

Final Report - Corrections Required
Application No. DEPN-23-0002

Description : proposing to build (4) 3-story apartment buildings with clubhouse and pool

Address : 0 A

Record Type : Development Plans

Document Filename : VV-apt-Project Statement.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
District #3	gishd@wsd3.org	719-391-3531
Brent Johnson	brent@pprbd.org	-
Kris Andrews	Kristine.Andrews@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

General Comments

Comment ID	Author : Department	Review Comments
12	Kris Andrews : COS Airport	<p>1/26/2023 - The AAC had no objections to the comments below -</p> <p>The following comments will be presented at the January 25, 2023 Airport Advisory Commission meeting:</p> <p>Airport staff recommends no objection with the following conditions:</p> <ul style="list-style-type: none">•Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number).•Airport Acknowledgement: Upon accepting residency within Veterans Victory, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Veterans Victory lies within an Airport Overlay Zone and is located less than 1 mile 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.•Accident Potential Zone: A portion of the proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. Residential is prohibited in APZ-1; Industrial/Commercial and Office

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		<p>development is permissible within the APZ-1 subzone.</p> <ul style="list-style-type: none"> •□Lighting: Add note to development plan/plat: 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. •□Noise: Although the property will be located outside of the 65 DNL noise contour, future development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The developer should engage with airport staff for potential noise mitigation measures/construction materials and craft noise notification strategies for residents. •□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 (https://oeaaa.faa.gov/oeaaa/external/portal.jsp).
30	Brent Johnson : Regional Building-Enumerations	<p>Regarding a request for approval of a development plan for Veterans Victory Lot 1, Enumerations has the following comments:</p> <ol style="list-style-type: none"> 1.□Enumerations feels that the internal streets for this project need to be named private streets. All addressing will be assigned from these internal streets. 2.□When submitting a copy of this plan to Enumerations for address assignment, show the locations of any secondary structure which require separate addresses and building permits such as carports, garages, etc. so that a comprehensive addressing plan can be created. 3.□When submitting building plans for permitting, show secondary addressing for apartment units which follows RBD secondary addressing guidelines available on our website. <p>Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org</p>
29	District #3 : School Districts	<p>January 23, 2023</p> <p>Attn: Gabe Sevigny Colorado Springs Planning and Development 30 S. Nevada Ave., Suite 701 Colorado Springs, CO, 80903</p> <p>Dear Gabe,</p> <p>Per correspondence dated January 5, 2023, for Veterans Victory, SUBD-23-0008 and DEPN 23-0002, 240 planned units in four- three story buildings. Widefield School District #3 has no opposition to Veterans Victory SUBD-23-0008 or DEPN 23-0002 at this time. The school district is owed 5.1 acres of land from this development. We would prefer to accept the land instead of fees. Widefield School District #3 respectfully requests a conversation with the developer about the acreage owed.</p>

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		<p>If you need to contact me, I can be reached at 719-391-3531 or by email at gishd@wsd3.org.</p> <p>Sincerely,</p> <p>David Gish Chief Operations Officer Widefield School District #3</p>

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Author : Department	Review Comments
68	2	Gabe Sevigny : Planning	Please update, as this proposal is concurrent to the annexation and zone change applications, this project is currently not in compliance with any City Code. Note 11 also may need revision per CSU comments on DP



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Project Statement

Development Plan

Owner Information

Veterans Villa Operating LLC
17332 Edna Street
Omaha, NE 68136
Project Name: Veterans Victory

Owner Representatives:

Hammers Construction, Inc.
Lisa Peterson – (Applicant)
Randy Maxwell – Project Manager
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;
THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;
THENCE S89°51'23"E CONTINUING ON SAID NORTH LINE, A DISTANCE OF 497.06 FEET;
THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 880.81 FEET;
THENCE N90°00'00"W A DISTANCE OF 497.06 FEET;
THENCE N00°00'00"E A DISTANCE OF 882.06 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 438,128 SQUARE FEET OR 10.058 ACRES MORE OR LESS
TO BE PLATTED AS LOT 1 OF VETERAN'S VICTORY FILING NO. 1

Address: to be determined
Lot Size: 438,128 s.f. (10.058 Acres)
Zoned: R-5
Parcel number: 55000-00-453

Description

Proposing (5) buildings 108,302 sf buildings per plans (1,299,624 sf gross). The buildings will be (4) 3-story Apartments and (1) Clubhouse. This apartment complex will be targeting a nice place for our veterans to live with their families. All improvements will meet city zoning requirements, complete w/ parking, drive aisles and landscaping. The buildings will be accessed



off A street. The lot is currently vacant and doesn't have any existing facilities. No signs are being proposed at this time.

Review Criteria:

1. The uses proposed are approved within the zone district. In addition, we are installing landscaping per City of Colorado Springs regulations. The proposed use is for (4) 3-story Apartment buildings and a Clubhouse. The building materials are planned to be metal, brick and stucco finish w/ some stone veneer. We feel this will be aesthetically pleasing and will be consistent and compatible w/ neighboring properties. Therefore, we feel no additional buffering is needed or required.
2. This Development Plan substantially complies with the City of Colorado Springs. This proposal is compliant with the concept plan and meet design manuals per city code.
3. We are meeting all dimensional standards per city zoning code. Our buildings don't encroach on building setbacks (20'-0" front and 25'-0" rear and 5'-0" on west side & 5'-0" on east side). Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building heights are 18'-0" (Clubhouse) and 44'-3" (Apartments).
4. The project complies with all SWENT guidelines as well as the City's Drainage Criteria Manual. The Drainage Report prepared by our Civil Engineer and submitted for review through SWENT.
5. The project provides off-street parking as required by the City of Colorado Springs. We are required to have 416 spaces per code. See breakout on page 1 under site information.
6. All parking stalls, drive aisles, loading/ unloading areas, and waste removal areas meet the location and dimension standards set by the City of Colorado Springs. See details for compliance on page 2.
7. The project provides landscaped areas per city code. See landscape sheets for further details.
8. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation. See ADA path provided on sheet 4.
10. The number, location, dimension, and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. Driveways are wide enough for 2-way traffic & meet fire code access.
11. The project connects to or extends adequate public utilities to the site. See utility plan for further detail. This will be submitted to CSU for approval.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs to ingress and egress and City accepted traffic impact study, if required, prepared for the project. See attached traffic report.
13. This will not result in unreasonable light. All proposed lights are shown on the photometric plan. No issues with odor or noise as work will be contained within the building.

Issue List

N/A