

GENERAL APPLICATION FORM

Edited 9/25/18



Tax Schedule Number(s):

Project Name: Mountain Bluffs

Existing Zone: PBC

Acreage: 16.68

Site Address: 0 Marksheffel Road

Direction from
Nearest Street
Intersection:

Southeast of Marksheffel Road and
Graphite Drive

5300000686

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- | | |
|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> PUD Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input checked="" type="checkbox"/> Concept Plan <input type="radio"/> New <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Front Yard Carports |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input checked="" type="checkbox"/> Master Plan <input type="radio"/> New <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> FBZ Warrant |

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.

	4/27/2022		4.29.22
Signature of Property Owner	Date	Signature of Consultant	Date
	4/27/2022		
Signature of Developer	Date		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: AE Zircon LLC	Contact Name: Craig Anderson
E-Mail: anderson@highlandcommercial.com	Phone: (719) 577-0044
Developer: AMH Development	Contact Name: Jim Erwin-Svoboda
E-Mail: jerwinsvoboda@ah4r.com	Phone: (253) 255-5761
Consultant/Main Contact name: N.E.S. Inc (Jon Romero)	Phone: (719) 471-0073
Address: 619 N. Cascade Avenue	City: Colorado Springs
State: CO Zip Code: 80903	E-Mail: jromero@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ 9,217.00 Assigned to: Daniel Sexton Date: 5/3/2022

Receipt No.: 41065 City File No: CPC MP 87-00381-A33MJ22



New Master Plan or Major Amendment to an existing Master Plan Application Requirements

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

Applicant _____ Planner _____

☒ **General Development Application Form**

☐

1 copy of a **Project Statement** identifying the following:

1. **Description:** Describe the project and/or land uses proposed
2. **Justification:** Provide the following information.
 - a. How does the project address the review criteria at the end of this checklist?
 - b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?
 - c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.
 - d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.
3. **Issues:** Explain how the identified issues have been addressed or mitigate

☒☐

☒ 1 copy of a **Master Plan** showing all Plan Content Requirements" below

☐

☒ **Mineral Estate Owner Notification Certification Affidavit** (Public Hearing Items ONLY)

☐

☒ All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)

☐

Reports and Studies Requirement for each report is determined at the pre-application meeting or LDTC meeting. All reports to be provided in electronic form via Dropbox link from planner.

☒ **Geologic Hazard Report**

☒ **Drainage Reports**

☒ **Traffic Impact Analysis**

☒ 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.

☒ 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.

☒ 1 copy of a **Land Suitability Analysis**.

☐

A **Fiscal Impact Analysis** including the following information (Budget Office):

1. Estimated total number of traffic lane miles;
2. Estimated number of residential units by type and market value;
3. Estimated square footage and market value of commercial, office and industrial uses;
4. Estimated yearly build-out by land use type; and
5. Current assessed valuation of the property.

☒☐

PLAN CONTENTS: All plans shall be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plan sheets must not exceed 36 in. x 48 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

General Information

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

☒ Master Plan Name

☐

☒ City File Number

☐

☒ Sheet number (i.e. 1 of X, 2 of X, etc)

☐

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for approval stamp	<input type="checkbox"/>
Provide a Cover Sheet with the following information:	
<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision Plat name, if applicable	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project description summary	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total master plan area	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing land uses by classification and their respective acreage (if applicable) with densities and number of DUs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses by classification and their respective acreage with densities and number of DUs	<input type="checkbox"/>
Specific Master Plan Drawing Information (may include multiple sheets)	
<input checked="" type="checkbox"/> Boundaries of master plan area	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed City boundaries (if submitted concurrently with an Annexation)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Depiction of proposed master plan land uses by defined area (land use classifications are set forth in Section 7.5.406 of the Zoning Code)	<input type="checkbox"/>
<input checked="" type="checkbox"/> For residential uses, note the proposed number of dwelling units per defined area	<input type="checkbox"/>
<input type="checkbox"/> For commercial, office and industrial uses, note the proposed square footage of commercial and/or industrial space per defined area	<input type="checkbox"/>
<input type="checkbox"/> Show any existing significant natural features, geologic hazards, drainageways and floodplains as shown in the Land Suitability Analysis	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show zone districts and land uses on adjacent properties	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the existing and proposed major street (collectors and above) rights-of-way, and trails and bicycle route corridors	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the existing and proposed major utilities, storm sewer systems and facilities and major easements and other rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide a Master Utility and Public Facility Plan drawings	<input type="checkbox"/>
<input type="checkbox"/> Provide a Land Suitability Analysis	<input type="checkbox"/>

MASTER PLAN REVIEW CRITERIA

The City will review your master plan application according to the criteria below. *Note: the master plan approval does not entitle the project to any future approvals.*

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.
2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.
3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.
4. Housing types are distributed so as to provide a choice of densities, types and affordability.
5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.
6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.
7. Land uses conform to the definitions contained in section 7.5.410 of this part.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.
2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.
3. The proposed school sites meet the location, function and size needs of the school district.
4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.
5. Proposed public facilities are consistent with the strategic network of long range plans.
6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.
2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.
3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
4. The transportation system is compatible with transit routes and allows for the extension of these routes.
5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.
6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.
2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.
3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.
4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

F. Fiscal:

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.
2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.
3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.
4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.
5. Any proposed special districts are consistent with policies established by the City Council.

MOUNTAIN BLUFFS – ZONE CHANGE, MASTER PLAN AMENDMENT AND CONCEPT PLAN

PROJECT JUSTIFICATION

APRIL 2022

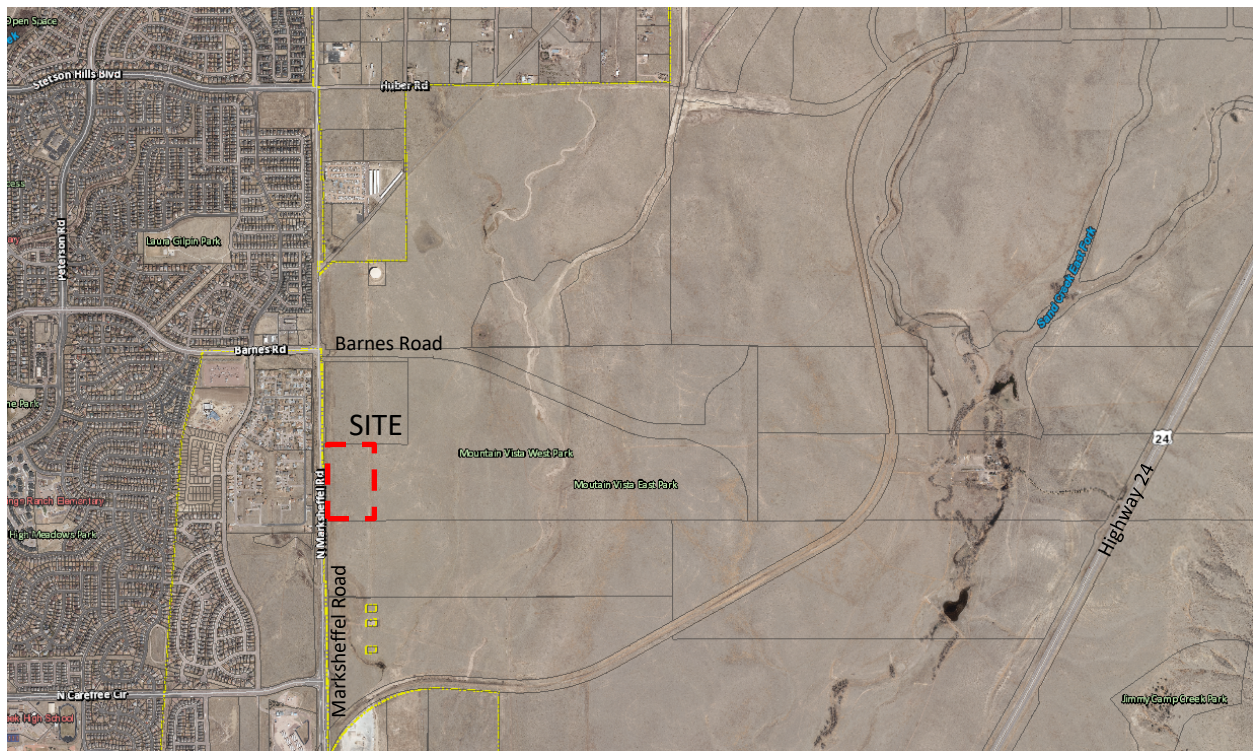
REQUEST

American Homes 4 Rent requests approval of the following applications:

1. PUD Zone Change
2. Amendment to the Banning Lewis Ranch Master Plan
3. Concept Plan

LOCATION

The property is located directly southeast of the Barnes Road and Marksheffel Intersection.



PROJECT JUSTIFICATION

The proposal for the Zone Change, Master Plan Amendment and Concept Plan is to address a revised use and appropriate zoning for the 16ac parcel. Currently the proposed 16ac site is vacant. The current application is consistent with the adjacent land uses and recent master plan amendments which had identified this area as a PBC zone which would allow for conditional use residential applications. The proposal however seeks to strengthen compatibility between zoning

districts and land use designations seen in the area and as recently approved to incorporate similar housing densities as approved with the larger Enclaves at Mountain Vista Master Plan.

Supportive of the PlanCOS goals for emerging and future neighborhoods the proposal for the Zone Change, Master Plan Amendment and Concept Plan are being processed to address a revised use for the noted parcel. This proposal for a revised use strengthens the characteristics sought in the neighborhood center typologies seen in this area and the larger Banning Lewis Ranch Master Planned areas strengthening the notion of mixed housing options in a developing area. In addition, this proposal supports past PUD efforts for diverse neighborhoods and larger BLR master plan amendments recently approved.

The Zone Change application is a request to change the past PBC zone to a residential PUD zone that supports a single family residential development. The proposal for the residential development is aimed at providing attainable housing options in a developing neighborhood and increase compatibility between the established zone districts and land uses in place. The PUD proposal will in addition develop proper district standards supportive of, and cohesive with the growth already seen in this master planned area. Recent approvals on the parcel to the north still incorporate commercial zoning efforts that provide supportive commercial opportunities in the master planned development but look to locate these in areas with increased access and in locations that would allow for proper use transitions. The past PBC zone designation would have allowed for conditional use residential development however the current proposal seeks to not only look to provided a similar development direction but seeks to provide a cohesive use in an already developed area.

Supportive of the Zone Change a Master Plan and Concept Plans amendment proposes a revised residential use designation and land use pattern. The residential land use designation represents a revised use from the past commercial proposal. This development proposes similar uses designations as seen with the adjacent development and proposes a residential use designation that is consistent with the Enclaves at Mountain Vista Master plan as currently approved in regards to density at a 3.5-7.99du/ac proposal. The property is bound by a 75' gas utility easement on the east and water and construction easements on the west that run north to south. These easements provide increased opportunities for open space. The proposed use introduces a similar use and density for a single family residential development as already seen in the developed neighborhood to the east.

Currently access is proposed off of future Marksheffel Road at the existing Graphite and Zircon Drive roadways. Increased improvements for the Marksheffel corridor are currently proposed as part of the PPRTA 3 Capital Project funds along with increased access opportunities on the horizon for Barnes Road that will provide greater access to the overall larger Enclaves at Mountain Vista development. Additional interim intersection improvements at Zircon and Graphite are being discussed as the Barnes Road and Marksheffel Roadway plans progress. These improvements ultimately will be predicated on the larger corridor improvements and need for such interim improvements. Graphite Drive offers access points into the proposed single family PUD concept area on the northern property half with access in addition on the south provided off of Zircon Drive. Graphite Drive is a built $\frac{3}{4}$ movement intersection with acceleration and deceleration lanes provided on Marksheffel. Zircon Drive is built to a full movement access with right turn lane into the development and southbound left approach lane. A traffic study has been provided

addressing the proposed use change and needed access improvements for the development. This in addition identifies the reduced traffic volumes anticipated from the past commercial use.

The proposed applications are seen to be supportive of the Goals and Policies as noted below:

Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.

Strategy VN-1.A-2: Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, new zoning or design overlays, and/or changes to dimensional requirements).

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.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential area.

The proposed applications are seen as supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area.

ZONE CHANGE/CONCEPT PLAN CRITERIA FOR APPROVAL

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

-Application is in keeping with past approvals with compatible use and zoning designations proposed.

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?

-Proposed Zone District standards will be set with the current proposal that allows for thoughtful development permitting for efficient and cohesive site planning efforts that is consistent with the adjacent neighborhood.

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

-The noted uses are consistent with neighboring developments and appropriate for the larger related community. Proposed similar Zone districts and standards will aid in consistency for landscaping and proper transitions related to bulk between uses.

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

-Proper access is provided on all sides of development. Larger scale improvements to the major frontage roads are also understood to be in progress aiding in safe in convenient traffic and pedestrian movements on and off the site.

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

-A MDDP/Final Drainage Report and Master Facilities plans is provided to address the need for utilities and proper development drainage. Proper access is provided on all sides of development. Future traffic studies will be provided that address traffic generation related to use and background traffic volumes with future development proposals.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

-An MDDP is provided to address future developmental impacts and proper stabilization and drainage improvements needed for the proposed land uses.

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

-Proper transitions with roadways, landscaping and transitional densities is provided.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

-This plan is consistent with the PlanCOS visions of future and emerging neighborhoods and implements zone district standards for future development consistent with the zoning and subdivision code.

MASTER PLAN CRITERIA FOR APPROVAL

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

-The amendment is supportive of the PlanCOS goals of emerging and future neighborhoods along with characteristics sought in the neighborhood center typologies seen in this area and the larger Banning Lewis Ranch Master Planned areas.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.

-The proposal is consistent with the character of the development pattern seen in this area and integrates uses that increase the already established access connections and incorporates mutually supportive and diverse commercial areas for increased access to goods and services.

2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.

-Appropriately scaled commercial activity centers were previously proposed with the adjacent commercial land use to the north on the Falcon Trucking site.

3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

-The proposed land use designation is consistent with past approvals and development patterns seen in this area. Appropriate access and circulation is provided to accommodate the noted zoning and use requests.

4. Housing types are distributed so as to provide a choice of densities, types and affordability.

-Proposed zoning and land use designation provide an increased and focused mix of housing options strengthening the current development pattern in this area.

5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.

-No major environmental or physical development characteristics restrict the noted uses.

6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.

-Proper buffers are provided between uses and transitional use provided between proposed densities.

7. Land uses conform to the definitions contained in section 7.5.410 of this part.

-Noted uses are consistent with the definitions of the Zoning Code.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.

-Yes, no master planned trails within this area. Neighborhood Park improvements and access to such are located in the adjacent developments.

2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.

-Access to recreational amenities is available to the larger community and within close proximity with adjoining neighborhood park and open spaces.

3. The proposed school sites meet the location, function and size needs of the school district.

-No school dedications are provided with this development. Future school sites are planned with in short distance to the proposed plan amendment area.

4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.

-Yes, a Master Facilities plan has been provided addressing needed infrastructure improvements.

5. Proposed public facilities are consistent with the strategic network of long range plans.

-Yes, a Master Facilities plan has been provided addressing needed infrastructure improvements.

6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

-Yes, appropriate MDDP/Final Drainage Report are provided addressing drainage basin planning related to the proposed zoning districts and potential uses.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.

-A traffic report is being provided to address access concerns and the overall transportation plan conformity.

2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.

-Yes. Further development plan entitlement with define interior street designations. Proper access locations provided.

3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.

-No multi-use trail crossings are proposed.

4. The transportation system is compatible with transit routes and allows for the extension of these routes.

-No major transit routes effected by this amendment.

5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.

-No major transit services within this area.

6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

-Proposal is for general zoning and land use. Proper access is being provided and will be further developed with future entitlement and site planning efforts. Improvements to Marksheffel and Barnes are underway as larger roadway improvements that will serve the future development and better facilitate traffic in this area.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.

-No significant site features are present in the amendment area.

2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.

-Buffers and noise impacts will be properly mitigated with future development applications.

3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.

-No significant site features are present in the amendment area.

4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas

-Proposal is for general zoning and land use. Future entitlement and site planning efforts which define the development pattern will address necessary mitigation needs tied to the specific site development proposals.



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: N.E.S. Inc

PROJECT: Mountain Bluffs at Enclaves at Mountain Vista

CITY PLANNING FILE NUMBER(S): TBD (TSN:5300000686)

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 29 day of April, 2022.



Signature

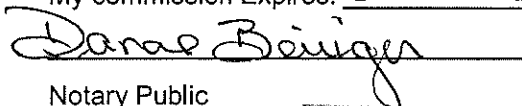
Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

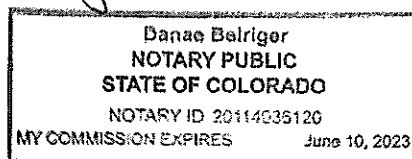
The foregoing certification was acknowledged before me this 29th day of April, 2022 by Dan Romero.

Witness my hand and official seal.

My commission Expires: 6-10-2023



Notary Public



PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 3, 2022

Planner: Daniel Sexton

Planner email: daniel.sexton@coloradosprings.gov

Planner phone number: (719) 385-5366

Applicant Email: jromero@nescolorado.com

Applicant Name: Jon Romero

TSN: 5300000686

Site Address (to be used on postcard): East of Marksheffel Rd between Graphite Dr and Zircon Dr

PROJECT: Mountain Bluffs

<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: Postcard & POSTER

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

PROJECT BLURB

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

Major Master Plan Amendment – Banning Lewis Ranch Master Plan – Mountain Bluffs

Request by AE Zircon, LLC, with representation by NES, Inc., for approval of a Major Master Plan Amendment of the Banning Lewis Master Plan for the Mountain Bluffs project. If approved, the proposed application would allow a change of the master plan land use designation from C (Commercial) to RM (Residential Medium (3.5-7.99 du/ac)). The site is zoned PBC/AO (Planned Business Center with Airport Overlay), is 16 acres in size, and is located east of Marksheffel Road between Graphite Drive and Zircon Drive.

PUD Zone Change – Mountain Bluffs

Request by AE Zircon, LLC, with representation by NES, Inc., for approval of a PUD zone change for the Mountain Bluffs project. If approved, the proposed application would rezone a 16-acre parcel from PBC/AO (Planned Business Center with Airport Overlay) to PUD (Planned Unit Development: Residential Land Use, 3.5-7.99 dwelling units per acre, and Maximum Building Height of 35 feet). The site is zoned PBC/AO (Planned Business Center with Airport Overlay), is 16 acres in size, and is located east of Marksheffel Road between Graphite Drive and Zircon Drive.

PUD Concept Plan – Mountain Bluffs

Request by AE Zircon, LLC, with representation by NES, Inc., for approval of a PUD Concept Plan for the Mountain Bluffs project. If approved, the proposed application would establish the envisioned parameters for a 16-acre residential development, access locations and private improvements. The site is zoned PBC/AO (Planned Business Center with Airport Overlay), is 16 acres in size, and is located east of Marksheffel Road between Graphite Drive and Zircon Drive.

[Type text]

POSTCARD

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

- This project proposes a change of the master plan land use designation from C (Commercial) to RM (Residential Medium (3.5-7.99 du/ac))
- Rezone a 16-acre parcel from PBC/AO to PUD (Planned Unit Development: Residential Land Use, 3.5-7.99 dwelling units per acre, and Maximum Building Height of 35 feet)
- Establish the envisioned parameters for a residential development, access locations and private improvements

POSTER

Fill out applicable information below:

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

Residential Development with Amended Master and PUD Zone Change and Concept Plan

Planning and Development Distribution Form
Master Plan Major Amendment

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: Daniel Sexton, 5/3/2022

Admin Receive Date: [5/3/22]

Project Name: Banning Lewis Ranch Master Plan Amendment – Mountain Bluffs

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

2. Date buckslip comments are due (21 calendar days after submittal): 5/24/2022

3. HOA: Enclaves at Mountain Vista

4. STANDARD DISTRIBUTION:

☒ Include all standard distribution recipients shown below (or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
3	<input type="checkbox"/> CONO	landusenotice@cscono.org
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Department	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT / EDRD	development.review@coloradosprings.gov
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS & Carl Schueler	PlanCOS@coloradosprings.gov Carl.Schueler@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	Michelle.Ontiveros@coloradosprings.gov
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov Oreta.j.minnard@usps.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov Melody.Horbach@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org

29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov Chris.Howard@coloradosprings.gov Shaun.Lucero@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov Alison.Munroe@coloradosprings.gov
54	<input type="checkbox"/> Budget/Finance	Budget-DL@coloradosprings.gov For: Financial Impact Analysis Preparation

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	sbecker@hsd2.org lschroder@hsd2.org
68	<input type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org
38	<input type="checkbox"/> School District # 12	dpeak@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrissmith@d22.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil 21CES.CENB.BaseDevelopment@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 10CES.CENP.USAFADREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB ayoka.paek@spaceforce.mil POPPERT, PAUL E GS-11 USSF SPOC 21 <a href="mailto:CES/CENB <paul.poppert@spaceforce.mil>">CES/CENB <paul.poppert@spaceforce.mil> 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input checked="" type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
35	<input type="checkbox"/> Landscape Review	Daniel.Gould@coloradosprings.gov
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
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	Daniel.Sexton@coloradosprings.gov
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov Tyler.Handman@coloradosprings.gov

63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@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
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	falconfire@falconfire.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	Jarrah.Walker@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
65	<input type="checkbox"/> Kate Brady, Bike Planner Traffic Engineering	Katherine.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Shawna Lippert – Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov Shawna.Lippert@coloradosprings.gov

8. 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: