection of Industry Drive and Capital Drive.

The Concept Plan Amendment, Development Plan and the Final Plat for The Sands Industrial Fil No. 1 is requested to be run concurrently through the review/approval process. The 15.091 acre site is currently zoned M1/AO/SS and shall consists of 6 light industrial lots, to include warehouse buildings and the associated parking lot areas, lighting, landscaping, utilities and drainage facilities. The Development Plan proposes the initial development of Lot 6. Lot 6 poses the construction of 5630 SF Office/Warehouse and outdoor storage parking area. Lots 1-5 shall be of similar types of warehouse/office and outdoor storage developments. Lots 1-5 shall require individual Development application with landscaping plans for each lot.

The Final Plat, Development Plan and proposed Concept Plan are all in conformance with one another.

Should you require any additional information, please contact me at 719-210-8125.

Respectfully,

Georgianne Willard
M&S Civil Consultants, Inc.

PRE-APPLICATION MEETING SUMMARY

Area: Central _____ Date: 9/11/19 _____

Pre-Application No.: Capital Dr., S of Industry

Applicant(s) Present: Virgil Sanchez, M&S

Lot Size: 15.09

Site Location: Between Marksheffel Rd. and Capital Dr., S of Industry Dr.

TSN: 5300000637

Project Description: Final plat for industrial park

Zone: M1

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

☐ 2020 Land Use Map Amendment
☐ Administrative Relief
☐ Amendment to Plat Restriction
☐ Annexation
☐ Building Permit to Unplatted Land
☐ CMRS No. ☐
☒ Concept Plan ○MJ ○MN ○MM
☐ Conditional Use ○MJ ○MN ○MM

☐ Development Agreement (PUD Zone)
☒ Development Plan ○MJ ○MN ○MM
☐ Historic Preservation Board
☐ Master Plan ○MJ ○MN ○MM
☐ Minor Improvement Plan
☐ Nonuse Variance / Warrant
☐ Preservation Easement Adjustment
☐ Property Boundary Adjustment

☐ Street Name Change
☒ Subdivision Plat ○PP ◉FP ○PFP
☐ Subdivision Waiver ○Design ○Process
☐ Use Variance ○MJ ○MN ○MM
☐ Vacation of Plat
☐ Vacation of Public Right-of-Way
☐ Waiver of Replat
☐ 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: N/A

☐ Neighborhood Meeting

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

☐ Pre-Application Stage ☒ Internal Review Stage ☐ Public Hearing Stage
☒ Postcard ☒ Poster ☐ No Public Notice Required
Buffer Distance: ☐ 150 ft. ☐ 500 ft. ☒ 1,000 ft. ☐ Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

☐ Geo-Hazard Report
Contact: _____

☒ Traffic Impact Analysis
Contact: _____

☒ Drainage Report
Contact: _____

☐ Hydraulic Grade Line
☐ Elevation Drawings

☐ Wastewater Master Facility Report
☐ Mineral Estate Owner Notification

☐ Land Suitability Analysis
☐ Other: _____

LDTC MEETING: ☐ Yes ☒ No **Date:** _____ **Time:** _____

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

DP will be for Lot 6 only at this time
CP for remainder of final plat site
FP for entire site

Zoning
M1 (Light Industrial) 7.3.302
AO (Airport Overlay) 7.3.506
SS (Streamside overlay) 7.3.508

Pond will serve entire final plat area for water quality

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: _____

Number of Plans: One + digital

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

City of Colorado Springs
Planning Department
Fee Receipt

Return to Fee Calculator

Application	Department	Amount	Applicant	AnnexDisc
Concept or Development Plan-Commercial-HS/SS-CSFire	CSFire	$248.00		
Concept or Development Plan-Commercial-HS/SS-CSFire	CSFire	$248.00		
Concept or Development Plan-Commercial-HS/SS-CSUtilities	CSUtilities	$479.00		
Concept or Development Plan-Commercial-HS/SS-CSUtilities	CSUtilities	$479.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	$1,169.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	$345.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	$1,169.00		
Concept or Development Plan-Commercial-HS/SS-EDR	Engineering Development Review	$92.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	$1,520.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	$450.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	$120.00		
LUR - Subdivision Plat	Land Use Review	$450.00		
LUR - Subdivision Plat	Land Use Review	$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	$45.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	$475.00		
Total Fees		$10,020.00		

Intake Staff: Daniel Sexton
Date: 11/19/2019
Planner: Daniel Sexton
Receipt Number: 35470
Check Number: 3396
Amount: $10,020.00
Received From: Eagle Development Company (Sands Industrial)

Date: November 20, 2019
Planner: Daniel Sexton
Planner email: daniel.sexton@coloradosprings.gov
Planner phone number: (719) 385-5366
Applicant Email: georgiannew@mscivil.com
Applicant Name: Georgianne Willard
TSN: 5300000708

PROJECT: Sands Industrial

☐	Pre-application Notice	☐	Standard Notification
☐	Pre-application Neighborhood Meeting Notice	☐	Standard with Neighborhood Meeting Notice
☐	No notice	☐	Poster only

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

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

Concept Plan
Request by The Landuis Company, with representation by M & S Civil Consultants, Inc., for approval of a Concept Plan for the Sands Industrial project. If approved, the proposed would establish the envisioned land use pattern and lot configuration for the 15-acre site. The site is zoned M1/AO/SS (Light Industrial with Airport and Streamside Overlays), located west of Capital Drive, and consists of 15 acres.

