

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Residences at Hotel Elegante

Existing Zone: PBC

Acreage: 20.01

Site Address: 2886 S Circle Drive

Direction from
Nearest Street
Intersection: Northwest of S Circle Drive & Janitell Road

6429408012 6429408006

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 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 type="checkbox"/> Concept Plan <input type="radio"/> New <input 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 checked="" type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input checked="" type="radio"/> MN <input type="radio"/> MM | <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"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Conditional Use <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 Interim Use Plan |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Preservation Easement Adjustment | |

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.

Signature of Property Owner

Date

Signature of Consultant

06/04/2021
Date

Signature of Developer

06/04/2021
Date**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: 513 Hotels, LTD Contact Name: John Bushman

E-Mail: waltere@icaproperties.com Phone: (832) 840-3442

Developer: SHIR Capital Contact Name: Elan Gordon

E-Mail: egordon@shircapital.com Phone: (512) 402-3533

Consultant/Main Contact name: NES Inc. / Blaine Perkins / Chris Lieber Phone: 7194710073

Address: 619 N. Cascade Ave., Suite #200 City: Colorado Springs

State: CO Zip Code: 80903 E-Mail: bperkins@nescolorado.com / clieber@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)☒ Checklists ☒ Distribution Form ☒ Project Blurbs ☒ E-mail to Admin. Initial Review Level: ☒ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ 1020.00 Assigned to: Gabe Sevigny Date: 6/16/2021

Receipt No.: 39475 City File No: PD DP 84-294-A4MN21



Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

REVIEW CRITERIA: A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended: ~~AP DP 88-294-A1MN00~~ PD DP 84-294-A3MN18

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Project Statement with a clear description of the proposed minor or major amendment.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of an Amendment Plan Set . An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions proposed to be modified with easily recognizable "clouds" and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of the Pre-Application Meeting Summary from the assigned City Planner.	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

PLAN CONTENT REQUIREMENTS: The content of the amended plan sheets must include the following information.

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Modify or add the revision date(s) to each amended sheet | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Remove old approval stamps | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Remove any clouding relating to previous amendments | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.) | <input type="checkbox"/> |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) , if applicable | <input type="checkbox"/> |

RESIDENCES AT HOTEL ELEGANTE

PROJECT STATEMENT

JUNE 2021

REQUEST

N.E.S. Inc. on behalf of SHIR Capital requests a Minor Amendment to an approved Development Plan (PD DP 84-294) for a mixed commercial-residential use within the existing Hotel Elegante located at 2886 South Circle Drive. This project will result in 642 attainable housing units for both new and local Colorado Springs Residents.

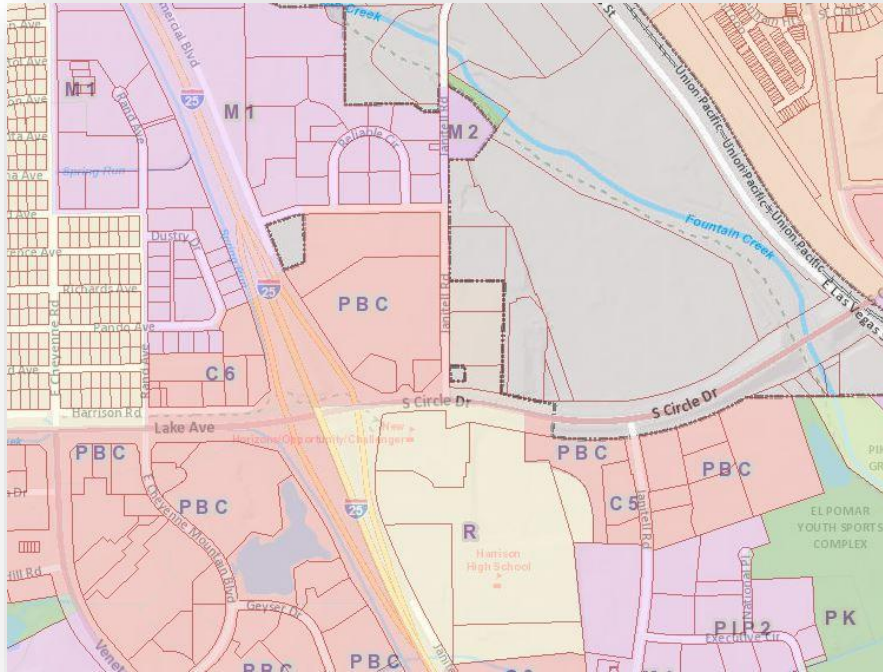
SITE LOCATION & CONTEXT

The approximately 16.85-acre site is located north of South Circle Drive, east of Interstate-25, and west of Janitell Road. The site currently functions as the Hotel Elegante with various amenity spaces including: hotel rooms, conference room, retail shop, and restaurant. There are two bus stops conveniently located along South Circle Drive, less than ~0.2 miles, for Bus Route 15. Cheyenne Mountain Shopping Center is located ~0.5 miles away from the site and can be accessed by the pedestrian bridge crossing at the South Circle Drive / Interstate-25 over pass. Harrison Highschool and El Pomar Youth Sports Complex are both located ~1.0 mile southeast of the site.



ZONING AND ENTITLEMENT

The property is currently zoned PBC with the following uses: mixed-use retail and hotel as permitted under the zoning district. The site is surrounded by industrial zoned properties to the north, residentially zoned properties to the south, and commercial uses to the southwest.

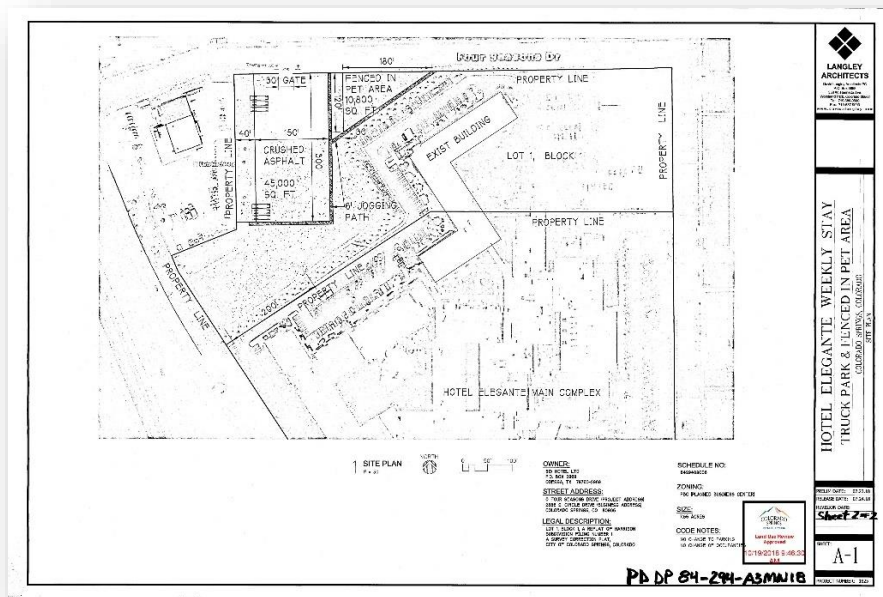
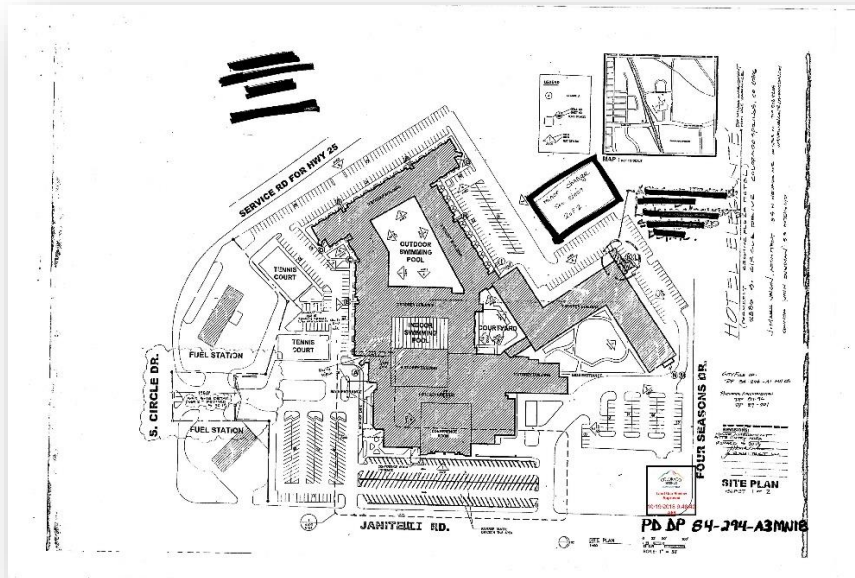


The original development plan was approved back in 1984 on behalf of Clarion Hotels (PD DP 84-294), since then it has undergone three minor amendments and one minor modification the most recent being in 2018 (PD DP 84-294-A3MN18).

AMENDMENT HISTORY		
City LUR File Number	Date	Amendment Description
PD DP 84-294-A1MN08	11/14/2008	Modified Parking
PD DP 84-294-A2MN13	6/14/2013	Modified Entry Drive
PD DP 84-294-A2MN13-MM02	8/14/2015	Roof Canopy Added
PD DP 84-294-A3MN18	10/18/2018	Oversized Parking Lot Added

These minor amendments and modification established the existing site conditions including: parking within the landscape buffers, parking within the cities right-of-way along Janitell Road, and an overflow parking lot in the northeast corner of the site. Similarly, the originally approved Development Plan predated the current requirements of the City's Drainage Criteria Manual for full-spectrum on-site stormwater detention.

APPROVED HOTEL ELEGANTE MINOR AMENDMENT DEVELOPMENT PLAN 2018 (PD DP 84-294-A3MN18)



PROJECT DESCRIPTION

This Minor Development Plan Amendment proposes to convert the 496 existing hotel rooms into studio, 1-bedroom, 2-bedroom, and 3-bedroom multi-family units over 3-phases. This infill development will create 642 attainable housing units in an area where residents can conveniently access local job opportunities and schools. Providing a multi-family use under the current PBC zoning district better utilizes the surrounding community by stimulating the local economy with permanent residents rather than weekend visitors. SHIR Capital's track record of converting hotel to multi-family residential units ensures a much-needed change to the issues raised by a current use that is obsolete to the needs of the community.

The first phase will convert 201 hotel rooms into 198 studios and 3 1-bedroom units while the remaining 295 hotel rooms will function as intended. All amenity areas including: conference room, restaurant, and retail space will remain and the original hotel use is still in effect.

The second phase includes the conversion of the remaining 295 hotel rooms into 287 studios, seven 1-bedrooms, and one 2-bedroom unit. At this time, all existing 496 hotel rooms will be converted into multi-family units and all indoor amenity areas will be temporarily closed in order to prepare for the third and final phase.

The third and final phase will convert the conference room, tower, and ballroom space into an additional 146 units consisting of 112 studios, thirty-three 2-bedroom units, and one 3-bedroom unit. Also, the restaurant and retail amenities will resume function at this time, parking requirements will be adjusted accordingly. The overflow millings parking lot in the northeast corner of the site will be improved with an asphalt overlay and striping. Additionally, the tennis court and basketball court near the southern boundary of the site will be converted into parking lots. All landscaping on site will meet the standards outlined in the City's landscape Code and Design Manual including: internal, motor vehicle, and landscape setback requirements.

Access: There are four existing points of access into the site via South Circle Drive and Janitell Road. The internal drives are a minimum of 24-feet between parking stalls, which meets the minimum requirements for drive aisles and will accommodate emergency vehicles. All internal drives within the site meet the turning radius required by CSFD and are marked as a fire lane where needed. Internal existing sidewalks provide access throughout the site and to the adjacent city right-of-way.

Existing Parking: At the time of the 2008 Minor Amendment Development Plan (AR DP 84-294-A1MN08) 606 parking spaces were required and 626 were provided. All existing parking will remain, including the existing asphalt millings overflow parking lot used on site in the northeast corner of Four Seasons Drive and Janitell Road. It is intended to bring this parking lot up to city standards with an asphalt and striping overlay so that it can provide an additional parking at the time of the 3rd phase. All existing parking will remain, including the existing asphalt millings overflow parking lot.

Proposed Parking: The parking requirements on site change throughout the three-step phasing process. At the time of the first phase, an overall total of 576 parking spaces are required on site to accommodate the residential, retail, and restaurant uses on site. The second phase will require only 551 overall parking spaces since the conference room, retail, and restaurant amenity areas will be closed at this time. The third phase will require 831 overall parking spaces, this will accommodate the additional units provided, retail, and restaurant uses provided on site. Based upon the Alternative Parking Options in Section 7.4.204 of the Zoning Code, a reduction of 5% is requested based on the site's adjacency to bus route 15 along South Circle Drive. This will reduce the total parking required down to 790 parking spaces for phase 3. At the completion of phase 3, an additional 186 parking spaces will be provided for a total of 812 parking spaces.

Amenities: The previously constructed dog park, various outdoor courtyards, and outdoor pool will remain to benefit residents. During phase 2 the conference room, restaurant, retail space, and indoor pool will all be closed for construction purposes related to phase 3. The restaurant, retail, and outdoor pool will all be reopened once phase 3 is complete. The existing indoor pool, tennis court, and basketball court areas will be repurposed into additional units and parking lots during phase 3.

PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.502.E)

1. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS.

No changes will be made to the current design, location, orientation, or exterior materials with this minor amendment development plan.

2. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS.

PLANCOS: The project proposes an infill attainable housing community that supports multiple *Big Ideas* as outlined in PlanCOS, including Vibrant Neighborhoods, Thriving Economy, and Strong Connections. The site is within "Southeast COS", which is an area that is expected to see significant infill and redevelopment. Attainable housing is identified as a critical need in the Colorado Springs community and an essential component of economic development. The project supports redevelopment, connectivity, attainable housing, and economic development by providing workforce housing in proximity to and connecting to multiple employment opportunities and community hubs.

Specific policies of PlanCOS that support this project include:

- **GOAL VN-2:** Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community

-

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

The site is within a ~0.5-mile radius of the Cheyenne Mountain Shopping Center to the southwest, which is identified as “The Experience Economy”, on the Unique Places Framework Map. The goal of this development is to support a variety of high quality existing and new attractions and related amenities

for permanent residents, appealing to a diverse mix of interests and incomes. This proposal will provide much needed workforce housing in close proximity.

Strong connections

The project is located right along Interstate-25, which is identified multimodal corridor, and just south of the Tejon/Nevada Park-N-Ride. The accessibility of the site will be utilized better under the multi-family use by providing various modes of transportation for the residents.

- 3. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT.**

No building changes are proposed and all dimensional standards set forth by the previous development plan amendments will remain and meet the zoning code requirements.

- 4. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT.**

A preliminary grading plan has been provided for the minimal additional on-site improvements taking place during phase 3. A drainage letter has been provided by JR Engineering.

- 5. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER.**

The change of use generates a parking requirement of 576 spaces for phase 1, 551 spaces for phase 2, and 790 spaces for phase 3. The existing parking on site (626 spaces) will meet the parking requirements outlined in the zoning code for phases 1 and 2. At the completion of phase 3, 186 additional spaces will be provided for a total of 812 spaces (17 ADA spaces, 4 Van Accessible).

- 6. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER.**

All parking stalls and waste removal areas meet the location and dimensional standards as specified in the zoning code.

- 7. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL.**

The project meets the standards outlined in the Cities landscape Code and Design Manual including all internal, motor vehicle, and landscape setback requirements.

- 8. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE.**

There are no impacted habitats or wetlands on the site.

9. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION.

The existing condition of the site design set forth by the previous amendments provide a safe and convenient ADA route throughout the premises.

10. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS.

All existing drive entrances and aisles on site meet the dimensional requirements outlined in the city's traffic criteria manual.

11. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES.

No new utility connections or extensions will be made with this development plan.

12. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT.

All four access points are designed in accordance with criteria and provide for adequate and safe vehicular ingress and egress. A traffic letter by SM Rocha has been provided.

13. SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR AND NOISE.

No significant off-site impacts are anticipated with this development.



PRE-APPLICATION MEETING SUMMARY

Area: South ☒ Date: 2/19/2021

Pre-Application No.: 21-016RGS

Lot Size: 12.45 acres

TSN: 6429408012

Zone: PBC

Applicant(s) Present: Erin Ganaway

Site Location: 2886 S Circle

Project Description: Change of Use - hotel to MF

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 type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input checked="" type="checkbox"/> Conditional Use <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ ☐ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input checked="" type="checkbox"/> Public Hearing Stage |
| <input 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 type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> <input checked="" type="checkbox"/> | Contact: <u>Zaker Alazzeh, 719-385-5468</u> <input checked="" type="checkbox"/> | Contact: <u>Jonathan Scherer, 719-385-5546</u> <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTIC 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):

- Staff Recommends a Conditional Use instead of rezone, this could allow for the hotel to resume in the future if needed.
- Check with PPRBD for change of use classifications for building code
- Staff sees no issues with change of use to MF
- there is a concurrent pre-application for a replat of lots, staff suggest the replat take place prior to the conditional use
- Landscape Architect daniel.gould@coloradosprings.gov
- Provide a brief description of remaining commercial uses on site for a possible classification of mixed-use commercial/residential, which would be a permitted use in the zoning and a Development Plan Minor Amendment would be the only required application.

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: CU \$2,050.00

Number of Plans: 1 full set hard copy/electronic

Gabe Sevigny

Principal Planner

Land Use Review

Planning and Community Development

30 S Nevada Avenue, Suite 701

P. O. Box 1575, MC 710

Colorado Springs, CO 80901-1575

Phone: (719) 385-5088

Fax: (719) 385-5167

Gabe.sevigny@coloradosprings.gov

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: June 16, 2021
Planner: Gabe Sevigny
Planner email: gabe.sevigny@coloradosprings.gov
Planner phone number: (719) 385-5088
Applicant Email: bperkins@nescolorado.com
Applicant Name: Blaine Perkins
TSN: 6429408012, 6429408006
Site Address (to be used on postcard): 2886 S Circle

PROJECT: Residences at Hotel Elegante

<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: Postcards & 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.

Minor Development Plan

Request by 513 Hotels, LTD, with representation by NES Inc, for approval of the Residences at Hotel Elegante Minor Development Plan. If approved the proposed application would allow for a conversion of a hotel use to mixed-use consisting of multi-family for 642 attainable housing units in three (3) phases, a restaurant, retail, and amenities to include a pool, dog park, and outdoor courtyards. The site is zoned PBC (Planned Business Center), is 20.01 acres in size, and is located at 2886 S Circle.

POSTCARD

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

- This project proposes 642 attainable housing units in the existing structure
- Development will consist of 3 phases
- Proposal of mixed-use to consist of multi-family, restaurant, and retail

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):
642 attainable housing units in 3 phases

Subtext (below bold letters, file number or additional information approx. 55 characters):
Restaurant and retail to remain, all units within existing structure(s)

Planning and Development Distribution Form
Minor Amendments to DP, CU, UV, MP, PUD, CP

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

Planner Intake Date: June 16, 2021

Admin Receive Date: **[6/16/21]**

Project Name: Residences at Hotel Elegante

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

2. Date buckslip comments are due (21 calendar days after submittal): **6/30/21**

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

(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire	CSFDDDevelopmentSMB@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp	Cory.Sharp@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
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
3	<input type="checkbox"/> CONO	rdavis@cscono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	

35	<input checked="" type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input checked="" type="checkbox"/> School District # 2	sbecker@hsd2.org
68	<input type="checkbox"/> School District # 3	gishd@wsd3.org
37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org JOSH.CHISM@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrissmith@esd22.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

7. MILITARY INSTALLATION (if within a 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 Michael.Shafer.4@us.af.mil joseph.elms@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.USAFDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> Joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	Kandrews@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	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input checked="" type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu

49	<input checked="" type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ
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9. 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: