



May 12, 2021

Phil Stuepfert  
Ken Huhn  
HR Green  
7222 Commerce Center Drive, Suite 220  
Colorado Springs, CO 80920

**RE: Bradley Heights PUD Development Plan – Initial Review Comments  
File # AR PUD 21-00206**

Dear Sirs,

City Land Use Review staff has completed its initial review of the above requested application. This letter is to inform you of the following concerns regarding the application and associated documents. Listed below are City Planning Department's review comments along with other departmental and external agency review comments that must be addressed prior to application approval.

#### **BROAD PROJECT INPUT**

The proposed project involves a PUD development plan to enable development of a vacant parcel into 168 single-family residences. Staff finds that the application is largely acceptable; however, the following technical modifications must be completed.

#### **TECHNICAL AND INFORMATIONAL ISSUES**

Address the comments and make corrections which are listed below. **A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed.** Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter.

#### **PUD DEVELOPMENT PLAN**

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##### **Land Use Review (Tasha Brackin, Tasha.Brackin@ColoradoSprings.gov)**

1. Please add the file number to each sheet of the plan: **CPC PUD 21-00206**
2. Please ensure there are no lot areas within the 50-foot wide open space tract along Bradley (see Sheet 3).
3. Add note that this tract (noted above) also includes a trail easement, per approved concept plan.
4. Address how and when the trail along Bradley will be constructed and by whom.
5. Remove note on sheets 4 and 5 stating minimum driveway length is 15 feet. Minimum must be 20 feet.
6. Confirm whether any retaining walls are to be utilized? If so, show on grading plan and denote T.O.W. and B.O.W.
7. Show proposed location of street lights on site plan.
8. Please provide a breakdown of all open space tracts that are available as open space and amount of common open space provided for the subdivision.
9. Please add to the PUD DP any site development standards that are to be different from existing zoning standards, or state that all other standards shall be as per the R-5 zone district; examples include lot coverage, accessory structure (if allowed) sizes and setbacks, etc.; see 7.3.104, 7.3.1095, and 7.4.102.
10. Clarify whether patio covers will be allowed in yard areas.

11. Clarify what amount of front (or rear) yard area can be covered by driveways, for each type of lot. See City code section 7.4.206.E.2.:
  - a. Lot Coverage:
    - (1) On lots with widths (at the front setback line) of less than seventy five feet (75') no more than forty five percent (45%) of the required front yard, as measured from the front lot line to the front setback line, shall be used as driveway or parking area.
    - (2) On lots with widths (at the front setback line) of seventy five feet (75') or greater no more than forty percent (40%) of the required front yard, as measured from the front lot line to the front setback line, shall be used as driveway or parking area.
12. Identify any locations where “no parking” designations will occur.
13. Show proposed locations of mail kiosks for planner review. Provide locations that are near common areas, preferably those with parking, to address concerns with locations too close to private yard areas and vehicles stopping in street while residents pick up mail.
14. Provide dimensions for the width of common area tracts on the site plan.
15. Please show any retaining walls on grading plan and landscape plans, and identify TOW and BOW measurements for all.
16. Add the following note to cover sheet with blanks filled in:
 

“The parcels within this development are subject to the fees, restrictions, and covenants of the \_\_\_\_\_ district, which is created by ordinance no. \_\_\_\_\_ and recorded in the records of the El Paso County Clerk and Recorder’s office under reception no. \_\_\_\_\_.”
17. Public Notice: Please provide posting affidavit to your planner.

**Colorado Springs Airport (Kris Andrews, 719.550.1915, kandrews@springsgov.com )**

*Airport staff recommends no objection with the following conditions:*

1. Avigation Easement: Avigation easement note on plan; no further action.
2. Noise: Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
3. Airport Acknowledgement: Upon accepting residency within Bradley Heights, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Bradley Heights lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
4. Lighting: Add note: The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.
5. FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 “Notice of Proposed Construction or Alteration” for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA’s website
6. (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

**Colorado Springs Utilities (Ryne Solberg, rsolberg@csu.org)**

**Action Items:**

1. The Property Owner must execute an Interim Utility Service INDIVIDUAL PLAN.
2. The Property Owner must provide written confirmation to City Planning that the Property Owner has read the following Information Items: Informational items:
  - Although this Project is within the limits of the City of Colorado Springs, the Property Owner acknowledges and agrees that water and wastewater service for the subject Property will be provided by Colorado Centre Metropolitan District (CCMD) on an interim basis (via existing CCMD water and wastewater facilities) until new water main extensions from CSU’s water system are installed as approved by CSU and CSU has acquired such existing CCMD water and wastewater facilities.
    - a. •Interim water service is subject to and is to be provided by CCMD as contemplated under the Intergovernmental Agreement between CSU and CCMD dated July 7, 2015, which may require CCMD to amend its augmentation service plan. If such interim service is not available, then the Property Owner must extend water and wastewater facilities as required by City Code and CSU’s Line Extension Standards.
    - b. •Individual Plan Owner acknowledges and agrees that any utility easement granted to CSU, as required by CSU’s Line Extension Standards, may also be licensed to CCMD.
    - c. •Electric and gas service for the Property shall be provided pursuant to City Code and CSU’s Line Extension Standards, which may require contributions in aid to construction for the electric or gas facility extensions necessary to serve the

Property. Please contact CSU Field Engineer at 668-5904 for more information.

- d. •As depicted in the INDIVIDUAL PLAN, the Project shall receive its water via any new water service line and water main facilities that must be installed in order to connect to CCMD's existing water distribution system located in Aerospace Boulevard adjacent to the Property.
  - e. •As depicted in the INDIVIDUAL PLAN, the Project shall receive wastewater service via any new wastewater service line and wastewater main facilities that must be installed in order to connect to CCMD's existing wastewater distribution system located in Aerospace Boulevard adjacent to the Property.
  - f. •The Property Owner must execute the Ratification and Consent to Amended and Restated Banning Lewis Ranch Annexation Agreement prior to CSU's recommendation of approval of the final plat for this Property. Please contact Bill Davis at 719 668-8254 for more information.
3. Please revise cross sections to reflect the new approved cross sections.
  4. Per city code water and wastewater mains must be extended to furthest extent of property. Please revise appropriately for Filing No 2 down Bliss Dr.
  5. Please show and label any proposed easements to include widths. This includes front, rear and side lot widths.
  6. Please provide a typical lot layout including proposed easements and proposed service lines with proposed gas and electric meter locations.
  7. Please remove any proposed 90-degree bends to reflect two-45-degree bends.

**Information Items:**

1. Please click [here](#) for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
2. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
  - o In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
3. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
4. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
5. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
6. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.
7. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
8. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
9. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via [www.csu.org](http://www.csu.org).
  1. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

**Engineering Development Review (Patrick Morris, 719-385-5075)**

1. Confirm if Challenger Homes will fully construct Bliss Road from Bradley Road to Road Name 1. The Church development plan did not indicate they are constructing Bliss Road. This will require a written agreement between the property owners and possibly adding a note the development plan stating who will construct Bliss Road. This also applies to the Bradley Road median modification to make Bliss Road a full movement intersection. Will Challenger Homes install the sidewalk adjacent to the Church

property and install the proposed driveway into the Church site? In addition, the Church property is proposing platting 37' of the 74' ROW. Will Bradley Heights plat the remaining 37'?

2. On Sheet 2, the residential and collector cross-sections. The joint gas and electric trench is now under the sidewalk. Update the cross-sections. Typical street cross-sections can be found in City Engineering's standard details. Include a cross-section for the Bradley Landing Blvd (Minor Arterial).
3. Remove the raised median in Road Name 7 and in Bradley Landing Blvd.
4. The cul-de-sac at the west end of Road Name 3 shall have a minimum 48' radius (96' fl to fl diameter). It currently has a 25.5' radius.
5. Type 1 C&G is required along Bradley Road between Bradley Landing Blvd and Bliss Road.
6. Confirm the cul-de-sac's that are under 500' have at least a radius of 42' to flow line. Cul-de-sac's over 500' will have at least a radius of 48'
7. Try to provide at least one pedestrian crossing at the 'T' intersections.
8. The ped-ramps at the intersection of Bliss Road & Bradley Road, and Bradley Landing Blvd & Bradley Road shall align with each other. The ped-ramp on the east side of Bliss Road/Bradley Road shall be 10' to match the proposed trail.
9. The DP calls out an 8' trail along Bradley Road. A 10' trail along Bradley Road was required on previous DP proposal. Verify with Park & Rec that a 10' trail is required along Bradley Road. Update the DP to call out a 10' trail if required.
10. Will the intersection of Bradley Landing Blvd & Road Name 7 be a full movement intersection to service the future commercial to the west or will it be a three way stop or signalized? Will the north bound traffic require a right turn lane into the commercial site? Typically we do not want pedestrian crossing at non-signalized arterial street intersection. Recommend showing the future access to the commercial lot and coordinate with Traffic Engineering. Additional comments maybe required.
11. Request the Bliss Road improvements stop after Lot 168. When the lot 168 is developed, it will trigger sidewalk improvements along Road Name 2, 1 and Bliss Road. Unless the developer agrees to install all the sidewalk on Bliss Road adjacent to the single family lots. If this is the case, add a note to the development plan stating the construction of Bliss Road will include installing the public sidewalk on the west side of Bliss Road (adjacent to the single family).
12. The proposed raised median in Bradley Road will meet current City Engineering standards for a median. The median cover will consist of a raised stamped color concrete. Update the development plan.

#### **Enumerations (Amy Vanderbeek, Amy@pprbd.org W: 719-327-2953)**

1. Standard development plan comments apply.

#### **Fire (Steven Smith, 719-385-7362)**

1. COMMENT 1: Provide an apparatus movement exhibit for the turnaround at the end of Road Name 3.
  - 2015 IFC - TURNING RADIUS. The required turning radius of a fire apparatus access road shall be determined by the fire code official. (2018 CSFC §503.2.4)
  - All fire apparatus access roads are to provide a minimum of 33-feet inside and 53-feet outside turning radius.
  - Alternatively, usage of the data found on this page: [https://coloradosprings.gov/sites/default/files/csfd\\_apparatus\\_specifications\\_2017.pdf](https://coloradosprings.gov/sites/default/files/csfd_apparatus_specifications_2017.pdf) can be used. Illustrate on the plans that the required turning radii are met. Starting from off-site, coming on site then back off-site again.
2. COMMENT 2: Show fire lane markings along both sides of the divided entry off Bradley Landing Blvd as well as both sides of the turnaround at the end of Road Name 3.
  - 2015 IFC - MARKING. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (2018 CSFC §503.3)

#### **Crime Prevention (Scott Mathis, 719-444-7276, scott.mathis@coloradosprings.gov)**

1. No issues currently but no photometric plan included. In order for a full evaluation, I would need to see planned street lights (if any) and the photometric plan.

#### **Parks Department Trails Reviewer (Emily Duncan, emily.duncan@coloradosprings.gov)**

1. Trails/OS comment: Please label the 10-foot detached sidewalk as "10' Public Powers Trail" on all sheets. Include the ownership and maintenance responsibilities in the notes. El Paso County master plan shows bike lanes within the road improvements along Bradley Road. Refer to Traffic Engineering comment for requirements.

**Public Works, Transportation Planning, Bicycle Planning (Kate Brady,**

1. Bradley Landing Blvd
2. COS Bikes!, the city's bike master plan, included a [Bicycle Facility Toolbox](#) with recommendations for what sort of facility is appropriate for a given road's expected volume and speed. Page 4 gives recommendations, and because this is a new roadway we strive to design for the Interested But Concerned. There are three options presented for what is expected on Bradley Landing (Minor arterial, 30-35mph): Shared use path, separated bike lane, or buffered bike lane; please provide any one of those on Bradley Landing Road.
3. Please provide a cross section.
4. Please remove the crosswalk & stop bar at the intersection of Bradley Landing and Road Name 7, as it will not be signalized at first.
5. Please add a midblock two-stage crossing at the trail in Tract E in accordance with our trail crossing policy (attached). This will provide access from Bradley Heights to any land uses planned to the west. If you do not provide the crossing itself, please design the median to be able to add the crossing in the future.
6. Bliss Road
7. Please include an on-street bike lane, 5' to 6' minimum width.
8. Road Name 7
9. Include bike lanes to provide access into the neighborhood from Bradley Landing.
10. Trail in Tract E
11. Please widen the trail to 10' to provide eventual access across the neighborhood from Bradley Landing Blvd to Bliss Road
12. Please include ramps at the intersection of the Trail in Tract E and Road Name 1.
13. Please consider adding bike/ped connections from the ends of the cul-de-sacs to the trails and/or main roads, where they are adjacent (note: this is a suggestion only).

**Public Works, Streets Program (Michael Hensley, (719) 385-6856; Michael.hensley@coloradosprings.gov)**

1. This segment of BRADLEY RD is scheduled for chip seal during the 2021 season and will be under moratorium thru 2026. Developer needs to be familiar with the City's degradation fee schedule and restoration specification. Restoration limits and degradation fees will be defined in the field based on extent of impact. Degradation fees are graduated based on area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact City Right-of-way management at 385-5977.

**Street Naming (Bootsy Jones, 719-385-5362)**

1. Label the street names. Submit a list for approval beforehand or use pre-approved names from a previous list.

**Landscape (Daniel Gould, 719-385-5375).**

1. Informational Comments –
  - a. A Preliminary Landscape Plan has been submitted, all final plants and counts will be reviewed and finalized in the future Final Landscape Plan. Please plan to provide the required landscape soils testing and report with the future Final Landscape Plan application.
2. Overall Comments –
  - a. Remove General note number 5 on the cover sheet. Property Owners would be responsible for just their lots (and adjacent ROW by their driveway). All other open space tracts and landscape areas would be maintained by the HOA.
  - b. Please add the following notes clarifying who will own and maintain all landscape improvements on the cover sheet of the Development Plan (if ever there is a question or enforcement action necessary - Preliminary Landscape Check List item 1.1).
    - "Landscape improvements and maintenance shall be the responsibility of the HOA or current tract Owner."
    - "All street trees and streetscape improvements located in the ROW will be maintained by HOA or current tract Owner."
3. Sheet 10- Landscape Notes and Details:
  - a. Remove note 23 from this sheet. All adjacent ROW landscaping will need to be maintained by the HOA (outside private home owner's lots).

- b. Update the following in landscape requirement chart on this sheet:
  - Confirm the proposed type of “future Residential” planned to the south and east of the project. Staff may have additional comments based on this information.
- c. Per the currently revised City of Colorado Springs Stormwater Construction Manual (Dec. 2020), please update the following in the Seeding Specifications legend for the Native Seed Mixes:
  - Native Seed – El Paso County Conservation District All Purpose Mix (Revise the Detention Seed name to read the same. The seed mix type and amounts are correct) –
  - Native Seed – El Paso County All Purpose Low Grow Mix (Revise the Detention Seed name to read the same. The seed mix type and amounts are not correct, please revise to match the current approved mix).

Also update the seed species based on the approved seed mixes. See the following link for seed mixes (Chapter 5, page 51-53): <https://coloradosprings.gov/stormwater-enterprise/page/stormwater-criteria?mlid=6291> (under SCM tab in the manual section)

4. All Landscape Sheets:

- a. Add dimensions for all landscape setbacks for all streets on the plans. (PLP check #1.f)
- b. Graphic show the start and end of the proposed northern fencing on the plans. Also, if any other type of fencing is planned, graphic show on the plans and provide a detail. (PLP check #1.j)
- c. Label and dimension all proposed/existing easements on the landscape plans and confirm all proposed trees work them.
- d. Confirm all proposed trees work with all proposed utilities, example, trees are located on top of stormwater piping north of lot 1/2. Revise as needed.
- e. Confirm if the ROW for Bradley Road is CDOT or the City of Colorado Springs (Staff will coordinate and address the landscaping in this area with the future FLP in greater detail).
- f. Is the proposed “park” in tract C public or private?

**City Forester (Jeff Cooper, (719) 385-6543, Jeff.Cooper@coloradosprings.gov)**

1. SFD ROW Maintenance Note - Please add a new note clarifying who will maintain all proposed and future ROW improvements (including trees) on the cover sheet of the Development Plan. Similar note language to the following may be used: “All street trees and streetscape improvements located in the ROW shall be maintained by \_\_\_\_\_ (choose one – Home Owner/HOA/Metro District)”.

**Widefield Parks District**  
*(comments pending)*

**Widefield School District (David Gish, 719-391-3531)**

1. Based on a 2009 School Site Conveyance Agreement for the Bradley Heights plat design, Widefield School District #3 was granted approximately 28 acres of land located in the Bradley Heights development to be dedicated for future school sites.
2. Widefield School District #3 requests the city and developer review the School Site Conveyance Agreement with Widefield School District #3 before this project is approved. Without a review of the School Site Conveyance Agreement, Widefield School District #3 does not approve the project at this time.

**City Surveyor (Cory Sharp, 719-385-5098)**

1. Please add "to be platted as \_\_\_\_\_" at the end of the legal description.
2. Should the legal description be to the westerly edge of the 37' future right-of-way line and include that area as to match the existing submitted plat to the east Redemption Hill Church? Please review and revise as appropriate.
3. Please label the exterior boundary with the bearings, distances and curve data to match the legal description.
4. Should the legal description be to the westerly right-of-way of proposed Bradley Landing? There is labeled a 25.00' right-of-way dedication and 95.00' tract to that is outside of the existing property line that is noted to be dedicated, how is the right-of-way being dedicated if not part of the plat? Please review and revise as appropriate.

**Traffic Engineering (Zaker Allazeh, 719-385-5468 Zaker.Allazeh@coloradosprings.gov)**

1. Please remove "off the plan" all of the crosswalks shown at uncontrolled intersections.
2. Please show "on sheet LG 2 of the plan" the cross section of Bradley Landing Blvd.

3. Please add the following note to the development plan "Prior to construction plans approval, the developer is required to remit the amount of \$250,000 for the future anticipated traffic signal at the intersection of Bradley Road with Bliss Road." Please coordinate with Redemption Hill Church on the cost share.
4. Please add the following note to the development plan "Prior to construction plans approval, the developer is required to remit the amount of \$300,000 for the future anticipated traffic signal at the intersection of Bradley Road with Bradley Landing Blvd/Foreign Trade Zone Blvd."
5. Please add the following note to the development plan "The developer will be responsible for all of the auxiliary turn lanes improvements listed in Table 4 of LSC Traffic Impact Analysis." Please coordinate with Redemption Hill Church on the cost share for Bradley Road/Bliss Road intersection.
6. The details of the signing and striping of the future roadway improvements will be addressed during the construction plans review.
7. Please coordinate with CDOT and El Paso county for any further comments.

**TRAFFIC STUDY:**

1. On page 5, the study stated that 25% adjustment was used for AM traffic. Nothing was mentioned for PM traffic.

**USPS (Kelly, Elaine F, 719-570-5415, [elaine.f.kelly@usps.gov](mailto:elaine.f.kelly@usps.gov))**

1. In order to establish mail delivery please submit the following to Elaine Kelly [elaine.f.kelly@usps.gov](mailto:elaine.f.kelly@usps.gov) for approval:

- Development Plan
- Building and Site plan showing proposed locations of mailboxes
- Type of mail receptacle proposed for development
- Mailboxes must be approved prior to purchase
- Final Plat with addresses
- Type of Development (business/residential/mixed)
- Date of first occupancy
- If the community is Apartments - a letter from the owner regarding oversized parcels

Once the information is submitted, we will follow-up with any additional questions and we will set up a time to discuss the project for final approval.

2. I have included a copy of the developers and building guide for your reference.
3. Effective October 5, 2006, all new designs approved for NEW CONSTRUCTION AND MAJOR RENOVATION require U.S. Postal Service approved CBU's to be installed.

**Floodplain Keith Curtis, O: 719-327-2898 E: [keith@pprbd.org](mailto:keith@pprbd.org)**

1. Floodplain statement - Map panel suffix is 768g not 795g.

**Storm Water Engineering (Jonathan Scherer, 719-385-5546)**

***Comments pending.***

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent re-submittal will require the filing of a new application and payment of application fees.

If you have any questions regarding the above sections, please contact me at [Tasha.Brackin@coloradosprings.gov](mailto:Tasha.Brackin@coloradosprings.gov).

Sincerely,



Tasha Brackin, AICP  
Senior Planner