Development Plan
Request by The Landuis Company, with representation by M & S Civil Consultants, Inc., for approval of a Development Plan for the Sands Industrial project. If approved, the proposed would allow for the commercial development of proposed Lot 6 with an Office/Warehouse use and an accessory use of outdoor storage, and public and private ancillary improvements. The site is zoned M1/AO/SS (Light Industrial with Airport and Streamside Overlays), located west of Capital Drive, and consists of 4 acres.

Final Plat
Request by The Landuis Company, with representation by M & S Civil Consultants, Inc., for approval of The Sands Industrial Park Filing 1 Subdivision Plat. If approved, the plat would allow the unplatted parcel to be subdivided into six lots, one tract and public right-of-way. The site is zoned M1/AO/SS (Light Industrial with Airport and Streamside Overlays), located west of Capital Drive, and consists of 15 acres.

POSTCARD
Include 3-5 highlighted points to best describe the project.
- This project proposes industrial park development with 6 lots

- A development proposal for proposed Lot 6 consisting of an Office/Warehouse use with ancillary outdoor storage
- A final subdivision plat subdividing unplatted land into subdivided into six lots, one tract and public right-of-way

Neighborhood Meeting Information: N/A
Date:
Time:
Location:

POSTER

Fill out applicable information below:

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

An industrial park development with an Office/Warehouse use

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

This is the file number area.

Planning and Development Distribution Form

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

Planner Intake Date: <mark>Daniel Sexton, 11/19/2019</mark> **Admin Receive Date:** ___11/20/19_____

Project Name: <mark>Sands Industrial</mark>

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

2. Date buckslip comments are due **(21 calendar days after submittal):** <mark>Tuesday, December 10, 2019</mark>

3. HOA: <mark>N/A</mark>

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	☐ None	
85	☐ Utilities Development Services	Buckslips@csu.org
9	☐ Fire Prevention	Steven.Smith@coloradosprings.gov
24	☐ DR&S	SAPPLEGATE@coloradosprings.gov
21	☐ Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	☐ Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	☐ Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	☐ CSU Customer Contract Administration	Buckslips@csu.org
11	☐ CSPD	bjones2@springsgov.com
13	☐ Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	☐ Enumerations	addressing@pprbd.org
29	☐ Flood Plain	Keith@pprbd.org
98	☐ USPS	Elaine.f.kelly@usps.gov
45	☐ Zaker Alazzeh, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	☐ Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	☐ Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	☐ Transit	Roger.Austin@coloradosprings.gov
25	☐ County Health Department	aarondoussett@elpasoco.com
88	☐ Parking Enterprise	Scott.Lee@coloraodosprings.gov

3	☐ CONO	rdavis@cscono.org mcupp@cscono.org
92	☐ Forestry	jcooper@coloradosprings.gov
30	☐ Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	☐ PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	☐ None	
35	☒ Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	☐ Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

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

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

ID#	Division Name	Email/Distribution Notes
	☐ None	
84	☐ Fort Carson	john.j.sanders71.civ@mail.mil
46	☐ 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	☐ 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	☒ 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
	☐ None	
59	☐ StratusIQ – AKA Falcon Broadband	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com **BLR & Flying Horse (ONLY)**
54	☐ Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov **For Major MP Amendments**
27	☐ CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	☒ Colorado Geological Survey	cgs_lur@mines.edu
33	☐ SECWCD, Garrett Markus	garrett@secwcd.com
18	☒ Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	☐ Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	☐ Historic Preservation Area Overlay	Chris.Staley@coloradosprings.gov
44	☐ Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	☒ Airport	kandrews@springsgov.com
63	☒ El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	☐ Wescott Fire District (adjacent only)	admin@wescottfire.org
70	☐ Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	☐ Falcon Fire Protection District	tharwig@falconfirepd.org
72	☐ Black Forest Fire Protection District	chief@bffire.org
81	☐ Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	☐ CSURA – Urban Renewal	Jwalker@springsgov.com; Kayla.Battles@coloradosprings.gov
70	☐ Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	☐ Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	☐ Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	☐ 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	☐ UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	☐ Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov **QOZ**

9. LAND USE REVIEW:
Hard Copy Full sized plans

	☒ Planner	Traffic Report, Drainage Report, Geo-Hazard Report

Special notes or instructions: