



## GENERAL APPLICATION FORM

15-03-01

Tax Schedule Number(s):

Project Name: Equipment Storage

Existing Zone: C-6/AO/cr

Acreage: 8.694

Site Address: 2420 Victor Place

Direction from  
Nearest Street  
Intersection:

on Victor Pl., north of Victor Pl. and  
Power Road

~~6401100053~~ 6401102126

### 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"/> PUD Concept Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM     |
| <input type="checkbox"/> Administrative Relief  | <input type="checkbox"/> PUD Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> PUD Zone Change   |
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Street Name Change  |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Prelim <input type="checkbox"/> Prelim & Final <input type="checkbox"/> Final               |
| <input type="checkbox"/> Building Permit Prior to Platting  | <input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process   |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3  | <input type="checkbox"/> Use Variance <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM         |
| <input checked="" type="checkbox"/> Concept Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input checked="" type="checkbox"/> MN <input type="checkbox"/> MM    | <input type="checkbox"/> Vacation of Plat  |
| <input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Vacation of Public Right-of-Way   |
| <input type="checkbox"/> Development Agreement  | <input type="checkbox"/> Waiver of Replat  |
| <input type="checkbox"/> Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM                      | <input checked="" type="checkbox"/> Zone Change; Proposed Zone: <b>REMOVE PRIOR CONDITION PROHIBITING EQUIPMENT &amp; CONTRACTOR STORAGE YARDS</b>             |
| <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Re-roof <input type="checkbox"/> Hearing Request  | <input type="checkbox"/> FBZ Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Irrigation                                 | <input type="checkbox"/> FBZ Conditional Use <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM  |
| <input type="checkbox"/> Master Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM                           | <input type="checkbox"/> FBZ Interim Use Plan  |
| <input type="checkbox"/> Nonuse Variance  | <input type="checkbox"/> FBZ Minor Improvement Plan  |
| <input type="checkbox"/> Preservation Easement Adjustment   | <input type="checkbox"/> FBZ Warrant   |
| <input type="checkbox"/> Property Boundary 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.

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

2/25/19

Signature of Property Owner

Date

Signature of Applicant/Consultant

Date

### CONTACT INFORMATION (please print or type)

Applicant/Consultant: Bestall Collaborative Limited

Contact Name: Jack Bestall

Address: PO Box 2223

City: Evergreen

Phone: (720) 810-6480

State: CO

Zip Code: 80437

E-Mail: jack@bestallcollaborative.com

Property Owner: OCEANS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Phone: (719) 473-7763

Address: 3707 PARKMOOR VILLAGE DRIVE SUITE 103 COLORADO SPRINGS, CO 80917

City: COLORADO SPRINGS

State: CO

Zip Code: 80917

E-Mail: joy.focht@proformaland.com

### PLANNER AUTHORIZATION: (CITY USE ONLY)

☒ Checklists ☒ Distribution Form ☒ Project Blurb

Initial Review Level: ☐ AR ☒ CPC ☐ DRB ☐ HP

Payment \$ 4,310

Assigned to: Tasha Brackin

Date: 4/9/2019

Receipt No.: 33467

City File No: CPC CU 19-00048



## DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

**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](mailto:waterplanning@csu.org) or fax to 719-668-5651 prior to application submittal.

☐ Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU)

☐

Email completed form and map to [wwmasterplansubmit@csu.org](mailto: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

☐

**PLAN CONTENTS:** *continued from previous page.*

Applicant

Planner

- |   |                                     |
|---|-------------------------------------|
| <input 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 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 checked="" type="checkbox"/> Location and dimensions of building and <u>landscape setbacks and buffers</u>   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Subdivision name labels for all lots adjacent to the site   | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Show the locations of any water quality features   | <input type="checkbox"/>            |

N/A  
↓

N/A

**STREETS & ALLEYS:**

- |  |                                     |
|--|-------------------------------------|
| <input checked="" 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 checked="" type="checkbox"/> |
| <input type="checkbox"/> Identify all streets as "public" or "private"   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys  | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections   | <input type="checkbox"/>            |
| <input 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 type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width  | <input type="checkbox"/>            |
| <input type="checkbox"/> Show any existing or proposed encroachments into the public right-of-way that require a <u>Revocable Permit</u>   | <input type="checkbox"/>            |
| <input type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys  | <input type="checkbox"/>            |

N/A  
↓

**SIDEWALKS & TRAILS:**

- |  |                                     |
|--|-------------------------------------|
| <input checked="" 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 checked="" 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 type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks   | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas                     | <input checked="" 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 type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks   | <input type="checkbox"/>            |

N/A

N/A

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

- |  |                                     |
|--|-------------------------------------|
| <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 checked="" type="checkbox"/> |
| <input type="checkbox"/> Show and label any access easements, existing or proposed   | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable  | <input checked="" type="checkbox"/> |

**PARKING LOTS, AREAS, & SPACES:**

- |   |                                     |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material. | <input checked="" 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"/>            |

N/A  
N/A



**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" 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 checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input checked="" type="checkbox"/> 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 checked="" 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"/>
<input type="checkbox"/> 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 checked="" 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 "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."	
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> Public Facilities - 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"/>
<input type="checkbox"/> 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"/> Residential Projects: 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 checked="" type="checkbox"/> Non-residential Projects: 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:**

<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"/>
<input type="checkbox"/> 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"/>

## ADDITIONAL PLAN COMPONENTS:

Applicant

Planner

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

## 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.

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"/>
<b>ADA SITE ACCESSIBILITY:</b>	
<input type="checkbox"/> 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)	<input type="checkbox"/>
<input type="checkbox"/> 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)	<input type="checkbox"/>
<input type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors	<input type="checkbox"/>
Provide ADA Design Professional Standards notes on plan, per below:	
<input type="checkbox"/> 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.	<input type="checkbox"/>
<b>BUILDINGS &amp; STRUCTURES:</b>	
<input type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<input type="checkbox"/> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<input type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>
<b>BUILDING ELEVATION DRAWINGS:</b>	
<input type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>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.</i>	<input type="checkbox"/>
<b>SITE LIGHTING:</b>	
<input type="checkbox"/> 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)	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input type="checkbox"/> 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	<input type="checkbox"/>
<input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<input type="checkbox"/> 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	<input type="checkbox"/>
<input type="checkbox"/> 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	<input type="checkbox"/>
<b>PHASING PLAN:</b>	
<input type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
<input type="checkbox"/> 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.	<input type="checkbox"/>
<input type="checkbox"/> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)	<input type="checkbox"/>

# Bestall Collaborative Limited

Planning Environment Construction Management Development

March 31, 2019

Ms. Tasha Brackin, AICP  
Senior Planner – Central Team  
30 S. Nevada Avenue, Suite 105  
PO Box 1575, MC 155  
Colorado Springs, CO 80901-1575

RE: 2420 Victor Place – Equipment Storage Facility Project Statement  
Request Zoning Change to include Conditional Use and Concept Plan Review

Ms. Brackin:

Oceans Investments LLC, is requesting the review and approval of a Zone Change to include a Conditional Use with a Concept Plan for Lot 1 at 2420 Victor Place - a 8.69-acre parcel in the Victor Business Park, to allow for an equipment storage yard to be developed.

The property was zoned PIP-1, however, it was 'down-zoned' to C-6 and approved for an auto dealership in March 2016. The developer did not move forward and the transaction was not completed. After three years, the applicant has an owner/manager that would like to purchase the property for an equipment storage facility to develop a storage facility for RVs, trucks/trailers and contractor equipment. The facility will be provided with enhanced security, using cameras, card activated gates, and central monitoring. The buyer has engaged the adjacent homeowners in the adjacent neighborhood to ensure a compatible fit of the proposed plan.

## Legal Description

A tract of land located in the Northeast one-quarter of Section 1, Township 14 South, Range 66 West, of the 6<sup>th</sup> Principal Meridian, City of Colorado Springs, El Paso County, State of Colorado.

## Context: Access and Uses

The Victor Business Park, was planned and developed for commercial/industrial uses. Located in the middle of the busy Powers Blvd corridor between Palmer Park Blvd and Constitution Ave, access to the site is provided off of Victor Place, a "frontage road" for Powers Blvd along the east property line. Adjacent commercial/industrial uses accessed off of Victor Place include:

- North: Public Storage facility (PIP-2 Mini-storage), Timberline Landscaping Inc. and a power transmission facility
- South: American Emergency Response, All-Star Storage (PIP-2 Office), other commercial industrial facilities, and a U-Haul Self Storage - Victor Place & Powers Blvd intersection
- West: Residential neighborhood (R-1 6000/Single Family Residential)

Proximate to the Victor Business Park in the Powers Blvd corridor are a range of commercial and industrial uses: beginning at Constitution Blvd on the south - a Seven Eleven, Wendy's, Golden Corral, Woodford Manufacturing Company, 2300 Powers Business Plaza (retail, office, commercial service), Lockheed Martin; and to the north at Constitution Ave., a major commercial center - First & Main Town Center is located on the east; and Constitution Commons located on the west side of Power Blvd at Constitution Ave.



# Bestall Collaborative Limited

Planning Environment Construction Management Development

## Neighborhood Engagement

Eight residential home owners immediately adjacent the 2420 Victor Place property were contacted and invited to meet on February 28 2018 at one of the neighbor's homes. The meeting was productive and we learned about their concerns for the property in its current state and when

developed. There is support for the equipment storage facility, as it provides a less intense use; certainty of the development type and associated improvements; increased security; and sound attenuation. We committed to communicate with the neighbors on the following items that were discussed at the meeting.

- Fence. 8-foot painted metal fence (earth tones – beige/brown); to be located immediately adjacent (2'– 3' TBD) existing residential wood fence to allow maintenance, but, not an area difficult to secure from trespass.
- Wildlife Management. to be trapped relocated humanely
- Onsite Living. People not allowed to live in RVs or any other place on property.
- Lighting. Directed away from neighborhood: lighting to be installed with cut-off fixtures.
- Upkeep. Facility will be regularly monitored (cameras, on-site inspections).
- Hours of Operation. 24/7 access - sundown to sunup quiet time strictly imposed.
- Refuse. Facility dumpster and individual yard dumpsters allowed if regularly serviced. Scrap piles, unusable vehicles, fabrication and repair activities not allowed

## Zone Change Request.

A change of zone is not necessary for this project. Removal of the conditions of approval for the auto dealership plan approved in March 2016 (documented in a May 8 2016 letter from staff) is required to develop an equipment storage facility. The C-6 AO zoning for the auto dealership would remain the same with the removal of the conditions of record prohibiting equipment and contractor storage as a conditional use.

- REQUEST APPROVAL OF THE EQUIPMENT STORAGE AS A CONDITIONAL USE.

## Zone Change Review Criteria

Zoning Code Section 7.5.603: Establishment or Change of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made: or changes of zone district boundaries that may be approved by the City Council based on the following findings:

1. The action will not be detrimental to the public interest, health, safety, convenience or public welfare.
  - Response: A change to a zone district boundary is not being requested. We are requesting the approval of the Equipment Storage facility as a conditional use to allow for equipment over 15,000 lbs GVWR. This use as planned is not detrimental to the public interest, health, safety, convenience or public welfare. It will provide a less intense and more passive use than the approved auto dealership; providing safe facilities to house equipment in a secure manner, which will benefit the public welfare by providing a means to remove such equipment from neighborhoods where they are a detriment to the public welfare: impacting the character, lifestyle and property values of property owners; and fostering crime.
2. The action is consistent with the goals and policies of the Comprehensive Plan
  - Response: The Comprehensive Plan identifies the area along Power Road as a developing business corridor. This proposed facility will utilize this vacant parcel and make productive use of it in this developing corridor.



# Bestall Collaborative Limited

Planning Environment Construction Management Development

3. Where a master plan exists, the project is consistent with such plan or an approved amendment to such plan, Master plans that have not been classified as implemented do not have to be amended to be consistent with a zone change request.
  - Response: The proposed equipment storage use is consistent with the Victor Business Park plan – and is compatible with the storage facilities adjacent the 2420 Victor Place property on the north and south. No amendment of the plan is necessary.

## Concept Plan Request.

The Equipment Storage Concept Plan is similar to the layout of the auto dealership concept plan approved in 2016, with the exception that there are no buildings; retail sales and maintenance or repair activities. and like self-storage – this is a relatively passive use and less intense than commercial, industrial and residential uses – with less traffic generation, noise and onsite activity. The plan provides for two secure entrances on Victor Place at the north and south ends of the east property boundary. The south entry is envisioned as the primary entrance with the north entrance serving as a secondary access. The frontage along Victor Place will be landscaped to the City's standards with a contemporary, earth-tone, metal panel privacy fence and matching card-operated security gates.

Storage spaces will be provided for RV's, truck/trailers and contractor equipment accessed from 40' drive aisles. Storage spaces vary in size and are planned from the following base dimensions: RV's - 14'x20' to 14'x60'; truck/trailer - 15'x70' and the contractor equipment storage - 20'x60'. Contractor spaces are devised by 72" chain link fences within the facility and can be combined into larger spaces depending on the client's needs. One storage container is also allowed per space to contain small equipment. This has been found to be an excellent method for securing smaller equipment and maintaining an organized storage yard.

The facility will have central security and maintenance monitoring consisting of approximately 20 to 35 HD cameras, connected to a high capacity NVR (network Video Recorder) with typically 12 Terabytes of data storage (maintains approximately 45 to 75 days of memory). The cameras are optimized to identify movement and to notify management in event of intrusion and documentation of inappropriate activities. The cameras can be monitored onsite, at the main office, via mobile phone and are accessible to the tenants for their own use.

## Equipment Storage Concept Plan Summary

- a. Access. Two access locations on Victor Place - secured with card activated gates.
- b. Sanitary Sewer. Not required.
- c. Water. Required for landscape irrigation.
- d. Drainage Design. Will comply with City & County Development Plan requirements.
- e. Storage Spaces. The plan provides spaces for RV (15'x20' to 15'x50'), truck/trailer (15'x60'), and contractor equipment (20'x60'; fenced, can be combined).
- f. Victor Place Frontage. 8' privacy fence with landscape designed to City standard.
- g. Security. Security cameras with centralized monitoring deployed throughout the facility.
- h. Lighting. Cut-off fixtures utilized to limit light diffusion.
- i. Residential Setback. A 100' setback up to 160' maintained adjacent west property line with landscaping to City standard.
- j. Detention. West area of lot allocated to detention, including run-off from Public Storage to north – which is not currently providing onsite detention.
- k. Neighbor Preference. Neighbors expressed preference for a fence within 3' of the property line - allowing for maintenance, security, but not an attractive nuisance.
- l. Privacy Fence. 8'- metal earth tone, post/panel fence located 3' from west property line.

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Planning Environment Construction Management Development

- REQUEST APPROVAL OF THE EQUIPMENT STORAGE CONCEPT PLAN.

Concept Plan Review Criteria:

The concept plan must comply with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?
  - Response: No - the general health, welfare and safety of residents or workers will not be affected by this development. The major setback (100' – 160'), privacy fence and security provided by the facility will buffer the neighborhood. There will be minimal worker activity onsite.
2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?
  - Response: Yes – light and air should not be affected.
3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?
  - Response: Yes - the landscaping will meet City requirements for this type of use in this neighborhood and part of the community.
4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
  - Response: Yes – the circulation plan and ingress/egress points have been arranged to promote safety, convenience and ease of movement for vehicles and pedestrians – on and offsite. This type of use is a low traffic generator.
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
  - Response: No – the facility is a low traffic generator, will not require sanitary sewer; will utilize water for landscape only; will not add recreationists or students; but, will assist in completing the drainage system in this area of the Victor Place Business Park.
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
  - Response: Yes – the development should assist in stabilizing the edge of the residential neighborhood to the west by creating a proper fence, open space buffer and security system – reducing road noise from Powers Blvd and unauthorized use of what is now a vacant lot frequented by vagrants.
7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?
  - Response: Yes – the equipment storage area is buffered from the residential neighborhood by a minimum 100' setback and 8' privacy fence. Equipment Storage is a passive, low intense use – generating low traffic levels. Fabrication, repairs and business administration activities will not be allowed at the facility.

# Bestall Collaborative Limited

Planning Environment Construction Management Development

8. Is the concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?
- Response: Yes – the proposed Concept Plan conforms to the Comprehensive Plan for the Powers Blvd corridor, C-6 Zone, and approved Concept Plan and Plat standards for the property.

## Conditional Use Request.

Contractor Storage Yards are a permitted use in the C-6 zone, but the ability to store heavier equipment is considered an Equipment Storage Yard, which is designated as a "conditional use", in the C-6 zone. The planned Equipment Storage facility will have high value equipment, heavier than 15,000 lbs GVWR.

- REQUEST APPROVAL OF A CONDITIONAL USE TO ALLOW EQUIPMENT GREATER THAN 15,000 LBS GVWR.

## Conditional Use - Review Criteria:

The proposed Conditional Use permit will allow for an equipment storage facility at this location that meets the standards for a "Conditional Use" according to Zoning Code Section

7.5.704. 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.
- Response: Approval of the Equipment Storage as a conditional use is consistent with the value and qualities of the surrounding neighborhood, and no injury should be incurred. The conditional use will allow for an increased vehicle weight (GVWR) only, which is consistent with higher value equipment, security, and facility management.
- 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.
- Response: The approval of the Equipment Storage conditional use is consistent with the intent and purpose of the C-6 zone and is not detrimental to the public health, safety, and general welfare. The facility will provide a less intense and more passive use than the approved auto dealership which will benefit the public welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.
- Response: The Comprehensive Plan identifies the area along Power Road as a developing business corridor. The proposed Equipment Storage facility at the vacant 2420 Victor Place parcel will make productive use of this property and conform to the existing and developing uses in the Power Road business corridor.

We appreciate your consideration of this request and look forward to working with you on the Zoning Change, Concept Plan and Conditional Use approval for this Equipment Storage facility.

Thank you.



Jack Bestall, Principal  
Bestall Collaborative Limited





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

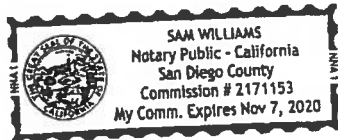
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of San Diego )  
 On Mar 12, 2019 before me, Sam Williams, notary public  
 Date Here Insert Name and Title of the Officer  
 personally appeared Joy Focht  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

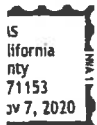
☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_





## PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 12/12/18

Pre-Application No.: TKB-18-009

Applicant(s) Present: Jack Bestall & Joe Quinn

Lot Size: 8.69 acres

Site Location: 2420 Victor Place

TSN: 6401102126

Project Description: Contractor Storage (Outdoor) with non-paved surface

Zone: C-6 CR AO

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

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

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://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 type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input type="checkbox"/> Postcard                 | <input type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft.               | <input 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 type="checkbox"/> Traffic Impact Analysis           | <input type="checkbox"/> Drainage Report           |
| Contact: _____                                | Contact: _____   | Contact: _____                                     |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings   | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____              |

**LDTC MEETING:** ☒ Yes ☐ No

Date: Jan. 2, 2019 10:15 am

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):

- LDTC meeting scheduled for January 2, 2019 at 10:15 am, 30 South Nevada Avenue, 4th Floor.
- Site development will require four applications: Conditional Use for "Equipment Storage Yard" to allow storage of vehicles over 15,000 lbs GVWR; Development Plan; Nonuse Variance to allow the storage yard to have alternate unpaved surface; and Zone Change to remove a prior Condition of Record prohibiting Equipment Storage Yards and Contractor Storage Yards. The Conditional Use requires approval of the Planning Commission; the Zone Change requires Planning Commission and City Council approval.
- One Checklist addresses the requirement for both the Conditional Use and Development Plan. A separate checklist is required for the variance and another for the Zone Change. Please note that approval of a Variance includes criteria for demonstrating a hardship for the request to allow non-paved surface. Additional details will be requested for the surface type (asphalt millings? cold roll asphalt?).
- Drop box will be used for electronic submittal; email planner when ready and I will provide a link. Payment of application fees can be by check or credit card (via telephone).
- Link to the City Code, for the Permitted Use Table (Code Section 7.3.203) as well as development standards related to landscaping, height of walls, etc. (Chapter 7, Article 4) is provided in email.
- Please note that "Equipment Storage Yards" are a use "By Right" (i.e. - no Conditional Use Permit would be required) in the M-2 zone districts. A link to the City zoning map is provided in email.

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: \$6,992

Number of Plans: One printed copy of each type and 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



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Conditional Use/Use Variance-Conversion-CSFire	CSFire	\$248.00		
Conditional Use/Use Variance-Conversion-CSUtil	CSUtilities	\$111.00		
Conditional Use/Use Variance-Conversion-EDR	Engineering Development Review	\$221.00		
LUR - Conditional Use	Land Use Review	\$1,445.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$120.00		
LUR - Zone Change with Concept Plan	Land Use Review	\$2,140.00		
Tech Fee	IT-GIS	\$25.00		
<b>Total Fees</b>		<b>\$4,310.00</b>		

**Intake Staff:**

**Date:** 4/3/2019  
**Planner:** Tasha Brackin  
**Receipt Number:** 33467  
**Check Number:** 039335  
**Amount:** \$4,310.00  
**Received From:** Jack Bestall via phone

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

---

Date: April 11, 2019  
Planner: Tasha Brackin  
Planner email: [Tasha.Brackin@ColoradoSprings.gov](mailto:Tasha.Brackin@ColoradoSprings.gov)  
Planner phone number: (719) 385-5369  
Consultant Email: [jack@bestallcollaborative.com](mailto:jack@bestallcollaborative.com)  
Consultant Name: Jack Bestall  
TSN: 6401102126

**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)

**PROJECT BLURB(S)**

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

**Zone Change**

Request by Joy Focht/Oceans Investments, LLC (owner), with representation by Jack Bestall/Bestall Collaborative Limited (consultant), for approval of a Zone Change for removal of a Zoning Condition prohibiting the Equipment Storage Yard use. If approved the proposed would allow for an Equipment Storage Yard to occupy the property. The site is zoned C-6, is located at 2420 Victor Place, and consists of 8.69 acres.

**Conditional Use Development Plan**

Request by Joy Focht/Oceans Investments, LLC (owner), with representation by Jack Bestall/Bestall Collaborative Limited (consultant), for approval of a Conditional Use Development Plan. If approved the proposed would allow an Equipment Storage Yard to occupy the property. The site is zoned C-6 located at 2420 Victor Place, and consists of 8.69 acres.

**POSTCARD**

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

- This project proposes an Equipment Storage Yard involving designated fenced spaces to be leased for contractor equipment storage, including storage containers, as well as truck-trailer and individual RV storage.
- An eight-foot tall solid fence with landscape buffer is proposed along the west property line to screen the use from adjacent single-family homes.
- A buffer distance of 100 feet from the residential properties to the west is also proposed.

**Neighborhood Meeting Information:**

N/A



[Type text]

## **POSTER**

*Fill out applicable information below:*

---

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

**Zone Change and Conditional Use to allow an Equipment Storage Yard.**

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

**Request to remove previous Condition of Zoning that prohibits Equipment Storage yards. Equipment Storage Yard use would allow storage containers, truck-trailers, RV storage and contractor equipment in individually fenced spaces.**

This is the file number area.

## 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:** 4/9/2019

**Admin Receive Date:** 4/11/19

**Project Name:** Victor Place Equipment Storage Facility

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

**2. Date buckslip comments are due** (21 calendar days after submittal): 5/2/19

**3. HOA:** (Note HOA number or write N/A): Rustic Hills

### 4. STANDARD DISTRIBUTION:

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

#### Electronic plans

ID#	Division Name	Email/Distribution Notes
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:sdsmith@springsgov.com">sdsmith@springsgov.com</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:csharp@springsgov.com">csharp@springsgov.com</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:coperry@springsgov.com">coperry@springsgov.com</a>
23	<input type="checkbox"/> Flood Plain / Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@springsgov.com">SAPPLEGATE@springsgov.com</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Terry.Huggins@coloradosprings.gov">Terry.Huggins@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:CZurcher@coloradosprings.gov">CZurcher@coloradosprings.gov</a> <a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>

30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:plancos@springsgov.com">plancos@springsgov.com</a>
28	<input type="checkbox"/> Office of Accessibility	<a href="mailto:Anna.Kangas@coloradosprings.gov">Anna.Kangas@coloradosprings.gov</a> <a href="mailto:Michael.Killebrew@coloradosprings.gov">Michael.Killebrew@coloradosprings.gov</a>

## 5. LANDSCAPE PLAN:

### Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input checked="" type="checkbox"/> Preliminary LS	<a href="mailto:dgould@springsgov.com">dgould@springsgov.com</a> Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	<a href="mailto:dgould@springsgov.com">dgould@springsgov.com</a> Checklist, professional qualifications, alternative compliance request

## 6. SCHOOL DISTRICT:

### Electronic plans

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

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

### Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:daniel.lewis.53.ctr@us.af.mil">daniel.lewis.53.ctr@us.af.mil</a>

75	<input checked="" type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
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## 8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

### Electronic plans

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Hannah.VanNimwegen@coloradosprings.gov">Hannah.VanNimwegen@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:mdschultz@springsgov.com">mdschultz@springsgov.com</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Chris.Staley@coloradosprings.gov">Chris.Staley@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:kschmitt@springsgov.com">kschmitt@springsgov.com</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:autumn@schoolerandassociates.com">autumn@schoolerandassociates.com</a> <a href="mailto:lori@schoolerandassociates.com">lori@schoolerandassociates.com</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:kbrady@springsgov.com">kbrady@springsgov.com</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:jmitchell@springsgov.com">jmitchell@springsgov.com</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@springsgov.com">Steve.Posey@springsgov.com</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.

## 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: