



# GENERAL APPLICATION FORM

PUD UP  
Edited 9/25/18

Project Name: Cottages at Woodmen Heights Existing Zone: A 55 AO Acreage: 39.0

Site Address: 0 E Woodmen Road Direction from Nearest Street Intersection: East of Adventure Way and Nevada Ln

Tax Schedule Number(s): 5308000131

### 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
- Concept Plan  New  MJ  MN  MM
- Conditional Use  New  MJ  MN  MM
- Coordinated Sign Plan (CSP)
- Development Agreement
- 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
- Subdivision Plat  Prelim  Prelim & Final  Final
- Subdivision Waiver  Design  Process
- Use Variance  New  MJ  MN  MM
- Vacation of Plat
- 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.

*[Signature]* <sup>FOR</sup> Wayne & Dale Kinzler *[Signature]* Kelly Marshall 2/26/20  
 Signature of Property Owner 2/21/20 Date Signature of Consultant Date

*[Signature]* 2/21/20  
 Signature of Developer Date

### APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Kinzler Trust Contact Name: Wayne + Dale Kinzler

E-Mail: \_\_\_\_\_ Phone: \_\_\_\_\_

Developer: GK Development Contact Name: Mark Johnson

E-Mail: 8605 Explorer Drive, Ste 250 Phone: 719-598-5190

Consultant/Main Contact name: N.E.S. Inc. / Kelly Marshall Phone: (719) 471-0073

Address: 619 N. Cascade Ave., Suite 200 City: Colorado Springs

State: CO Zip Code: 80903 E-Mail: kmarshall@nescolorado.com

### PLANNER AUTHORIZATION: (CITY USE ONLY)

- Checklists  Distribution Form  Project Blurb  E-mail to Admin. Initial Review Level:  AR  CPC  DRB  HP

Payment \$ 9289.- Assigned to: LEPKE Date: 2/28/2020

Receipt No.: 36533 City File No.: CPC PUD 20-00054



# 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.*

- | <u>Applicant</u>   | <u>Planner</u>                      |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> <b>General Development Application Form</b>  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information:<br>1. Description: Describe the project and/or land uses proposed;<br>2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &<br>3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY)   | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)   | <input checked="" type="checkbox"/> |

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

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)   | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)  | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b> (EDRD)   | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Submittal of the <b>Hydraulic Grade Line (HGL) Request Form</b> to Colorado Springs Utilities (CSU)<br>Email completed form and map to <a href="mailto:waterplanning@csu.org">waterplanning@csu.org</a> or fax to 719-668-5651 prior to application submittal. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU)<br>Email completed form and map to <a href="mailto:wwmasterplansubmit@csu.org">wwmasterplansubmit@csu.org</a> prior to application submittal.                  | <input checked="" type="checkbox"/> |

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

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

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

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

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

**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 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 type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input 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 type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An aviation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

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

**LAND USE:**

<input checked="" type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>

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

Applicant	Planner
<input checked="" type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
<input type="checkbox"/> Existing historic sites and resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input checked="" 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 landscape setbacks and buffers	<input type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>

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

**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 type="checkbox"/>
<input checked="" type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input checked="" type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
<input checked="" type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>

**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 type="checkbox"/>
<input type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
<input type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
<input checked="" 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 type="checkbox"/>

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

<input checked="" type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous pages*

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

**ADA SITE ACCESSIBILITY:**

<input checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input type="checkbox"/>
<input checked="" 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 checked="" 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 checked="" 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"/>
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**BUILDINGS & STRUCTURES:**

<input checked="" type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>

**BUILDING ELEVATION DRAWINGS:**

<input checked="" 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"/>
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**SITE LIGHTING:**

<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"/>

**PHASING PLAN:**

<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"/>

**ADDITIONAL PLAN COMPONENTS:**

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

## COTTAGES AT WOODMEN HEIGHTS

### PROJECT STATEMENT

FEBRUARY, 2020

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#### REQUEST

N.E.S. Inc. on behalf of Goodwin Knight requests approval of the following applications:

1. A Zone Change request from A/SS/AO to PUD/SS/AO.
2. A PUD Development Plan for Cottages at Woodmen Heights, containing multifamily residential, personal improvement (driving school), and commercial development.

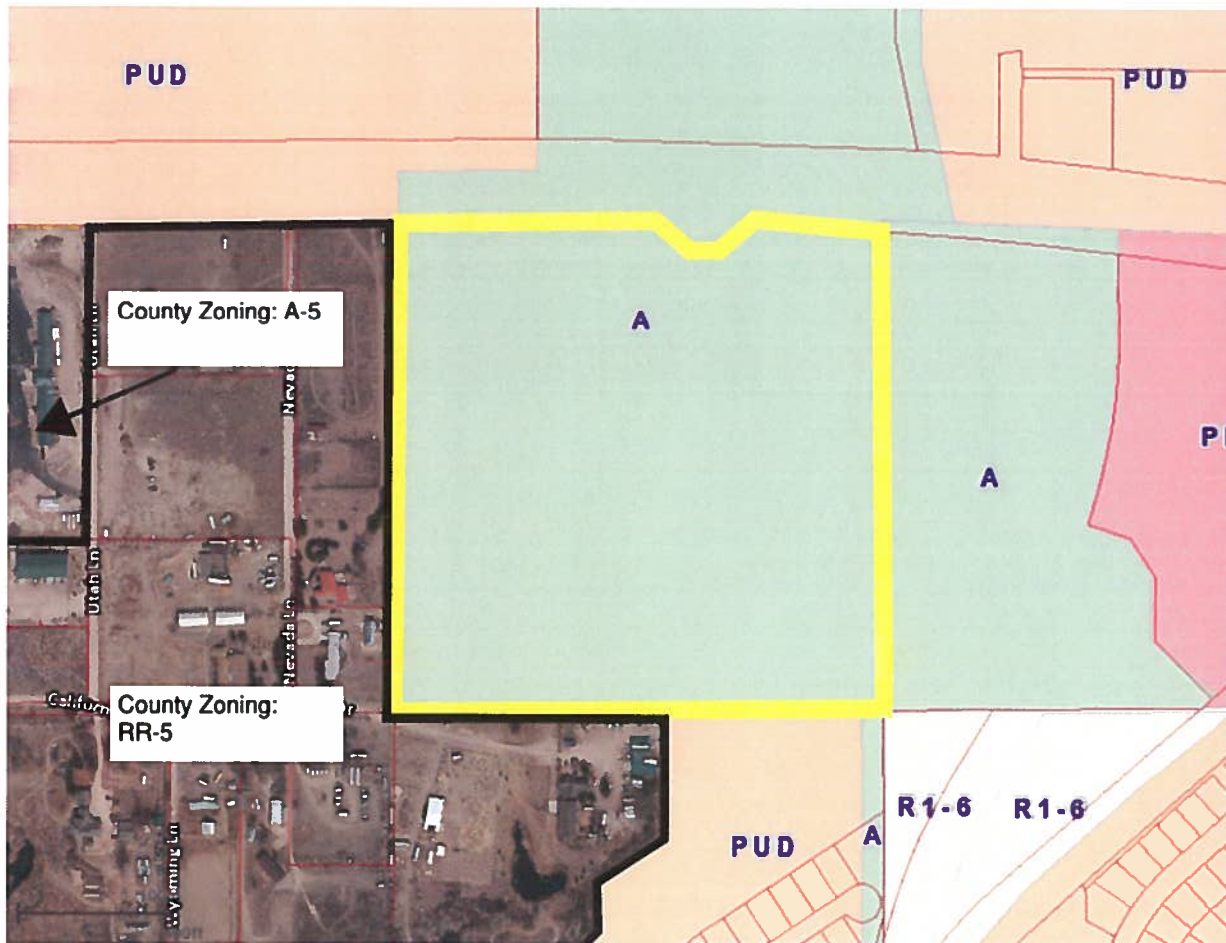
#### LOCATION

The 38.5 acres site is located on E Woodmen Road, west of the Marksheffel Road and Woodmen Road intersection. East and southeast of the site is Sand Creek, beyond which is single family residential lots, and proposed commercial development at southwest corner of Woodmen and Marksheffel Road. To the west and southwest are County rural residential lots. Woodmen Road and Adventure Way border the site to the North, townhome and commercial development characterize the area north of Woodmen Road. The site is largely vacant land with the eastern portion used for a driving academy. A single trailer serving as an office space for the driving academy is currently at the site.



### ZONE CHANGE

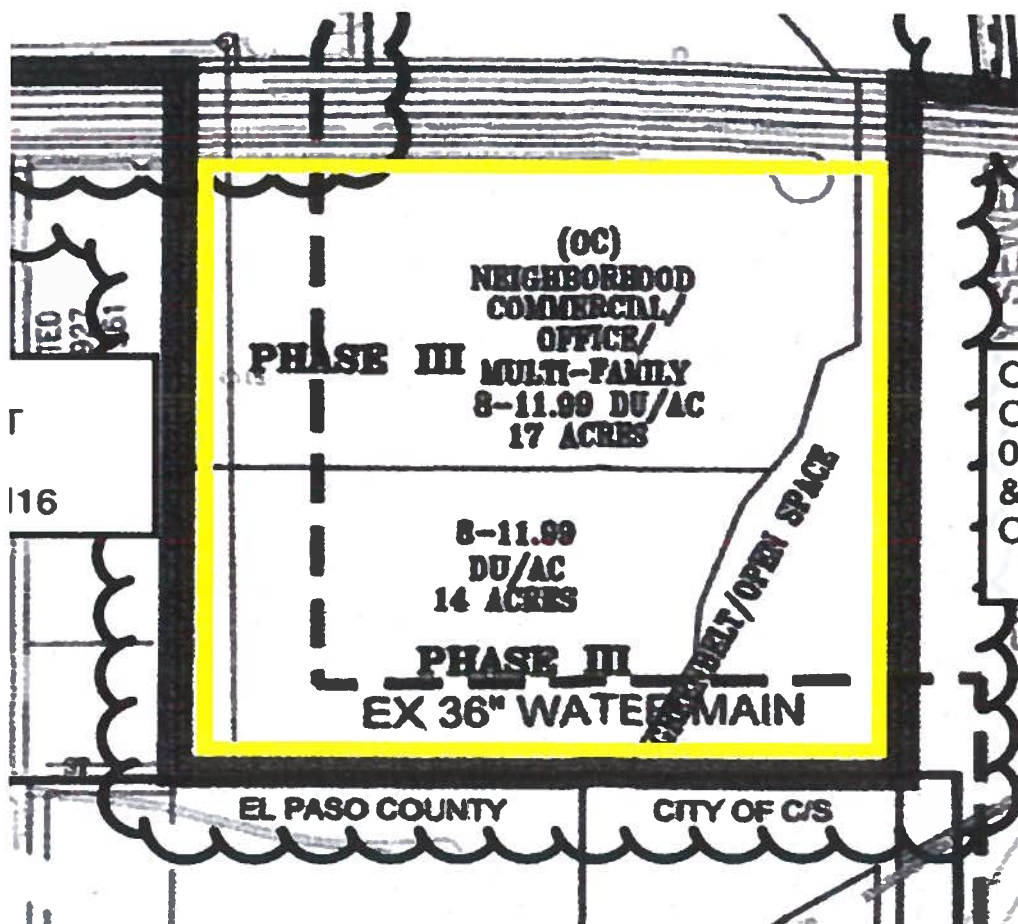
The site is currently zoned A/SS/AO and contains the existing Master Drive driving school and one modular home that serves as an office space for the driving school. The A zoning is a standard holding zone when property is annexed into the City. The proposed zone change from A/SS/AO to PUD/SS/AO provides for two different forms of multi-family residential (for rent and for sale) and commercial development. The surrounding zoning includes RR-5 CAD-O, R1-6/CR/AO/SS, and A/SS/AO.





## MASTER PLAN

The approved Woodmen Heights Master Plan as amended in 2019 identifies the site as including a mix of neighborhood commercial, office and multi-family (8-11.99 du/ac) on the northern half of the property and multi-family residential (8-11.99 du/ac) on the southern half of the site. This land use designation has remained unchanged since the Master Plan was originally approved in 2005. The proposed commercial lot and relocation of the driving school is consistent with the neighborhood commercial/office commercial on the Master Plan land use designation and the proposed cottages and townhomes at a density of 9.1 units per acre is consistent with multi-family residential designation on the Master Plan. The Master Plan also includes a right-in/right-out into the site off Woodmen Road.



## PROJECT DESCRIPTION

The project proposes a Development Plan containing a mix of uses including 202 cottages (lot 2), 78 townhomes (lots 3-80), Master Drive driving school (lot 1) which is classified as a personal improvement service, and a 1-acre site for future commercial (lot 81) along E Woodmen Road on a total of 38.5 acres. This proposed development is conveniently located along the Woodmen Road corridor that has employment centers and commercial uses, including St. Francis Medical Center and Walmart. Amenities provided at the site are a clubhouse, pool, plazas, greenway "allé" and "tot lot".

The 202 cottages will all be retail units with a centralized leasing area and clubhouse/pool/amenities. The modular units' range in size from 350 sq. ft. to 1550 sq. ft and are a mix of one-story attached units or two story stacked units containing studios, one-bedrooms, two-bedrooms, and three-bedrooms. The maximum height of the 2 story modular is approximately 25' – 4". The unit mix includes 20 Studios, 76 one-bedrooms, 96 two-bedrooms, and 10 three-bedrooms. The cottages on lot 2 have a maximum lot coverage of 40% for the entire site. The cottages have off-street parking that connects to sidewalks to provide access to the cottages, Adventure Way, or the internal perimeter private drive. Provided in the cottages area are 359 surface, 40 garage, and 14 ADA compliant parking spaces, which exceeds the minimum requirement. Landscaping for the cottages will be maintained by the property owner or its designee

The 78 townhomes will be on individual lots for sale and are designed as 3 or 4 bedroom units. The townhome lots are a minimum 1,850 SF with an average size of 2,200 SF, and maximum building coverage for each individual townhome lot is 60%. All townhome buildings are a maximum of 38' in height. The townhomes are accessed via a private drive and include 2-car garages with a driveway that allows parking for 2 cars. Townhomes have 27 surface spaces, 156 driveways spaces, and 1 ADA compliant parking spaces, which exceeds the minimum requirement. All townhome garages are setback a minimum of 20' from the back of sidewalk or curb. Residential access throughout the townhomes is provided by a 24-foot private drive with an attached 5-foot concrete sidewalk on one side. A 4' breeze trail is provided adjacent to Sand Creek that connects the south portion of the townhomes to the north portion of townhomes at Adventure Way and East Woodmen Road. This then connects to an existing 10' concrete walk that extends over Sand Creek to the concrete Sand Creek Trail. Landscaping for the townhomes will be maintained by the HOA of the townhomes.

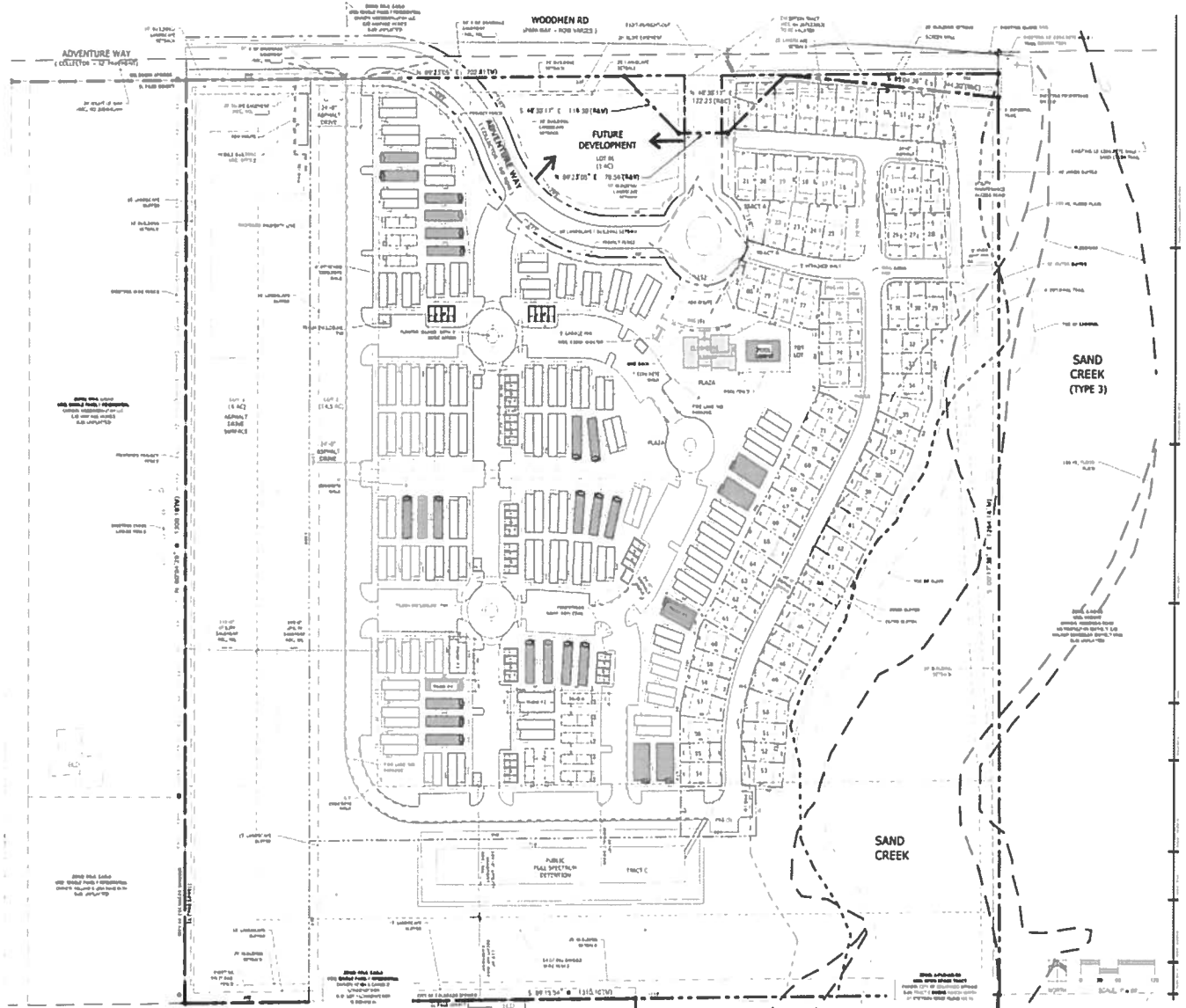
In the Development Plan, a relocation of the "Master Drive Driving School" is included on approximately 6 acres on the western portion of the site. This provides a driving circuit, parking spaces, and a mobile home that will serve as an office. The relocated Master Drive site will be accessed directly by Adventure Way.

A 1 acre lot is provided adjacent to Woodmen on the north side of Adventure Way for future commercial development. Development of this commercial site will require a new Development Plan or Development Plan amendment.

The main point of access to the site is via a new right-in/right-out access off Woodmen Road onto a new roundabout intersecting Adventure Way. A private drive that is on the perimeter of the development provides access to the residential area. The main internal streets through the development are private. 5' attached sidewalks are provided along the internal streets of the site and throughout the development to allow access to homes and amenities.

Landscape setbacks and buffers internally and on the perimeter of the site along Adventure Way and E Woodmen Road are consistent with the City's landscape policy. There is a 300' of utility easements along the west and south boundaries of the site, which provides a buffer to County RR-5 zoning. This area also includes a number of non-conforming/special commercial uses within the rural residential area, such as landscape contractors. Buffers adjacent to Sand Creek are designed to preserve as much of the existing vegetation and natural features as possible.

A public full spectrum detention pond is provided on the south portion of the site within the existing utility easement, which will serve the entire development.



## PROJECT JUSTIFICATION

### **Zone Change Criteria (Section 7.5.603)**

The request is to change the current zoning of A/SS/AO to PUD/SS/AO to allow development of a mixed multi-family residential and commercial development. The proposed zone change meets the Zone Change criteria as set out in Section 7.5.603 of the Zoning Code as follows:

**1) THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

The proposed mixed use development is not detrimental to public interest, health, safety, convenience, or general welfare. The surrounding uses include a variety of residential densities to the south, west, southeast, and north of Woodmen Road. To the north and northeast is existing and proposed commercial development. There is a substantial buffer to the adjacent County lots in the form of a 300' utility easement along the west and south boundaries. The mixed uses at the site are consistent with the surrounding variety of zoning and existing uses along the Woodmen Road corridor.

**2) THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.**

The PlanCOS Vision Map and Neighborhoods Framework Map identify this area as a Newer Developing Neighborhood Area. This project supports the goals of future neighborhoods by promoting a mix of uses, a variety of housing for all, and providing connections to regional trails and open space. The development provides an opportunity for a cohesive residential and commercial development with available infrastructure and surrounding compatible uses.

*Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.*

*Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.*

*Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.*

*Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.*

**3) WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.**

The project is consistent with the Woodmen Heights Master Plan which identifies the uses of the site as neighborhood commercial/office and multi-family at a density range of 8-11.99 du/ac.

- 4) **FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

The project is not within a Mixed-Use zone district.

**CONFORMANCE WITH REVIEW CRITERIA FOR PUD DEVELOPMENT PLANS (CODE SECTION 7.3.605)**

- A) **CONSISTENCY WITH CITY PLANS: IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OR ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?**

As stated previously, the site lies within the PlanCOS Vision map as a "Newer Developing Neighborhood" and the proposed mix of residential and commercial uses is consistent with the PlanCOS policies for vibrant neighborhoods.

- B) **CONSISTENCY WITH ZONING CODE: IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE?**

The development supports the stated purpose of Section 7.3.601.A – Planned Unit Development District of the Zoning Code;

"To allow for a variety of residential, commercial, office and industrial land use types and encourage appropriate mixed use developments. This zone district is intended to provide the means through which land may be developed with an overall unified approach. The district encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner."

"To encourage flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner."

"To encourage flexibility, innovation of design and a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones."

The development provides a mix of multi-family residential with commercial development and preserves the unique natural environments of the Sand Creek channel to the east. The PUD zone also allows the relocation and continued operation of the Master Drive facility where standard zoning would allow multiple other uses that may not be compatible with the existing and residential uses.

**C) COMPATIBILITY OF THE SITE DESIGN WITH THE SURROUNDING AREA:**

**1. DOES THE CIRCULATION PLAN MINIMIZE TRAFFIC IMPACT ON THE ADJACENT NEIGHBORHOOD?**

The proposed multi-family residential and commercial development connects to existing infrastructure; Adventure Way and East Woodmen Road. Adventure Way extends west into a neighborhood area that contains commercial services, a church, and residential areas with varied lot and building sizes. The addition of a new right-in/right-out access onto Woodmen Rd will minimize traffic on Adventure Way and any associated traffic impacts on the adjacent neighbors.

**2. DO THE DESIGN ELEMENTS REDUCE THE IMPACT OF THE PROJECT'S DENSITY/INTENSITY?**

There are 300' setbacks due to utility easements on east and south. Provided open space within project design is a buffer to Sand Creek.

**3. IS PLACEMENT OF BUILDINGS COMPATIBLE WITH THE SURROUNDING AREA?**

The proposed buildings are a maximum of 38' in height and meet the required setbacks and buffers of the development. There is a 300' buffer to the east and south between the site and the county neighborhood. To the north and west is a mix of residential densities and commercial uses.

**4. ARE LANDSCAPING AND FENCES/WALLS PROVIDED TO BUFFER ADJOINING PROPERTIES FROM UNDESIRABLE NEGATIVE INFLUENCES THAT MAY BE CREATED BY THE PROPOSED DEVELOPMENT?**

Landscaping setbacks and buffers internally and on the perimeter of the site along Adventure Way and E Woodmen Road are consistent with the City's landscaping policy. There is a 300' of utility easements west and south which provides a buffer to County RR-5 zoning. The east and south landscape buffers preserve as much of the existing vegetation and natural features as possible, with an additional streamside buffer placed along Sand Creek to the east and southeast. On the west property line, a 15' landscape buffer containing a screen fence and required trees is provided contingent on allowance by Colorado Springs Utilities. Landscaping for the cottages will be maintained by the property owner or designee. Landscaping for the townhomes will be maintained by the HOA of the townhomes.

Alternative compliance for tree planting requirements and fence/screening requirements is requested. The site has extensive utility easements with existing utilities that hinder the ability to provide the required number of trees and screening.

**5. ARE RESIDENTIAL UNITS BUFFERED FROM ARTERIAL TRAFFIC BY THE PROVISION OF ADEQUATE SETBACKS, GRADE SEPARATION, WALLS, LANDSCAPING AND BUILDING ORIENTATION?**

Adequate buffers and setbacks are provided on East Woodmen Road that are consistent with the City's landscaping policy.

**D) TRAFFIC CIRCULATION:**

**1. IS THE CIRCULATION SYSTEM DESIGNED TO BE SAFE AND FUNCTIONAL AND ENCOURAGE BOTH ON AND OFF-SITE CONNECTIVITY?**

The provided private streets allow both on-site and off-site connectivity. The design is appropriate for the use of multi-family and commercial development.

**2. WILL THE STREETS AND DRIVES PROVIDE LOGICAL, SAFE AND CONVENIENT VEHICULAR ACCESS TO THE FACILITIES WITHIN THE PROJECT?**

The access points provide logical, safe, and convenient access by providing two main entry and exit points, along with internal private streets for inner connectivity within the project. There is a separate access for the Master Drive facility on Adventure Way.

**3. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, AVOID EXCESSIVE PARKING RATIOS AND AVOID EXPANSES OF PAVEMENT?**

Residential cottage units have 359 surface and 40 garage parking spaces, which exceeds the 329 parking space minimum. Townhome parking for the 78 units is 183 spaces, with 27 surface and 156 garage parking. Driveways that are a minimum of 20' in length are located in front of all townhome garages, and allow parking for an additional 2 cars. The relocated driving school will have 5 parking spaces.

**4. ARE ACCESS AND MOVEMENT OF HANDICAPPED PERSONS AND PARKING OF VEHICLES FOR THE HANDICAPPED APPROPRIATELY ACCOMMODATED IN THE PROJECT DESIGN?**

The proposed development provides 14 ADA van accessible (11 surface, 3 garage) compliant parking spaces for the cottages, 1 for the townhomes, and 1 for the driving school. ADA compliant pedestrian ramps are provided throughout the site that connect to internal sidewalks and to public streets.

**5. AS APPROPRIATE, ARE PROVISIONS FOR TRANSIT INCORPORATED?**

No existing bus routes currently exist in this area. There is a park and ride facility at the northwest corner of Woodmen Rd and Black Forest Rd less than 1 mile to the west of this site.

**E) OVERBURDENING OF PUBLIC FACILITIES: WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING AND PLANNED STREETS, UTILITIES, PARKS, AND OTHER PUBLIC FACILITIES?**

The site has been planned for commercial and multi-family uses since 2005 and recent improvements to Woodmen Road have accounted for this level of development on this site. The proposed development includes the necessary utility infrastructure to support the development and

will connect to existing City utilities that have capacity to support this project. Adjacent to the site there is an existing concrete trail along the eastern side of Sand Creek, which is a City tier 1 trail.

**F) PRIVACY: IS PRIVACY PROVIDED, WHERE APPROPRIATE, FOR RESIDENTIAL UNITS BY MEANS OF STAGGERED SETBACKS, COURTYARDS, PRIVATE PATIOS, GRADE SEPARATION, LANDSCAPING, BUILDING ORIENTATION OR OTHER MEANS?**

Appropriate privacy is provided by building perimeter setbacks of 10' for Adventure Way with a privacy fence and 20' for Woodmen Road with a screen wall. Internal setback for the site is 10' side, and 25' rear. Additionally, the townhomes will have a covered porch with opportunities for landscaping that allows privacy from neighbors.

**G) PEDESTRIAN CIRCULATION:**

**1. ARE PEDESTRIAN FACILITIES PROVIDED, PARTICULARLY THOSE GIVING ACCESS TO OPEN SPACE AND RECREATION FACILITIES?**

Adjacent to the site there is an existing concrete trail that is on the eastern side of Sand Creek that can be accessed from the site by an existing sidewalk. There is a trail network provided on the east border of the site that is adjacent to Sand Creek. Additionally, an internal network of sidewalks connects residents at the site to its clubhouse for recreation.

**2. WILL PEDESTRIAN WALKWAYS BE FUNCTIONALLY SEPARATED FROM VEHICULAR WAYS AND LOCATED IN AREAS THAT ARE NOT USED BY MOTOR VEHICLES?**

A detached sidewalk is provided along the southern border of Adventure Way. Sidewalks are provided for the internal streets connecting the homes to the main access points. Additional pedestrian sidewalk connections are throughout the site that are separated from vehicular driveways.

**H) LANDSCAPING:**

**1. DOES THE LANDSCAPE DESIGN COMPLY WITH THE CITY'S LANDSCAPE CODE AND THE CITY'S LANDSCAPE POLICY MANUAL?**

Where possible the required setbacks, buffers, and associated planting are provided in accordance with the Landscape Policy Manual. Alternative compliance in regards to tree planting requirements and fence/screening requirements is requested. The site has extensive utility easements that hinder the ability to provide the required number of trees and screening.

**2. THE USE OF NATIVE VEGETATION OR DROUGHT RESISTANT SPECIES INCLUDING GRASSES IS ENCOURAGED. THE CITY'S LANDSCAPE POLICY MANUAL OR THE COMMUNITY DEVELOPMENT DEPARTMENT'S LANDSCAPE ARCHITECT CAN BE CONSULTED FOR ASSISTANCE.**

Any new vegetation at the site will be native to the area. Vegetation within the streamside buffer will be in accordance with the City's landscape policy manual and the Streamside Criteria Design Guidelines.



**CONFORMANCE WITH STREAMSIDE OVERLAY DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.3.508.C)**

- 1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?**

This Project will maintain the natural landform of the streamside since the grading plan meets and terminates at the slope of the inner buffer. Bank stabilization and revegetation is proposed in the impacted portions of the streamside. The bank will be revegetated to a more natural state per City Standards and the Streamside Design Guidelines.

- 2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?**

This project provides a landscaped corridor with natural vegetation, a trail, and access to an existing concrete streamside trail on the eastern side of Sand Creek. The concrete trail is easily accessed by the residents via an existing sidewalk adjacent to the site.

- 3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?**

This project contains 20% impervious surfaces due to townhome lots being within the outer buffer of Sand Creek. Viable vegetation, if possible, will be preserved and revegetation is proposed to return the streamside to a more natural landscape and protect the creek. There is no impact on endangered species

- 4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?**

A trail network is incorporated into the project design, and an existing concrete trail adjacent to Sand Creek is identified.

- 5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?**

The project site is outside of the floodplain for Sand Creek, and provides a public full spectrum detention pond. No channel improvements are required.

**6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?**

There are no significant natural features within the streamside area other than the stream itself and there is no impact on the stream. This project contains 20% of impervious surfaces within the outer buffer and proposes to revegetate the remainder of the outer buffer of the streamside per City Standards and the Streamside Design Guidelines.

**7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?**

The project is within the Sand Creek Area Drainage Basin and Bank stabilization is proposed to stabilize and revegetate the impacted portion of the streamside. The bank will be revegetated to a more natural state per City Standards and the Streamside Design Guidelines.

**8. DOES THE PROJECT DESIGN:**

**A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?**

The townhome lots of this project extend into the outer buffer of the streamside, resulting in 20% of the outer buffer being impervious surfaces. The remainder is natural vegetation with new native plantings provided for the outer buffer.

**B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?**

There are no impervious surfaces in the inner buffer. The outer buffer contains 20% of impervious surfaces to accommodate the townhome lots.

**C. INCORPORATE ALL STORMWATER BMPs REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?**

A full spectrum detention pond is to be constructed south of the site meeting all BMP's required by City Engineering.

**D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?**

There are no adjacent developments on the opposing side of Sand Creek east of the site. This land is owned by Woodmen Road Metro District and is part of their wetland mitigation for the widening of Woodmen Road. The extensive streamside buffers and proposed vegetation provide

a visual buffer to proposed commercial developments further east.

- 9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?**

Landscaping standards for the inner/outer buffer overlay have been identified and the number of proposed trees in the inner/outer buffer are provided in the streamside plan. There is no disturbance to the inner buffer of the streamside, except for the proposed 4' breeze trail and streamside planting. Where disturbance is proposed to the outer buffer, stabilization and revegetation are proposed to mitigate any impacts to the stream.

- 10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?**

Stream bank and slope areas have been identified in the Land Suitability Analysis. The Development Plan does not disturb any slope areas over 15% and revegetation measures will be implemented as needed in the outer buffer. Native plantings are proposed for the outer buffer area.

- 11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.**

Visual and recreational improvements are included to improve the quality of the streamside and revegetation is proposed to return the creek to a more natural setting.

## **LAND SUITABILITY ANALYSIS**

### **SLOPE ANALYSIS**

The majority of the site is gentle to moderate slopes in the range from 0-12%. Slopes greater than 25% are found in three areas of the site, the first two are natural areas that run along the western portion of the site, and the third is within the Sand Creek waterway. The roads to serve the residential development are purposely located to respect the existing topography and minimize grading.

### **GEOLOGY, SOILS, AND NATURAL FEATURES**

The majority of the site consists of silty to clayey sand and sandy claystone at depth of 11 feet or greater. Per the *Preliminary Subsurface Soil Investigation* by RMG Engineering, the site is suitable for the proposed residential development without over excavation or replacement of soils.

## **VEGETATION**

The majority of the site's significant vegetation is located along the Sand Creek riparian corridor to the east of the proposed site. The rest of the site is composed of native grasses. Placement of the of roads and lot lines for the proposed development will attempt to preserve as much of the existing vegetation as possible.

## **CULTURAL ANALYSIS**

Existing driving school already has resulted in disturbances to central part of property.

## **COMPOSITE ANALYSIS**

The composite analysis represents the overall physical and environmental components of the site. There are no major constraints to development of the site, and the site's physical and natural characteristics are incorporated, where feasible, into the development. The Composite Analysis shows the overlays of the significant slope, geology, and vegetation existing on the site along with the layout for the proposed development. The development was designed with consideration to the existing vegetation and to work with the existing topography to minimize grading as much as possible.



February 26, 2020

Matthew Lepke  
City Planning – Development Review  
30 S Nevada Ave., Suite 701  
Colorado Springs, CO 80903

RE: REQUEST FOR LANDSCAPE ALTERNATIVE COMPLIANCE – PUD Development Plan for Cottages at Woodmen Heights

To Reviewing Planner:

The project proposes a PUD Development Plan for the construction of a driving school, 78 townhome units, 202 cottage units, and a future commercial lot on approximately 38.66 acres.

For the reasons stated below, we request Alternative Compliance from the following landscape requirements:

REQUEST: #1 - EAST PROPERTY LINE ZONE BOUNDARY OF VACANT AGRICULTURE

CODE SECTION: 7.4.320.D.4

REQUIREMENT: 4. Adjacent to A Nonstreet, Zone Boundary: Each landscape setback adjacent to a nonstreet, zone boundary shall contain at least one tree for every thirty (30) linear feet of nonstreet, zone boundary length.

EAST PROPERTY LINE

VARIANCE: Does not meet the requirement for planting.

JUSTIFICATION: The east property line lies along Sand Creek resulting in streamside buffers being present along the entire length of that property line. The requirements for the streamside buffer are met which restricts the amount of space to provide the zone boundary planting requirements.

REQUEST: #2 - SOUTH PROPERTY LINE BUFFER TO SINGLE FAMILY RESIDENTIAL USE

CODE SECTION: 7.4.323.F.1 & 7.4.323.G

REQUIREMENT: F) At least one (1) tree shall be planted for every twenty (20) linear feet of buffer length or fraction thereof.

G) Required fencing and architectural screens: An opaque structure shall be required along the inside edge (private property side) of any required buffer.

VARIANCE: Does not meet the requirement for planting or fencing.

JUSTIFICATION: The property has 300-feet of utility easements along the southern property line containing multiple utilities that cannot be planted near. The proposed driving school development is located more than 300' from the south property line. The proposed detention is located 120' from the south property line.

REQUEST: #3 - INTERNAL PROPERTY LINE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USE

CODE SECTION: 7.4.323.F.1 & 7.4.323.G

REQUIREMENT: F) At least one (1) tree shall be planted for every twenty (20) linear feet of buffer length or fraction thereof.

G) Required fencing and architectural screens: An opaque structure shall be required along the inside edge (private property side) of any required buffer.

VARIANCE: Does not meet the requirement for planting or fencing.

JUSTIFICATION: The property boundary between Lot 1 driving school and Lot 2 multifamily residential is within 310-feet of utility easements containing multiple utilities that cannot be planted near with trees. In addition, a substantial drainage swale for water quality of off-site is proposed. A shrub bed is proposed between the uses near the shared property line where possible.

Sincerely,  
Kelly Marshall  
N.E.S. Inc. on behalf of Goodwin Knight (Applicant)



LAND USE REVIEW DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: N.E.S. Inc.

PROJECT: Cottages at Woodmen Heights

CITY PLANNING FILE NUMBER(S): \_\_\_\_\_

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Signature

Notary Certificate:

STATE OF COLORADO)  
  ) sis  
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 9/25/19

Pre-Application No.: N19-191

Applicant(s) Present: Andrea Barlow, NES

Lot Size: 38.66

Site Location: E Woodmen Rd, SE of Adventure Way and Nevada Lane

TSN: 5308000131

Project Description: Mixed single-family and multi-family residential

Zone: A SS 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 checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> Historic Preservation Board   | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                                      |
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Minor Improvement Plan  | <input type="checkbox"/> Vacation of Plat   |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>  | <input type="checkbox"/> Nonuse Variance / Warrant   | <input type="checkbox"/> Vacation of Public Right-of-Way  |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM    | <input type="checkbox"/> Preservation Easement Adjustment  | <input type="checkbox"/> Waiver of Replat   |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment  | <input 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: N/A  Neighborhood Meeting

## PUBLIC NOTIFICATION REQUIREMENTS:

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

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

## ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Geo-Hazard Report<br>Contact: <u>Patrick Morris, 719-385-5075</u> | <input checked="" type="checkbox"/> Traffic Impact Analysis<br>Contact: <u>Zaker Alazzeah, 719-385-5468</u> | <input checked="" type="checkbox"/> Drainage Report<br>Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line  | <input checked="" type="checkbox"/> Wastewater Master Facility Report                                       | <input checked="" type="checkbox"/> Land Suitability Analysis                                      |
| <input checked="" type="checkbox"/> Elevation Drawings  | <input checked="" type="checkbox"/> Mineral Estate Owner Notification                                       | <input type="checkbox"/> Other: _____  |

**LDTTC MEETING:**  Yes  No

**Date:** 10/16

**Time:** 9:30 a.m.

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

Streamside overlay/100-year floodplain on eastern portion of property--correct on drawing  
Connectivity to Woodmen--Traffic Engineering indicates right in/right out is acceptable, need deceleration lane only (eastbound)  
Applicant indicates there may be an existing agreement for this connection

Traffic on Adventure Way a possible concern, particularly minimum road width  
PUD zoning likely to be sought; Planning staff would prefer R5  
Woodmen Heights Master Plan indicates Neighborhood commercial/office/multi-family residential (8-11.99 d.u./ac.)  
Lot coverage may be an issue

On-site detention will need CSU permission to be located in utility easement on south side of site  
Greenbelt to be dedicated

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](#)

<b>Application</b>	<b>Department</b>	<b>Amount</b>	<b>Applicant</b>	<b>AnnexDisc</b>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$819.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,170.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,170.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$195.00		
Tech Fee	IT-GIS	\$25.00		
<b>Total Fees</b>		<b>\$9,289.00</b>		

**Intake Staff:**

**Date:** 2/28/2020  
**Planner:** Matthew Lepke  
**Receipt Number:** 36533  
**Check Number:** 3773  
**Amount:** \$9,289.00  
**Received From:** Goodwin Knight, LLC--Cottages at Woodmen Heights

PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

Date: February 28, 2020  
Planner: Matthew Lepke  
Planner email: [matthew.lepke@coloradosprings.gov](mailto:matthew.lepke@coloradosprings.gov)  
Planner phone number: (719) 385-5090  
Applicant Email: [kmarshall@nescolorado.com](mailto:kmarshall@nescolorado.com)  
Applicant Name: Kelly Marshall, N.E.S.  
TSN: 5308000131

**PROJECT: Cottages at Woodmen Heights**

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

**PUBLIC NOTICE:**

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

**PROJECT BLURB(S)**

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

**PUD Zone Change**

Request by Kinzler Trust, with representation by N.E.S., for a zone change from A (Agricultural, streamside buffer, airport overlay) to PUD (Planned Unit Development 9.1 d.u./ac., 38' max. height; streamside buffer, airport overlay). The site is located south of Woodmen Road at the eastern terminus of Adventure Way, and consists of 38.97 acres.

**PUD Development Plan**

Request by Kinzler Trust, with representation by N.E.S., for approval of the Cottages at Woodmen Heights PUD Development Plan. If approved, the proposal would create a PUD development plan for the property to construct 202 cottage units and 78 townhome units (9.1 d.u./ac., 38' max. height) and other on-site amenities, as well as move the MasterDrive site to the west side of the property, and reserve a one-acre commercial pad at the north end of the property for future development. The site is zoned A (Agricultural, streamside, airport overlay), located south of Woodmen Road at the eastern terminus of Adventure Way, and consists of 38.97 acres.

**POSTCARD**

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

- This project proposes a zone change and development plan for the construction of 202 cottages, 78 townhomes, MasterDrive, and pad for a future commercial site.
- The project will include a clubhouse, green space and other site improvements on 38.97 acres.
- MasterDrive would move to the west side of the property
- The site would be served by private, internal drives

**POSTER**

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

Residential properties, MasterDrive, and commercial pad site

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

Zone change and PUD development plan

## 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: **2/28/20**

Admin Receive Date: **2/28/20**

**Project Name: Cottages at Woodmen Heights PUD Development Plan**

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

**2. Date buckslip comments are due (21 calendar days after submittal): 3/20/20**

**3. HOA: NA**

**4. STANDARD DISTRIBUTION:**

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPLEGATE@coloradosprings.gov">SAPLEGATE@coloradosprings.gov</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:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</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:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@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:SAPLEGATE@coloradosprings.gov">SAPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPLEGATE@coloradosprings.gov">SAPLEGATE@coloradosprings.gov</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: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@coloradosprings.gov">jcooper@coloradosprings.gov</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@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

**5. LANDSCAPE PLAN:**

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

**6. SCHOOL DISTRICT:**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<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:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input checked="" type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<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:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a>
75	<input 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>

**8. OPTIONAL DISTRIBUTION (Depending on Location of Site):**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:dbryan@stratusiq.com">dbryan@stratusiq.com</a> <a href="mailto:mcline@stratusiq.com">mcline@stratusiq.com</a> <a href="mailto:bkley@stratusiq.com">bkley@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
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:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</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:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</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 checked="" type="checkbox"/> Woodmen Road Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</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> ; <a href="mailto:Kayla.Battles@coloradosprings.gov">Kayla.Battles@coloradosprings.gov</a>
70	<input checked="" type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.

53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

**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:**