



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Templeton Gap Townhomes Existing Zone: PUD AO Acreage: 11.42
Site Address: 7045/7046 Templeton Gap Road Direction from Nearest Street Intersection: Northeast corner of Templeton Gap Road and Wolf Ridge Road
Tax Schedule Number(s): 5307000045, 5307000011

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 AO
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. 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.

Signatures and dates for Property Owner (John Schinkel Jr), Consultant (Steve Miller), and Developer (Steve Miller).

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Beyond Development LLC Contact Name: Steve Miller
E-Mail: steve@galianthomes.com Phone: (719) 445-6264
Developer: Galian Homes Contact Name: Steve Miller
E-Mail: steve@galianthomes.com Phone: 7194456264
Consultant/Main Contact name: Terra Nova Engineering, Dane Frank Phone: (719) 635-6422
Address: 721 S 23rd St City: Colorado Springs
State: CO Zip Code: 80904 E-Mail: dane@tnesinc.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists [x] Distribution Form [x] Project Blur [x] E-mail to Admin. Initial Review Level: [ ] AR [x] CPC [ ] DRB [ ] HP

Payment \$ 9,518.00 Assigned to: Matthew Lepke Date: 1-14-20
Receipt No.: 36028 City File No: CPC PUZ 20-00012



# Zone Change Application Requirements

**REVIEW CRITERIA:** A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

Existing Zone:

Proposed Zone:

**SUBMITTAL CHECKLIST:** The following items will need to be included in any review submittal for a change of zone.

Applicant	Planner
<input checked="" type="checkbox"/> <b>General Development Application Form</b>	<input checked="" type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following:	
<input checked="" type="checkbox"/> <ol style="list-style-type: none"> <li>1. A clear description of the proposed zone change;</li> <li>2. A justification based on the review criteria why the proposed zone change should be approved; and</li> <li>3. A description of how each issue, as communicated by the reviewing Planner, has been addressed.</li> </ol>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b>	<input checked="" type="checkbox"/>
1 copy of either a <b>Concept Plan or Development Plan</b> showing all "Plan Contents" listed in their respective checklists. A <b>Concept Statment</b> may be an acceptable alternative to the above plans if rezoning to either of the following districts: A, R, R1-9000, R1-6000, R-2, PF, or PK.	
<input checked="" type="checkbox"/> <p><i>If rezoning to:</i></p> <p style="padding-left: 20px;"><i>PF:</i> A development plan must be approved prior to the issuance of a building permit</p> <p style="padding-left: 20px;"><i>OR:</i> A development plan is required at the time of the request to establish the zone district</p> <p style="padding-left: 20px;"><i>DFOZ Overlay:</i> A development plan is required at the time of the establishment of the parent zone district</p>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> from the assigned City Planner	<input checked="" type="checkbox"/>
A <b>legal description and drawing</b> of the property to be rezoned. Subdivision names must be as shown on the recorded plat	
<input checked="" type="checkbox"/> and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds for the entire boundary of the Zone Change. Easements not on the parcel should not be included.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox</b> folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>
<b>REPORTS &amp; STUDIES:</b> <i>(requirement to be determined at the pre-application or LDTC meetings)</i> These reports and studies must be prepared by an appropriate qualified professional.	
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Report</b>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b>	<input type="checkbox"/>



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**Project Statement**

City of Colorado Springs  
Development Plan Submittal  
January 8, 2019

**Project:** Templeton Gap Townhomes

**Location:** 7045 & 7065 Templeton Gap Road, Colorado Springs

**Project Description:** This project involves combining two undeveloped parcels and developing the land as townhouses. This application includes a concept plan, development plan, final plat, and zone change. The development plan (which also serves as the concept plan) includes the proposed layout, utilities, grading, landscaping, and other pertinent info. The final plat combines two parcels, vacates an existing access easement, and creates easements associated with the development. The zone change is from PUD to PUD, with the purpose of changing the max density allowed on the property.

The proposed development is for 176 townhouse units, a central clubhouse, internal drive lanes and parking, a stormwater detention basin, private utility mains, various green spaces, and other associated features. There are generally four rows of townhouses proposed on the site. The north most row is drive under units. The next row south is walk out units. The remaining two rows, and four units on the west side, are all standard units. The clubhouse is proposed to be single story and will include both administrative offices and act as a recreation building and community center.

Two street access points are proposed, one on the west side connecting to Templeton Gap Road and the other on the south side connecting to Wolf Ridge Road. The internal drive lanes form a loop and provide garage access to every townhouse.

The average slope across the site north-south is approximately 11%. Due to this, a number of retaining walls are proposed, including a wall along the entire north edge of the site. Most of the retaining walls are less than 5 feet tall, with the tallest walls being approximately 8 feet.

There are existing utility mains in both Templeton Gap Road and Wolf Ridge Road. A private water main is proposed to connect to existing public mains on both the west and south sides of the site and form a loop on the site interior. A private sanitary sewer main is proposed to loop around the site interior and connect to the existing public main at the southeast corner of the site.

**Justification:** The concept plan and final plat should be approved because the proposed use of the property is reasonable and these items are required by the City to develop the property.



The purpose of the zone change is to change the maximum density allowed on this property. This property is already zoned PUD and there are existing small lot residential lots and a school immediately south of the property. The land east and northeast of the site is unincorporated and is currently rural residential. The land north of the property is commercial and currently in use as a storage facility. The land to the west is commercial and is currently used as a landscaping yard. None of the surrounding land uses conflict with developing this site as townhomes.

#### Development Plan Review Criteria

1. Will the project design be harmonious with the surrounding land uses and neighborhood? - The surrounding land uses are a mixture of commercial, residential, and a school. Townhouses will fit right in.
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? – The existing neighborhood isn't really a neighborhood. The site is at a location where small lot residential, large lot residential, commercial, and a school all meet. The proposed townhouses will fit well with the existing residential and can create a neighborhood with the existing residential subdivision, school, and rural residences.
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? – The adjacent properties are two streets, a storage facility with a concrete block wall around its perimeter, and two rural residential lots. The site is also on the downhill side of the slope from the adjoining parcels to the north. The rural residential parcel to the north has the house centrally located on a large lot. The rural residential lot to the east is currently undeveloped. The north and east edges of the site will also be landscaped with trees to provide a visual buffer with the 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? – Landscaping and the topography of the site will provide a buffer for/from the site. Tree will be planted on the site perimeter and the site is located at the bottom of a hill from the adjacent properties.
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? – Yes, the site has direct access to two existing streets.
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? – Yes, the drive aisles provide a loop around the site interior.



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? – Yes, through traffic crossing the site would essentially be taking a detour from the public roads. The detour would be both longer and slower than using the public roads.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? – Yes. Every townhouse unit has garage parking and there are over 200 more parking spaces onsite than are required.

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? – Yes. All of the townhouse units have garage parking. ADA parking and access has been provided for the proposed clubhouse.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? – The paved area is about as small as possible while meeting the City's traffic, accessibility, and fire codes. If some of those code requirements are waived, the paved area can be reduced.

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? – Detached sidewalks are proposed along the public streets and the central green space of the site has a sidewalk across its entire length. The perimeter sidewalks overlap with right of way and utility/drainage easements.

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? – No, these conditions haven't been identified onsite. The site is currently a combination of native grasses and an illegal dumping ground. No trees (or even significant bushes) have been observed onsite.

#### **Issue List:**

Maximum density in zoning and master plan: A zone change and concept plan (development plan) have been included to address the maximum density on this property.



MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Galiant Homes

PROJECT: Templeton Gap Townhomes

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature

Notary Certificate:

STATE OF COLORADO)  
  ) sis  
COUNTY OF EL PASO)

The County Assessor says there are 6 people that own half of the mineral estate for APN 5307000011 (no other mineral owners for 5307000045). They will have to be notified once we know when the hearing will be. Dane - Terra Nova

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

Witness my hand and official seal.

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

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



November ##, 2019

Project: Templeton Gap Townhomes  
Address: 7065 Templeton Gap Road, Colorado Springs, CO  
Schedule #: 5307000011

Subject: Mineral Estate Owner Notification

Dear Mineral Estate Owner,

You have been identified as a mineral estate owner for the above referenced property by the El Paso County Assessor. A development plan including this property has been submitted to the City of Colorado Springs, and it is scheduled to be heard at a City Planning Commission public hearing.

The hearing for this project is at:

Time: 6:00pm on Monday November 11, 2019  
Location: 107 N. Nevada Avenue, Colorado Springs, Colorado

The proposed development of this property is a residential townhouse community.

If you have any questions, contact Matthew Lepke at City of Colorado Springs Planning & Community Development: [Matthew.Lepke@coloradosprings.gov](mailto:Matthew.Lepke@coloradosprings.gov), 719.385.5090.

Regards,

**Terra Nova Engineering, Inc.**

Dane Frank  
Project Engineer

Legal Description – Templeton Gap Townhomes

Parcel A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 7 in Township 13 South, Range 65 West of the 6th P.M., lying southeasterly of the southeasterly line of State Highway No. 189 and lying southerly of the following described line: Beginning at a point on the east line of the Southwest Quarter of said Northeast Quarter which is 971.84 feet southerly thereon from the northeast corner thereof; thence westerly parallel with the north line of the Southwest Quarter of said Northeast Quarter to intersect the west line of said Northeast Quarter, in El Paso County, Colorado.

Except any portion lying within Dublin North Kwan Parcel Filing No. 8, recorded May 12, 2016 under Reception No. 216713766.

Parcel B:

That tract in the Southeast Quarter of the Northwest Quarter lying southeasterly of Highway 189, Section 7 in Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado.

Except any portion lying within Dublin North Kwan Parcel Filing No. 8, recorded May 12, 2016 under Reception No. 216713766.

Containing a calculated area of 463,505 square feet (10.64061 acres), more or less.



**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99001-02-964

**Master Parcel No:** 99000-02-539

**Owner:** LUEKING JAMES B LIVING TRUST  
 LUEKING JAMES B TRUSTEE  
 PO BOX 164  
 OXFORD NE 68967-0164

**Location:** WOODMEN RD

**Legal Description:** 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65  
 1/10  
 INT MR E2NE4, SW4NE4. N2SE4, PART OF SE4SW4 LY WLY OF  
 CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	40.36AC	80	278	4/19
	<b>Total:</b>		80	278	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	09/06/2013		\$0.00	213114477	0	0		0
	12/02/2015		\$0.00	215129897				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

**2018 Tax Rate:** 69.998 mills

Please note that appraisal records are subject to change without notification.

**Printed:** 10/7/2019 11:16:50 AM **By:** ASRGRIFFIN

**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99001-02-965

**Master Parcel No:** 99000-02-539

**Owner:** LUEKING CLYDE F  
2105 SPALDING DR  
HOLDREGE NE 68949-1035

**Location:** WOODMEN RD

**Legal Description:** 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65  
1/10  
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF  
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

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	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	
<b>2018 Tax Rate:</b>	<u>69.998</u> mills

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**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99001-02-966

**Master Parcel No:** 99000-02-539

**Owner:** LUEKING JERRY  
72056 A RD  
OXFORD NE 68967-2003

**Location:** WOODMEN RD

**Legal Description:** 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65  
1/10  
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF  
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

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	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

**2018 Tax Rate:** 69.998 mills

Please note that appraisal records are subject to change without notification.

**Printed:** 10/7/2019 11:18:27 AM **By:** ASRGRIFFIN

**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99001-02-967

**Master Parcel No:** 99000-20-539

**Owner:** THAYN ROBBIN  
71363 ACORN RD  
OXFORD NE 68967-2053

**Location:** WOODMEN RD

**Legal Description:** 1/10 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65  
1/10  
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF  
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

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	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

**2018 Tax Rate:** 69.998 mills

Please note that appraisal records are subject to change without notification.

**Printed:** 10/7/2019 11:20:41 AM **By:** ASRGRIFFIN

**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99001-02-968

**Master Parcel No:** 99000-02-539

**Owner:** DIETZ AUGUSTA PERCIVAL  
43652 ROAD 718  
OXFORD NE 68967-2733

**Location:** WOODMEN RD

**Legal Description:** 1/20 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65  
1/20  
INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF  
CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	20.18AC	40	139	4/19
	<b>Total:</b>		40	139	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

**2018 Tax Rate:** 69.998 mills

Please note that appraisal records are subject to change without notification.

**Printed:** 10/7/2019 11:20:59 AM **By:** ASRGRIFFIN

**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99001-02-969

**Master Parcel No:** 99000-02-539

**Owner:** PERCIVAL TRAVIS  
 43640 ROAD 718  
 OXFORD NE 68967-2733

**Location:** WOODMEN RD

**Legal Description:** 1/20 INT MR W2NW4, SE4NW4, N2SW4 SEC 8-13-65  
 1/20  
 INT MR E2NE4, SW4NE4, N2SE4, PART OF SE4SW4 LY WLY OF  
 CO RD SEC 7-13-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCE	69.998	0	0	11/13/2013

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	09/06/2013		\$0.00	213114477	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
EL PASO COUNTY SCHOOL NO 49	43.044
PIKES PEAK LIBRARY	4
FALCON FIRE PROTECTION	14.886
EL PASO COUNTY CONSERVATION	

**2018 Tax Rate:** 69.998 mills

Please note that appraisal records are subject to change without notification.

**Printed:** 10/7/2019 11:21:22 AM **By:** ASRGRIFFIN

# PRE-APPLICATION MEETING SUMMARY

Area: North      Date: 10/14/19

Pre-Application No.: N19-221

Applicant(s) Present: Dane Frank, Steve Miller

Lot Size: 11.42 ac.

Site Location: Templeton Gap and Wolf Ridge

TSN: 5307000011

Project Description: High-density residential townhomes

Zone: PUD AO

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment              | <input type="checkbox"/> Development Agreement (PUD Zone)          | <input type="checkbox"/> Street Name Change                            |
| <input type="checkbox"/> Administrative Relief                    | <input checked="" type="checkbox"/> Development Plan (●MJ ○MN ○MM) | <input checked="" type="checkbox"/> Subdivision Plat    (○PP ●FP ○PFP) |
| <input type="checkbox"/> Amendment to Plat Restriction            | <input type="checkbox"/> Historic Preservation Board               | <input type="checkbox"/> Subdivision Waiver    (○Design ○Process)      |
| <input type="checkbox"/> Annexation                               | <input type="checkbox"/> Master Plan        (○MJ ○MN ○MM)          | <input type="checkbox"/> Use Variance        (○MJ ○MN ○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 checked="" type="checkbox"/> Concept Plan    (●MJ ○MN ○MM) | <input type="checkbox"/> Preservation Easement Adjustment          | <input type="checkbox"/> Waiver of Replat                              |
| <input type="checkbox"/> Conditional Use (○MJ ○MN ○MM)            | <input type="checkbox"/> Property Boundary Adjustment              | <input checked="" type="checkbox"/> Zone Change                        |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

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

**NEIGHBORHOOD ORGANIZATION:**

Neighborhood Association/Contact: Dublin Area       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 checked="" 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 type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report  | <input type="checkbox"/> Land Suitability Analysis  |
| <input type="checkbox"/> Elevation Drawings   | <input type="checkbox"/> Mineral Estate Owner Notification  | <input type="checkbox"/> Other: _____               |

**LDTTC 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):

Zoning Ordinance 14-19: PUD, detached SFR, density 5.66 du/ac, max. building height 30 feet  
Current proposal is 176 units; previously had ~250

Existing Dublin North master plan identifies these parcels for 11.99 du/ac max. density. Major master plan amendment normally needed to establish higher density. Staff suggests zone change instead of amend.; master plan or concept plan would accompany zone change. For zone change, please see zoning code for corresponding master plan density designations.

Along with these submittals, applicant could also submit a development plan for a portion or the entirety of the site; if DP submitted for entire site, this would replace the concept plan noted above.

Final plat should be submitted at the time of the aforementioned filings; site does not appear at present to be platted lots.

Traffic engineering: the southern access drive should either align with the drive across the street, or have a min. 300' separation. A traffic study is also requested.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

**This form and the information contained herein is valid for 6 months.**

Fee Estimate: \_\_\_\_\_

Number of Plans: One set + digital set

**Matthew Lepke**  
Senior Planner  
Land Use Review  
Planning & Community Development  
30 S. Nevada Avenue, Suite 105      Phone: (719) 385-5090  
P.O. Box 1575, MC 155      Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575      Matthew.Lepke@ColoradoSprings.gov



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

[Return to Fee Calculator](#)

<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	\$210.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$300.00		
LUR - Subdivision Plat	Land Use Review	\$300.00		
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	\$300.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$50.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$30.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$20.00		
<b>Total Fees</b>		<b>\$9,518.00</b>		

**Intake Staff:**

**Date:** 1/10/2020  
**Planner:** Matthew Lepke  
**Receipt Number:** 36028  
**Check Number:** 1217  
**Amount:** \$9,518.00  
**Received From:** Beyond Development, LLC--Templeton Gap and Wolf Ridge



**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

Date: January 14, 2020

Planner: Matthew Lepke

Planner email: [matthew.lepke@coloradosprings.gov](mailto:matthew.lepke@coloradosprings.gov) (or, if that bounces) mlepke@springsgov.com

Planner phone number: (719) 385-5090

Applicant Email: dane@tnesinc.com

Applicant Name: Dane Frank, Terra Nova

TSN: 5307000045, 5307000011

**PROJECT:** Templeton Gap Townhomes

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

**PUBLIC NOTICE:**

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

**PROJECT BLURB(S)**

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

**PUD Zone Change**

Request by Beyond Development, LLC, with representation by Terra Nova, for a zone change from PUD (Planned Unit Development 5.66 d.u./ac., 30' max. height; airport overlay) to PUD (Planned Unit Development 20 d.u./ac. max., 30' max. height; airport overlay). The site is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

**PUD Concept Plan**

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Concept Plan. If approved, the proposal would create a concept plan for the property to construct townhouses and other on-site amenities. The site is zoned PUD (Planned Unit Development, airport overlay)—a concurrent zone change to the PUD is pending—is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

**PUD Development Plan**

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Development Plan. If approved, the proposal would create a PUD development plan for the property to construct 176 townhouse units (15.1 d.u./ac.) and other on-site amenities. The site is zoned PUD (Planned Unit Development, airport overlay), located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

**Final Plat**

Request by Beyond Development, LLC, with representation by Terra Nova, for approval of the Templeton Gap Townhomes Final Plat. If approved, the proposal would create a one-lot final plat. The site is located northeast of the Templeton Gap Road and Wolf Ridge Road intersection, and consists of 11.42 acres.

## **POSTCARD**

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

- This project proposes a zone change, concept plan, development plan, and final plat for the construction of 176 townhomes.
- The project will include a clubhouse, green space and other site improvements on 11.42 acres.
- The site would be served by private, internal drives

## **POSTER**

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*Fill out applicable information below:*

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

Construction of townhomes

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

A zone change increasing density, a concept and development plan, and final plat

**Planning and Development Distribution Form**  
**Zone Change – ZC & PUZ**

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

**Planner Intake Date:** 1/14/19

**Admin Receive Date:** 1/15/20

**Project Name:** Templeton Gap Townhomes PUD Zone Change

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

**2. Date buckslip comments are due** (21 calendar days after submittal): 2/4/20

**3. HOA:** Dublin Area

**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	<a href="mailto:Buckslips@CSU.org">Buckslips@CSU.org</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
13	<input type="checkbox"/> Parks and Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradospringsgov.gov">Constance.Perry@coloradospringsgov.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Lee.Scott@coloradosprings.gov">Lee.Scott@coloradosprings.gov</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

**5. SCHOOL DISTRICT:**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input checked="" type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

### 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	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Kim.van_treadway@us.af.mil">Kim.van_treadway@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Chris.Staley@coloradosprings.gov">Chris.Staley@coloradosprings.gov</a>
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within 1/2 mile of a County/City Border
28	<input type="checkbox"/> ADA	<a href="mailto:Anna.Kangas@coloradosprings.gov">Anna.Kangas@coloradosprings.gov</a> <a href="mailto:Michael.Killebrew@coloradospring.gov">Michael.Killebrew@coloradospring.gov</a>
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input type="checkbox"/> Woodmen Road Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jarrah.Walker@coloradosprings.gov">Jarrah.Walker@coloradosprings.gov</a> <a href="mailto:Kayla.Battles@coloradosprings.gov">Kayla.Battles@coloradosprings.gov</a>
70	<input type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>

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

**8. LAND USE REVIEW:**

***Hard Copy Full sized plans***

<input checked="" type="checkbox"/> Planner	
---	--

**Special notes or instructions:**