



December 8, 2020

Kimley-Horn and Associates Inc.  
John Heiberger  
2 N. Nevada Avenue, Suite 300  
Colorado Springs, CO 80903

Property Owner: Colorado Springs Utilities, Jessica Davis (Representative)

**RE: Colorado Springs Utilities – Advanced Technology Campus – Initial Review Comments**  
**File: CPC A 20-00143, CPC ZC 20-00159, CPC MP 20-00160**

Dear John,

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

### **BROAD PROJECT INPUT**

The proposed project is a request by Colorado Springs Utilities, with representation by Kimley-Horn – John Heiberger, for proposed annexation of the area to be established as the Advanced Technology Campus. If approved the proposed application would allow for annexation of the property from El Paso County into the City of Colorado Springs with establishment of the PF (Public Facility) zone district and associate master plan. The site is located at the southwest corner of Drennan Road and Foreign Trade Zone Blvd consisting of 160.05 acres currently within El Paso County zoned I-2, A-5 and CAD-0. Staff finds that the application is largely acceptable; however, the following technical modifications must be completed.

### **TECHNICAL AND INFORMATIONAL ISSUES**

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

Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened and saved no larger than 25MB). Please note that the case planner will not be automatically notified when items are uploaded to Dropbox; once all items are uploaded to the shared folder email the case planner to notify them of the resubmittal.

**Supplemental Information**

**Drainage Report:** Comments on the MDDP have been returned to the engineer directly. MDDP must address routing of run-on from offsite areas, and comments may impact the preliminary extended detention basin sizing.

**Posting Affidavit:** Affidavit was submitted to Planning on 12/8/2020 pursuant to City Code Section 7.5.902

**Public Notice:** No public comments were received by Planning.

**PLDO Status:** N/A

**School District Status:** N/A

**ANNEXATION**

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**Land Use Review (Katie Carleo, 719-385-5060)**

1. File Number – add the file number to each sheet of the plan in the bottom right-hand corner
2. Ensure a clear and dedicated space for City approval stamp, this should be the same location on each page

**Land Use Surveyor (Cory Sharp)**

1. Please add the platted lot information to the legal description preamble.
2. Please add the platted lot information to the calls within the legal description.
3. Please revise the reception number for Colorado Centre Foreign Trade Zone and Business Park Filing No. 1 too #1463836.
4. Please add "Addition No. 1" to the title of the plat (Advanced Technology Campus Addition No. 1).
5. Please revise the owner statement:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, (insert if this is applicable: on behalf of its enterprise, Colorado Springs Utilities, acting by and through John W. Suthers, Mayor) has executed this instrument this \_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
John W. Suthers,  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

6. Please revise the City Approval block:

City Approval:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "\_\_\_\_\_".

\_\_\_\_\_  
City Planning Director Date

\_\_\_\_\_  
City Engineer Date

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by The City of Colorado Springs, El Paso County, Colorado, by actions of The City Council of The City of Colorado Springs at its meeting on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
City Clerk Date

#### **ANNEXATION NOTES**

##### INFORMATION ITEMS:

- **There is no annexation agreement with a City property; no agreement will be drafted from the City.**
- The subject property is identified not being part of the Southeastern Colorado Water Conservancy District (SECWCD) at this time. Acceptance by the Bureau is required prior to moving items forward to public hearing.
- Staff notes that the NEPA questionnaire has been filed with the SECWCD. From information provided by the district this item will be heard by their district board on January 21, 2021 and the forwarded to the Bureau of Reclamation. The Owner is responsible for providing staff with a copy of the Letter of Inclusion from the Southeastern Water Conservatory District once received.
- In accordance with the Southeastern Colorado Water Conservancy District the owner shall supply the Southeastern District and Bureau of Reclamation the final ordinance from the City of Colorado Springs after approval.

##### MINERAL ESTATE

- The Mineral Estate Owner Notification Certification Affidavit was completed and no separate mineral estate owners are identified for this property.

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

##### Information Notes:

- An approved water supply that is capable of providing the needed fire flows for the required durations for all buildings that may be built or are currently located within this site is required to be established.
- This annexation will be required to provide compensation for future fire suppression resources, which may not be directly brought upon by this specific annexation, but future annexations that will require these resources.

#### **Colorado Springs Utilities (Mike Gackle, 719-668-8262, mgackle@csu.org)**

1. Remove words "a portion of" from 2nd line of sub-title block.

#### **Airport Overlay, Colorado Springs Airport (Kris Andrews)**

See zone change comment.

#### **Traffic Engineering (Zaker Alazzeh)**

1. The developer shall dedicate approximately 11 feet of ROW along the north side of lot (TSN#5504100001) on Drennan Road. This dedication must be consistent with the eastern property (TSN#5504101001) line ROW. This shall be incorporated with the replat accompanying the future development plan.
2. See Engineering notes below for further roadway improvements required.

#### **El Paso County Development Services**

Please see enclosed comment letter.

#### **Budget Office (Ian Peterson)**

The budget office will be preparing a Fiscal Impact Analysis for this annexation. This will be completed prior to scheduling for any public hearing and will be forwarded to the owner/applicant as soon as completed.

## **ZONE CHANGE**

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### **Land Use Review (Katie Carleo, 719-385-5060)**

1. File Number – add the file number to each sheet of the plan in the bottom right-hand corner
2. Ensure a clear and dedicated space for City approval stamp, this should be the same location on each page
3. For the zone change please make sure you have a legal description prepared with 'Exhibit A' at the top of the page. Also prepare a legal depiction of the boundary, this should have 'Exhibit B' at the top of the page. These should be separate documents.
4. Some place on the legal depiction/exhibit there should be the following information:
  - a. Current Zoning
  - b. Proposed Zoning: PF/AO (Public Facility with Airport Overlay)
  - c. Proposed Use

### **Land Use Surveyor (Cory Sharp)**

1. Please add the platted lot information to the legal description preamble.
2. Please add the platted lot information to the calls within the legal description.
3. Please revise the reception number for Colorado Centre Foreign Trade Zone and Business Park Filing No. 1 too #1463836 on any calls using the reception number.
4. Please add the City File No. CPC ZC 20-00159 in the lower right hand corner of exhibit A and exhibit B.
5. Please provide a legal description depiction (drawing) on a separate 8-1/2" x 11" sheet, (appears that the vicinity map might have meant to be a exhibit).
6. Please title the sheet Zone Change Exhibit B at the top of the sheet.
7. Please label the exterior boundary with bearings, distances and curve data that follows the legal description (most of the same data as shown on the annexation plat).

### **Airport Advisory Committee, Colorado Springs Airport (Kris Andrews)**

Please see the enclosed comment letter; the associated applications will be presented to the AAC on December 16, 2021

## **MASTER PLAN**

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### **Land Use Review (Katie Carleo, 719-385-5060)**

1. File Number – add the file number to each sheet of the plan in the bottom right-hand corner
2. Ensure a clear and dedicated space for City approval stamp, this should be the same location on each page
3. Site Data/Land Use – add or correct the following to the site data on sheet one of the plan:
  - a. Update the legal description per surveyor comments
  - b. Add existing zone district: El Paso County I-2/A-5/CAD-O
  - c. Add proposed zone district: City of Colorado Springs PF/AO (Public Facility with Airport Overlay)
4. Since there is no annexation agreement with this City annexation Planning staff would like to see a notes section added to the Master Plan to reflect items below to include:
  - a. Add a notes section to reflect all notes as identified below from City Engineering and Traffic
  - b. Add a note that all internal roadways will be private and owned and maintained by CSU. (Can you also clarify if this property will have secured access? This may change comments from CSFD.)
  - c. Add notes to clarify the intent of the property to be screened/ buffered
  - d. Staff wants to clarify if there would be any significant noise created from any portions of the facilities operating on site, if so add a note so it is clear to future surrounding development the potential noise impacts

5. Add access arrows to show future access points from Drennan Road, Foreign Trade Zone Blvd, and future internal roadways.
6. Please remove floorplan data from plan.
  - a. If preferred more detailed line work can be removed across the depictions. Most important are access, use and a general understanding of building/layout.
7. Include zone districts and land uses on adjacent properties
8. The Geological Hazard Waiver was completed and has been accepted by the City. Please see the enclosed copy of the signed waiver.
9. For staff's better understanding and moving forward to public hearing can you please share further details for each project phase as listed on the plan. You can update that information here in the response letter and if see fit elaborate on the plan notes.

**Land Use Surveyor (Cory Sharp)**

1. Please revise the legal description to match the description on the annexation plat and any revisions per comments.

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

1. Foreign Trade Zone Blvd right-of-way is within the City of Colorado Springs limits and the existing roadway is missing the top mat of asphalt and the bottom mat is in very poor condition. Therefore, this development is required to remove the existing asphalt and fully reconstruct the subgrade and asphalt in Foreign Trade Zone Blvd adjacent to this development. Add a note to the plan that states Foreign Trade Zone Blvd will be fully reconstructed to meet City of Colorado Springs standards. A cost recovery for half of the roadway improvements can be filed against the properties east of Foreign Trade Zone Blvd.
2. Future developments will need to remove and replace any damaged C&G adjacent to the proposed development.
3. The development will also require the installation of 5' detached or 6' attached sidewalk along Foreign Trade Zone Blvd adjacent to the development. The 5' detached sidewalk will require at least a 7' tree lawn area. Show and callout the required sidewalk on future development plans.
4. The developer shall dedicate approximately 11 feet of ROW along the north side of lot (TSN#5504100001) on Drennan Road. This dedication must be consistent with the eastern property (TSN#5504101001) line ROW.
5. EDRD has reviewed the geologic hazard waiver and found it acceptable.

**SWENT – Stormwater Enterprise (Erin Powers)**

1. Label Full Spectrum Detention Pond as being maintained by Colorado Springs Utilities.
2. If Foreign Trade Zone Blvd is being modified with this development, drainage infrastructure along roadway must be analyzed and potentially improved.

Note: Comments on the MDDP have been returned to the engineer directly. MDDP must address routing of run-on from offsite areas, and comments may impact the preliminary extended detention basin sizing.

**Colorado Springs Fire Prevention (Steven Smith, 719-385-7362)**

No Comments

**Colorado Springs Utilities (Mike Gackle, 719-668-8262, mgackle@csu.org)**

No action comments from Development Services. Please see enclosed comment letter from CSU Water Planning.

**City Traffic Division (Zaker Alazzeah, 719-385-5468)**

1. The developer shall dedicate approximately 11 feet of ROW along the north side of lot (TSN#5504100001) on Drennan Road. This dedication must be consistent with the eastern property (TSN#5504101001) line ROW. Show/label this on the master plan.

**Parks, Recreation, and Cultural Services Dept. (Connie Schmeisser)**

No comment on this non-residential project; this has no PLDO, Trail or SIMD comment. Forestry will respond to the Development Plan as needed regarding public street trees as applicable. The closest trail, the El Paso County Trail sits south of Bradley Road.

**Airport Overlay, Colorado Springs Airport (Kris Andrews)**

Same comments as above.

**El Paso County Development Services**

Same comments as above.

**Peterson Air Force Base, Community Planning (Mike Shafer, EIAP Program Manager)**

No further comments in addition to Colorado Springs Airport comments.

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

If you have any questions please contact me at [katie.carleo@coloradosprings.gov](mailto:katie.carleo@coloradosprings.gov) or by phone at 719-385-5060.



Catherine Carleo, AICP  
Principal Planner  
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e: [katie.carleo@coloradosprings.gov](mailto:katie.carleo@coloradosprings.gov)

C: File  
Property Owner

Enclosure: Airport Advisory Committee Comment Letter  
El Paso County Comment Letter  
CSU Water Planning Comments  
Geological Hazard Waiver - signed