



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: HANSEN RANCH Existing Zone: A Acreage: 12.9
Site Address: 6795 Templeton Gap Rd Direction from Nearest Street Intersection: SOUTHEAST OF TUTT BOULEVARD & WOLF RIDGE ROAD
Tax Schedule Number(s): 5307300007

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.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone: PUD
FBZ Development Plan
FBZ Conditional Use
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.

Signature of Property Owner: [Signature] Date: 07-29-19
Signature of Consultant: [Signature] Date: 7-29-19
Signature of Developer: [Signature] Date: July 29 2019

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: DONALD D. CANNELLA Contact Name: DON CANNELLA
E-Mail: donald_cannella@gmail.com Phone: 719-491-4442
Developer: DDC BURTON, INC. Contact Name: LANCE MARTINEZ
E-Mail: lance@ddcburton.com Phone: 719-771-0022
Consultant/Main Contact name: M.V.E., INC. CHUCK CRUM Phone: 719-635-5736
Address: 1903 LELARAY STREET City: CO
State: CO Zip Code: 80909 E-Mail: chuckc@mvecivil.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 9168. Assigned to: MATTHEW LEPKE Date: 9/10/19
Receipt No.: 34833 City File No: CPC PUD 19-00127



DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

SUBMITTAL CHECKLIST: This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant

Planner

- | | | |
|-------------------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> | General Development Application Form | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1 copy of a Project Statement containing the following information: <ol style="list-style-type: none"> 1. Description: Describe the project and/or land uses proposed; 2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; & 3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1 copy of a Development Plan showing all "Plan Contents" below | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY) | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | All plans, documents, and reports uploaded to Dropbox folder (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 Geologic Hazard Study (EDRD & LUR) | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2 copies of a Drainage Study (WRE) | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | 2 copies of a Traffic Impact Analysis (EDRD) | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU)
Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal. | <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 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 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 checked="" 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"/> Public Facilities - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input checked="" type="checkbox"/> PUD Projects: indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Residential Projects: indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input type="checkbox"/> Non-residential Projects: Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>
The following categories explain the graphic components required. The information may be shown on multiple sheets.	
LAND USE:	
<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input 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 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

- Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.
- Existing historic sites and resources
- Existing and proposed topography at two-foot maximum contour intervals
- Show existing and proposed easements, indicating dimensions, use and maintenance information
- Location and dimensions of building and landscape setbacks and buffers
- Subdivision name labels for all lots adjacent to the site
- Show the locations of any water quality features

STREETS & ALLEYS:

- Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements
- Identify all streets as "public" or "private"
- Show and label all access points to the property from adjacent streets and alleys
- Show and label all speed line of sight visibility areas at all street intersections
- All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities
- Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width
- Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit
- Provide typical cross-sections for all proposed streets and alleys

SIDEWALKS & TRAILS:

- Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.
- Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type
- Show any and all sidewalks connecting building entries to exterior and public sidewalks
- Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas
- For detached sidewalks, show the distance from the back of curb to the edge of sidewalk
- If applicable, show the size and location and provide a detail of bicycle storage/parking racks

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

- Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.
- Show and label any access easements, existing or proposed
- Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.
- Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)
- For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk
- Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable

PARKING LOTS, AREAS, & SPACES:

- Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.
- Location and number of all regular, compact, and handicapped spaces and access aisles.
- Provide a typical or detail with dimensions of typical regular and compact parking spaces types

PLAN CONTENTS: *continued from previous pages*

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

ADA SITE ACCESSIBILITY:

<input type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <i>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</i>	<input type="checkbox"/>
<input type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry)	<input type="checkbox"/>
<input 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"/>
--	--------------------------

BUILDINGS & STRUCTURES:

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

BUILDING ELEVATION DRAWINGS:

<input type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.</i>	<input type="checkbox"/>
---	--------------------------

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:

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



August 23, 2019

PROJECT STATEMENT

HANSEN RANCH FILING NO. 1
for
PUD and Final Plat

The owners of the property known as Hansen Ranch, located at 6795 Templeton Gap Road in Colorado Springs, intend to plan the property with a Planned Unit Development Plan and plat the property into rights-of-way, lots and tracts. The property was annexed into the City of Colorado Springs as approved by City Council on August 28, 2018 (CPC A 16-00112) as documented under Annexation Ord. No. 18-90. At the same time zoning of A (Agricultural) was applied (CPC ZC 17-00112) as a holding Zone as documented under Zone District Establishment Ord. No. 18-91. Applications for PUD Development Plan and a Final Plat are hereby submitted to facilitate the administrative approval of the proposed development in accordance with the zoning code of the City of Colorado Springs.

The site is located in the Southwest $\frac{1}{4}$ of Section 7, Township 13 South, Range 65 West Of The 6th Principle Meridian, El Paso County, Colorado. The property is southeast of Tutt Boulevard and Wolf Ridge Road adjacent to the vacated extension of Templeton Gap Road. The El Paso County Assessor's Schedule Number for the site consist is 53073-00-007.

The Hansen Ranch site encompasses approximately 12.888 acres. The site is currently undeveloped and appears in a natural condition with native grasses evident throughout. All ground cover is in fair to good condition. Certain utility mains including water, sanitary sewer, gas, electric and communications are located in the Tutt Boulevard, Wolf Ridge Road and vacated Templeton Gap Road rights-of-way. They all run adjacent to the property lines with exception of Wolf Ridge Road which is just north of the site. The property is adjacent to the single family residential development Dublin North Kwan Parcel Filing No. 8 on the north, east and south and an unplatted commercial property to the west. Working together with the commercial development to the northwest, a new right-of-way will be constructed to serve said commercial property and connect this development to Wolf Ridge Road.

The proposed PUD and Final Plat set forth the proposal for 66 Single-Family Residential lots on the site with one open space tract for detention and one open space tract for general landscape. The proposed 66 lots range in size from 4,746 square feet to 11,560 square feet with an average of 5,000 square feet. A single loop road serving the majority of the lots will be connected with short street extensions to Tutt Boulevard and Wolf Ridge Road. A cul-de-sac will serve five lots in the center of the subdivision.

Minimum front building setbacks for lots in the subdivision will 15 feet for any house to the lot line, 20 feet for any garage portion of the house to the lot line and 20 feet minimum from any

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

garage portion to back of walk. Side setbacks are 5 feet to lot line and rear setbacks are 15 feet lot line for any house and garage portion of the house . Maximum Lot Coverage for structures will be 45%. Maximum Building Heights will be 35 feet for sloped roofs and 30 feet for flat roofs.

The interior public roadways will be 30 ft. pavement mat width (toe of curb to toe of curb) in 50 ft. rights-of-way and will have mostly Type 5 ramp curb and attached 6 ft. wide sidewalks on each side. The roadway connecting to Wolf Ridge Road will be 28 ft. pavement mat width (toe of curb to toe of curb) in a 57 ft. right-of-way and will have Type 1 vertical curb and attached 7 ft. wide sidewalks on each side.

Colorado Springs Utilities has facilities at the existing subdivision interfaces to the proposed subdivision. These will be utilized for extension into the site and completion of utility main looping for better overall performance of the utility network. Sanitary sewer service is planned to be extended to the site from the west in Tutt Boulevard.

A new Homeowner's Association is being created for Hansen Ranch development. The association will own and maintain the proposed open space. The association will also maintain the proposed storm water quality facility. Another function of the association will be to promulgate architectural controls as well as certain restrictions as determined by the association documents.



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 4/4/19

Pre-Application No.: N19-067

Applicant(s) Present: Chuck Crum (MVE) - Lance Martinez: Don Cannella (Owner) Lot Size: 12.9 A

Site Location: Villani property - Now Hansen Ranch TSN: 5307300007

Project Description: New Small Lot PUD single-family residential Zone: PUD

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

- | | | |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="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 for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

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

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

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

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

Final Plat with Tutt Commercial will dedicate the ROW for the entrance off of Wolf Ridge. This portion of the plat will need to be completed and recorded prior to the development plan for Hansen Ranch being approved. Buffer requirement to adjacent commercial development/ check wall needed between the uses, opportunity for wall. May also want to look at wall condition along southern boundary. (No buffer required residential to residential).

Ensure Small Lot PUD guidelines are reviewed and implemented. Please see the guidelines for the use of the pond area as green space as it allowed per the Small Lot PUD.

Will need to ensure what is being left with the remaining ROW that was vacated from Templeton Gap to the northeast of the property.

Zone Change to PUD: single-family detached residential, maximum 35-foot height, DU/AC (will do calculation and determine)

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: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

Katie Carleo
Principal Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 kcarleo@springsgov.com



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
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	\$273.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$390.00		
LUR - Subdivision Plat	Land Use Review	\$390.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$390.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$65.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$39.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Total Fees		\$9,168.00		

Intake Staff:	
Date:	9/10/2019
Planner:	Matthew Lepke
Receipt Number:	34833
Check Number:	9173
Amount:	\$9,168.00
Received From:	PAONIA - Hansen Ranch Residential Development

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: September 10, 2019
Planner: Matthew Lepke
Planner email: matthew.lepke@coloradosprings.gov
Planner phone number: (719) 385-5090
Applicant Email: chuckc@mvecivil.com
Applicant Name: Chuck Crum
TSN: 53073-00-007

PROJECT: HANSEN RANCH

<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)

PUD Zone Change

Request by Donald Cannella, with representation by MVE, Inc., for a zone change from A (Agricultural) to PUD (Planned Unit Development; single-family detached, 5.12 DU/AC, 35-foot maximum building height). The site is located southeast of Tutt Boulevard and Wolf Ridge Road, and consists of 12.9 acres.

PUD Development Plan

Request by Donald Cannella, with representation by MVE, Inc., for approval of the new Hansen Ranch PUD Development Plan. If approved the proposed would allow for 66 single-family residential lots. The site is zoned A (Agricultural)—a concurrent zone change is pending—is located southeast of Tutt Boulevard and Wolf Ridge Road, and consists of 12.9 acres.

Final Plat

Request by Donald Cannella, with representation by MVE, Inc., for approval of the Hansen Ranch Filing No. 1 Subdivision Plat. If approved the plat would allow the parcel to be subdivided for 66 single-family residential lots. The site is located southeast of Tutt Boulevard and Wolf Ridge Road, and consists of 12.9 acres.

POSTCARD

- This project proposes a PUD development plan and final plat, with a zone change from Agricultural to Planned Unit Development
- Sixty-six single-family residential lots would be created
- Maximum building height of 35 feet

POSTER

PUD zone change, development plan, and final plat, to allow the construction of 66 Single-Family Residential lots on 12.9 acres with a 35-foot maximum building height.

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: 9/10/19

Admin Receive Date: 9-11-19

Project Name: **Hansen Ranch PUD Development Plan**

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

2. Date bucksliip comments are due (21 calendar days after submittal): **October 1**

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

Dublin Area - #126

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	Bucksliips@csu.org
9	<input type="checkbox"/> Fire Prevention	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloraodosprings.gov

3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
92	<input type="checkbox"/> Forestry	jcooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input checked="" type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov 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	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.i.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil

26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com BLR & Flying Horse (ONLY)
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Chris.Staley@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com ; Kayla.Battles@coloradosprings.gov
70	<input type="checkbox"/> Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.

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

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
--------------------------	---	--

Special notes or instructions: