

GENERAL APPLICATION FORM

Edited 9/25/18



Project Name: Davis Briargate Apartments Existing Zone: PBC Acreage: 13.43
Site Address: 9121 HIGHLAND RIDGE HTS, COLORADO SP Direction from Nearest Street Intersection: NW of Research Pkwy & Chapel Hills Drive
Tax Schedule Number(s): 6233311004

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:
Front Yard Carports
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.

Karr, Keith

Digitally signed by Karr, Keith
Date: 2022.04.12 16:22:52 -06'00'

[Signature]

4-14-22

Signature of Property Owner

Date

Signature of Consultant

Date

[Signature]

4/14/22

Signature of Developer

Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Focus on the Family Contact Name: Keith Karr
E-Mail: keith.karr@fotf.org Phone: (719) 548-4571
Developer: Davis Development Contact Name: Michael Lee
E-Mail: michael.lee@davisdevelopment.com Phone: 303-302-2502
Consultant/Main Contact name: Norris Design/Ryan McBreen Phone: (970) 409-3414
Address: 1101 Bannock Street City: Denver
State: CO Zip Code: 80402 E-Mail: rmcgreen@norris-design.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ 2418.00

Assigned to: Gabe Sevigny

Date: 5-9-2022

Receipt No.: 41057

City File No.: CPC CU 22-00098



## DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

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

Applicant	Planner
<input checked="" type="checkbox"/> <b>General Development Application Form</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed;	
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &	
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.	
<input checked="" type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below <span style="margin-left: 20px;"><i>24" x 36"</i></span>	<input type="checkbox"/>
<input type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

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

- Geologic Hazard Report *N/A*
- Drainage Reports
- Traffic Impact Analysis
- Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU)
  - Email completed form and map to [waterplanning@csu.org](mailto:waterplanning@csu.org) or fax to 719-668-5651 prior to application submittal.
- Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)
  - Email completed form and map to [wwmasterplansubmit@csu.org](mailto:wwmasterplansubmit@csu.org) prior to application submittal.

*included copies in submittal package*

**PLAN CONTENTS:** All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

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

<input checked="" type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number <span style="margin-left: 20px;"><i>WE DON'T HAVE # YET</i></span>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project name and description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page*

Applicant

Planner

- Site address, if known
- Tax Schedule Number
- Name of master plan and City File Number (if applicable)
- Name of concept plan and City File Number (if applicable)
- FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.
- Proposed land uses and buildings with respective footprint and gross square footage and/or acreage
- Notes describing any existing or proposed easements permitting the use of property by others
- Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.
- Zone district and any applicable conditions of record with City Ordinance number
- Notes describing additional standards for specific uses (if applicable)
- Notes describing any approved variances which apply to the property, including City file number and approval date
- Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)
- Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)
- Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by \_\_\_\_\_ dated \_\_\_\_\_, which identified the following specific geologic hazard on the property: \_\_\_\_\_. A copy of said report has been placed within file # \_\_\_\_\_ or within the subdivision file \_\_\_\_\_ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."
- If within an airport overlay, the following note must be added: "An aviation easement effecting the subject property and development is therein established by the "*Subdivision Plat Name*" subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."
- Approximate schedule of development *AS SOON AS POSSIBLE*
- Public Facilities** - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.
- PUD Projects:** indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.
- Residential Projects:** indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.
- Non-residential Projects:** Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

**LAND USE:**

- City boundaries (when the development plan area is adjacent to a city boundary)
- Property boundaries and dimensions
- Existing and proposed lots and tract lines, with dimensions
- Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).
- Existing and proposed zone district boundaries
- Existing and proposed public or private open space and common areas. Provide sizes and dimensions.

**PLAN CONTENTS:** *continued from previous page.*

Applicant

Planner

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

**STREETS & ALLEYS:**

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

**SIDEWALKS & TRAILS:**

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

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

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

**PARKING LOTS, AREAS, & SPACES:**

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

**PLAN CONTENTS:** continued from previous pages

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

**ADA SITE ACCESSIBILITY:**

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

Provide ADA Design Professional Standards notes on plan, per below:

<input checked="" type="checkbox"/> The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.	<input type="checkbox"/>
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**BUILDINGS & STRUCTURES:**

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

**BUILDING ELEVATION DRAWINGS:**

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

<input checked="" type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<input checked="" type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible	<input type="checkbox"/>
<input checked="" type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project	<input type="checkbox"/>

**PHASING PLAN:** *NA*

<input type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
<input type="checkbox"/> Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area.	<input type="checkbox"/>
<input type="checkbox"/> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)	<input type="checkbox"/>

**ADDITIONAL PLAN COMPONENTS:**

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

**Development Plan Review Criteria**

The City will review the development plan using the following criteria. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

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.
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.
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.
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.
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.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with 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.
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.
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.
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.
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.

**CONDITIONAL USE REVIEW CRITERIA**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

**USE VARIANCE REVIEW CRITERIA**

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.



May 4, 2022

Katelynn Wintz, Land Use Review Division  
City of Colorado Springs  
30 South Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

Re: Davis Briargate Apartments, CUDP Submittal

Dear Kate,

On behalf of Davis Development, Norris Design is pleased to submit this application for a Conditional Use Development Plan (CUDP) for the proposed Davis Briargate Apartments (“Briargate”) at 9121 Highland Ridge Heights in the City of Colorado Springs. Please find our enclosed application materials and project statement for the proposed project, prepared per city standards and per direction from city staff. This application has been prepared by and for the following parties to the benefit of the residents of the City of Colorado Springs:

**Applicant/Developer**

Davis Development  
7375 W 52<sup>nd</sup> Ave. Suite 200  
Arvada, CO 80002  
303.302.2502  
Michael Lee

**Architect**

Geheber Lewis Architecture  
1325 Logan Cir NW  
Atlanta, GA 30318  
470.355.4378  
Brian Tomlin

**Engineer**

HKS Engineering  
1120 Lincoln St, Suite 1000  
Denver, CO 80203  
303.623.6300  
Tim Saylor

**Planner**

Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
Ryan McBreen

**Landscape Architect**

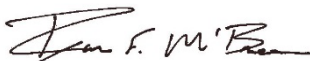
Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
Patrick Hannon

**Landowner**

Focus on the Family  
8605 Explorer Drive  
Colorado Springs, CO 80920  
719-548-4571  
Keith Karr

We look forward to working closely with the City staff during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,  
Norris Design



Ryan McBreen,  
Principal



## Project Statement

The Project Statement for the proposed Briargate project includes the following information:

- **Project Description:** Describes the project and proposed land uses.
- **Justification:** Explains why the project should be approved and addresses the review criteria for the conditional use and development plan.
- **Issues:** Identifies how issues identified during the pre-application process have been addressed and/or mitigated.

## PROJECT DESCRIPTION

The proposed Briargate project is to be developed on a currently vacant 13.43-acre site within the Focus on the Family Campus and is generally located north of Research Parkway and west of Chapel Hills Drive. This new residential community will be compatible with the adjacent and surrounding commercial development, as well as proposed commercial development immediately to the north and senior living to the west. The site location provides desirable amenities including shops and services all within walking distance of the future multifamily community, as well as convenient access to Interstate 25 to the west.

The property is zoned Planned Business Center (PBC) which allows multi-family residential dwellings via the conditional use review process. Briargate Development Plan included herein proposes a total of 246 residential units dispersed among three (3) apartment buildings and six (6) 4-unit multi-family buildings. The site is bisected by a 50' wide utility easement in the southern area of the site which results in the apartment buildings being located within the northern area of the site and the majority of the 4-unit multi-family buildings being in the southern area. The overall density of the proposed project is 18.3 dwelling units per acre. Briargate will be comprised of the following residential unit types and amenities:

- The four-story apartment buildings provide for a total of 220 dwelling units among the three structures, and are comprised of 87 one-bedroom units, 118 two-bedroom units and 15 three-bedroom units.
- The smaller 4-unit multi-family buildings are 2-stories and provide for a total of 26 dwelling units including four two-bedroom and 22 three-bedroom units.
- On-site amenities include a pool, amenity courtyard and a clubhouse for resident use.

### Architecture

The architectural style of Briargate is designed to provide a cohesive elevation and feel while also providing visual interest and variation. The elevations for both the larger apartment structures and the 4-unit multi-family buildings are both contemporary in style, enforced by the material selections and colors. Primary building materials are stone (2 styles/colors), and fiber cement (F.C.) lap siding (2 styles/colors). The stone selections are composed of more uniform colors and cleaner stacked lines. The remaining color palette uses blue/gray F.C. siding and light wood stain F.C. siding. The building design has a flat roof with accent sloped portions at feature corners and pop-ups to provide interest and parapet break/variation. The non-traditional sloped accent roofs and modern profile canopies aid in the contemporary feel. The smaller two-story 4-unit multi-family building design utilizes the same material selections with a slightly modified elevation/roof profile to work appropriately with the reduced building scale.

### Access/circulation/parking

The Development Plan proposes two access points into the site including one on the east along Chapel Hills Drive and the other in the northern portion of the site from Highland Ridge Heights Drive. Internal site circulation will be via a private drive that includes surface parking spaces along it for both residents and guests. The 4-unit multi-family buildings provide garages for each unit. No direct driveway access will be provided onto any of the local streets.

### Stormwater

Two landscaped stormwater detention ponds are provided in the west/southwest area of the site, one on each side of the large utility easement that bisects the property.

### Developer

Davis Development, who would be developing this property, is a multi-family housing developer based in Atlanta, Georgia who, in conjunction with its affiliated companies, develop, construct, and manage apartment communities throughout the Southeast, Midwest and Southwest regions of the United States. They have extensive experience in the Colorado market and are excited for the opportunity to bring one of their communities to the City of Colorado Springs.

### Summary

In summary, the proposed multifamily development meets a need for diverse housing options within Colorado Springs and is consistent with the goals of PlanCOS. The project is also compatible with and complements the surrounding existing and proposed commercial and senior living uses in the immediate area of the proposed development.

## **JUSTIFICATION**

The proposed CUDP request for the Briargate project conforms to the review criteria for both Conditional Uses and Development Plans as found in the City of Colorado Springs Code of Ordinances, Chapter 7 Planning, Development and Building as outlined below.

### **Conditional Use Review Criteria (Chapter 7.5.704)**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

1. *Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.*

The proposed multi-family residential development community complements the uses in the surrounding neighborhood which include Focus on the Family's Christian Care Ministry Campus along with a variety of commercial retail/restaurant and service uses that are located along Briargate Parkway, Chapel Hills Drive and Research Parkway, including the Briargate Business Campus. The nearest single-family residential neighborhood is located across Chapel Hills Drive to the east and beyond the medical and office campus. The value and quality of the surrounding neighborhood will be enhanced by the high-quality design of the proposed development, and by the addition of residents who can act as customers to the surrounding retail and service uses.

2. *Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.*

The purpose and intent of the PBC zone district is to accommodate commercial land uses and to preserve and enhance areas for a range of retail sales and service establishments. The district also allows for a variety of residential uses as conditional uses, including multi-family residential use to support the city's mixed-use

objectives. Therefore, the proposed use is consistent with the intent and purpose of the City's Zoning Code. The proposed development also promotes the general welfare of the city by offering additional housing opportunities.

3. Comprehensive Plan: *That the conditional use is consistent with the Comprehensive Plan of the City.*

The Briargate project is consistent with the City's Comprehensive Plan, PlanCOS, which was adopted in 2019. The following identifies the vision for the area of the project, how the proposed development aligns with the City's desired vision, goals and strategies.

***Vibrant Neighborhood Goals, Policies & Strategies***

Briargate is located within the Summerfield Neighborhood, an Established Suburban Neighborhood typology. The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. Specifically, existing suburban neighborhoods have been developed with a suburban pattern including curvilinear streets with cul-de-sacs. The proposed development recognizes, supports, and enhances the existing character of the neighborhood within which it is planned.

Briargate conforms to the following ***neighborhood*** goals, policies, and strategies:

Housing for All

**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 partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

- **Policy VN-2.A:** Promote neighborhoods that incorporate common desired neighborhood elements.
  - **Strategy VN-2.A-3:** Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

***Unique Places Goals, Policies & Strategies***

The project area is located within the Regional Employment & Activity Center unique place typology and is adjacent to the Briargate Business Campus. Within Regional Centers, the plan recommends that a mix of land uses should be supported including the integration of higher-density residential development. The proposed Briargate multi-family residential community does exactly that, adding the residential mix to the commercial area and integrating higher-density residential development.

Briargate conforms to the following ***unique place*** goals, policies, and strategies:

Embrace Creative Infill, Adaptation, and Land Use Change

**Goal UP-2:** Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

- **Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the City.
  - **Strategy UP-2.A-1:** Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.

- **Strategy UP-2.A-4:** Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.
- **Policy UP-4.B:** Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.
  - **Strategy UP-4.B-1:** Evaluate development applications in and around unique centers with particular attention to their contribution to the integration and mixing of uses, orientation to the public realm, and their support of connections with multimodal transportation.

***Strong Connections Transportation and Utility Goals, Policies & Strategies***

Briargate conforms to the following ***strong connections*** goals, policies, and strategies:

Remain Focused on Stormwater

**Goal SC-3:** Manage our stormwater and flood control system as a vital and integrated community asset.

- **Policy SC-3.A:** Design new and redeveloped projects to reduce their contribution to regional stormwater flows and to improve the quality of the runoff that is generated.

Support Smart and Connected Utilities

**Goal SC-4:** Achieve a more environmentally sustainable utilities system for the city.

- **Policy SC-4.A:** Efficiently use the existing utility system capacity.
  - **Strategy SC-4.A-1:** Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.

**Development Plan Review Criteria (Chapter 7.5.502.E.1-13)**

A development plan shall be reviewed using the criteria listed below:

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.*

The proposed development project is compatible and harmonious with both the existing surrounding land uses and buildings and proposed new development anticipated on the FOTF campus. The project site is part of the FOTF campus which was master planned and includes the subject site as well as the adjacent property to the north and west. The master plan envisioned a high-quality designed mixed-use area which is being built-out as such. The Briargate multi-family project is one of the last pieces of the campus to be constructed.

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.*

The proposed Development Plan is in substantial compliance with the City's Comprehensive Plan, PlanCOS, as is detailed above under the Conditional Use Review Criteria, #3, Comprehensive Plan.

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.*

The Development Plan for the proposed conditional use is in compliance with all applicable dimensional standards as set forth in the City of Colorado Springs Code for the PBC District; it is not subject to any FBZ or PUD 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.*

Project grading, drainage, flood protection and stormwater quality and mitigation, have been prepared in compliance with the City's Drainage Criteria Manual. Two stormwater management ponds are proposed on the site. In addition, a Drainage Study has been prepared and submitted per the City's regulations.

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.*

Yes, the project provides sufficient off-street parking to support the development. Parking is provided via a mix of surface parking and garage bays. Overall, 412 parking spaces are required and the project provides 459 parking spaces.

6. *All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.*

Yes, all parking, drive aisles, loading/unloading areas, and waste removal areas have been designed to meet the location and dimensional standards identified in the City's code.

7. *The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.*

The proposed project provides landscaped areas, landscaped buffers, and landscape materials per the City's code and Landscape Design Manual.

8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.*

The site does not contain any sensitive or hazardous features.

9. *The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.*

Yes, the site design provides for safe and convenient multi-modal circulation. Facilities provided include ADA-accessible parking spaces, pedestrian walkways integral to the site and connected to the public walkways, and well-designed vehicular access and circulation. The site also includes safe routes to and from the parking lot areas to the buildings and also to on-site amenities.

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.*

The number, location, dimension and design of the driveways comply with the City's Traffic Criteria Manual. In the northern portion of the site a connection is provided to Highland Ridge Heights. Along Chapel Hills Drive the existing drive cut is utilized and aligns with the drive entrance for the development directly across Chapel Hills Drive.

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.*

Yes, the proposed project connects to and extends adequate public facilities to the site. The project connects to existing water in Research Parkway, existing storm in the easement crossing the property, and existing sanitary sewer at the intersection of Research Parkway and Chapel Hills Drive. Proposed sanitary and water connections to the north are accessed as proposed by the developer of the property to the north.

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.*

A new pedestrian walkway is provided at the project entrance off of Chapel Hills Drive and along the Chapel Hills Drive property frontage. These walkways will follow City design criteria. The project design is being coordinated with the Fire Department (FD) to ensure emergency vehicle access is provided per requirements and as desired by the FD. In addition, the project application includes a Traffic Impact Analysis.

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 light, odor, or noise impacts are anticipated. As one of the final sites to be developed in this master-planned area (FOTF Campus) the proposed development includes a use and design that has been anticipated to occur here and to co-exist harmoniously with adjacent uses.

## ISSUES

The following indicates the issues that identified during the pre-application process and how these items have been addressed or mitigated:

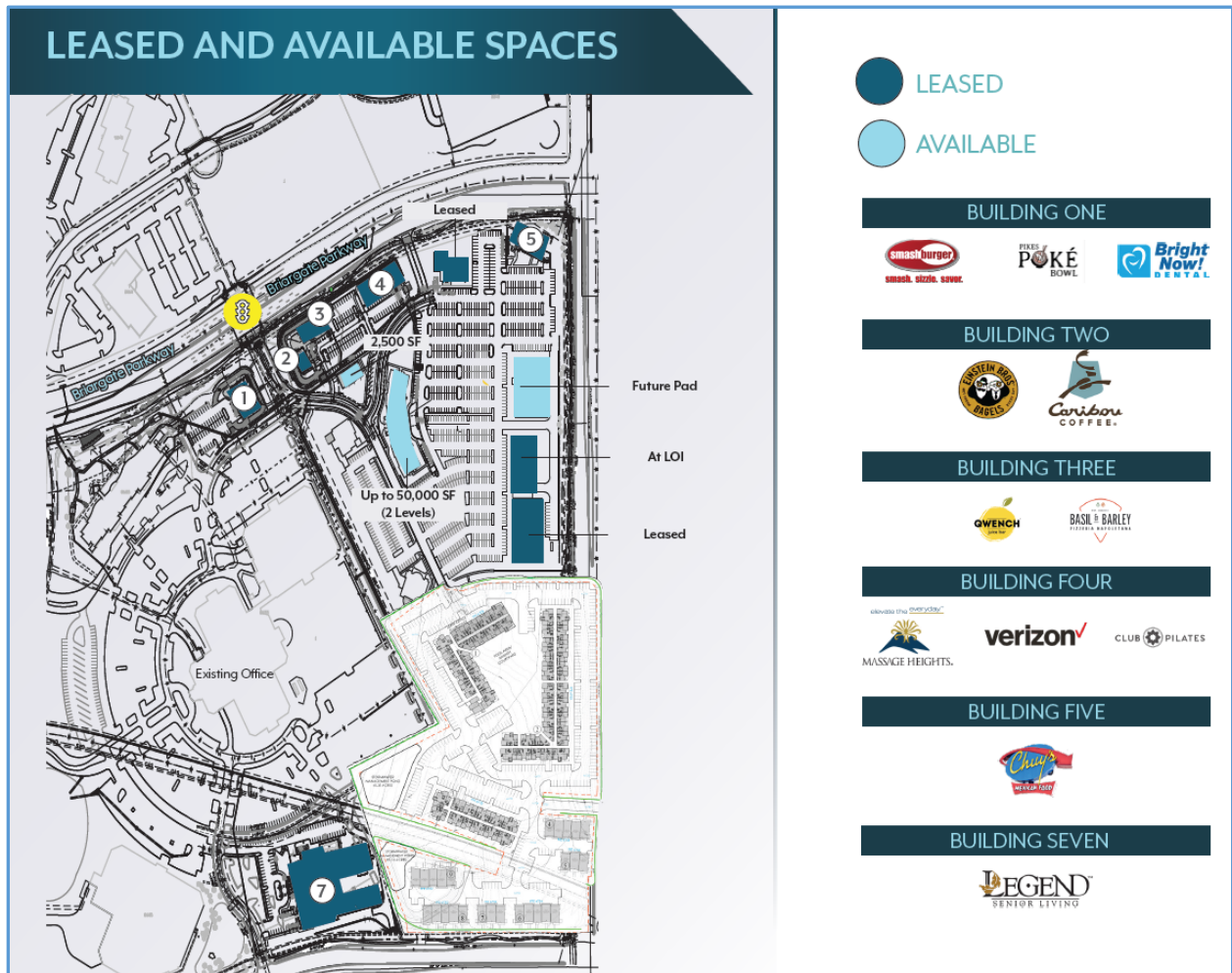
1. *Two hundred square feet of open space must be provided on site for each dwelling unit proposed.*

The proposed site layout provides approximately 60,000 square feet of open space on the site. With a total of 246 residential dwelling units, that results in roughly 243.9 square feet of open space per dwelling unit, thereby exceeding the minimum requirement of 200 square feet per dwelling unit.

2. *As part of this application, please discuss the overall plans for the Focus on the Family campus and how this project relates to their strategic planning.*

Focus on the Family ("FOTF") hired The Keith Corporation ("TKC") as master developer of this property in order to monetize their otherwise unproductive, vacant, adjacent land. The ultimate goal for FOTF was to generate cash to offset their expenses in a low-risk manner thereby allowing more of their traditional donation revenues to fund the core components of their ministry. As a result, FOTF and TKC formed a joint venture and TKC undertook a Master Planning exercise to determine the best use of the property. The goal has always been to create a best-

in-class mixed use project that accomplishes Focus on the Family's goals of providing a low-risk, long-term residual income stream. As such, TKC has developed retail along Briargate Pkwy and land leased several parcels (Legend Senior Living, Chuy's and Davis Development). TKC is preparing to break ground in the coming months on ~41,000sf across 4 buildings between Highlands Ridge Heights, Chapel Hills Drive and Briargate Pkwy. Upon completion of this phase, as well as Davis Development's project South of Highlands Ridge Heights, the property will be almost completely developed, with the exception of several pads that will be graded and ready for Tenants who complement the existing Tenant mix of the project. The following depicts how the proposed multi-family residential project relates to the overall campus:





LAND USE REVIEW DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Davis Development

PROJECT: Davis Briargate Apts

CITY PLANNING FILE NUMBER(S): Pre-App No 21-159

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 6 day of April 2022.

Signature

Notary Certificate:

STATE OF GEORGIA)

) sis

COUNTY OF HENRY)

The foregoing certification was acknowledged before me this 8th day of April, 2022, by Fred S. Hazel, as Vice President of Davis Development, Inc.

Witness my hand and official seal.

My commission Expires: 6/13/2025

[Signature]  
Notary Public





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

---

Date: May 10, 2022  
Planner: Gabe Sevigny  
Planner email: [gabe.sevigny@coloradosprings.gov](mailto:gabe.sevigny@coloradosprings.gov)  
Planner phone number: (719) 385-5088  
Applicant Email: [rmcbreen@norris-design.com](mailto:rmcbreen@norris-design.com)  
Applicant Name: Ryan McBreen  
TSN: 6233311004  
Site Address (to be used on postcard): 9121 Highland Ridge Hts

**PROJECT:** Highlands at Briargate CU DP

<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**

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

**Conditional Use Development Plan**

Request by Focus on the Family, with representation by Norris Design, for approval of the Highlands at Briargate Conditional Use Development Plan. If approved, the proposed application would allow for the development of 246 residential multi-family units dispersed among three (3) apartment buildings and six (6) 4-unit attached buildings. The site is zoned PBC (Planned Business Center), is 13.43 acres in size, and is located at 9121 Highland Ridge Hts.

**POSTCARD**

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

- This project proposes a conditional use for a multi-family development
- This project proposes 246 units dispersed among 3 apartment buildings and 6 4-unit attached buildings

**POSTER**

*Fill out applicable information below:*

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

Conditional Use Development Plan for 246 multi-family units

## Planning and Development Distribution Form

Concept Plan, **Conditional Use**, Development Plan, PUD, PUP, Use Variance, and Major Amendments

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

Planner Intake Date: **May 9, 2022**

Admin Receive Date: **[ 5/10/22 ]**

Project Name: **Highlands at Briargate Conditional Use**

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

**2. Date buckslip comments are due (21 calendar days after submittal):** **May 31, 2022**

**3. HOA:** **Briargate Approving Authority**

**4. STANDARD DISTRIBUTION:**

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	<a href="mailto:landusenotice@cscono.org">landusenotice@cscono.org</a>
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Department	<a href="mailto:CSFDDevelopmentSMB@coloradosprings.gov">CSFDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@CenturyLink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a> <a href="mailto:Melody.Horbach@coloradosprings.gov">Melody.Horbach@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>

		<a href="mailto:Oreta.j.minnard@usps.gov">Oreta.j.minnard@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a> <a href="mailto:Chris.Howard@coloradosprings.gov">Chris.Howard@coloradosprings.gov</a> <a href="mailto:Shaun.Lucero@coloradosprings.gov">Shaun.Lucero@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a> <a href="mailto:Alison.Munroe@coloradosprings.gov">Alison.Munroe@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:Justins.Fejeran@comcast.com">Justins.Fejeran@comcast.com</a> <a href="mailto:WSTMWR.MDSubmissions@comcast.com">WSTMWR.MDSubmissions@comcast.com</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic Engineering	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a> <b>This is for CP / DP/ CU</b>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request

### 6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
-----	---------------	--------------------------

	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:lschroder@hsd2.org">lschroder@hsd2.org</a> <a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:dpeak@cmsd12.org">dpeak@cmsd12.org</a>
39	<input checked="" 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:chrismith@esd22.org">chrismith@esd22.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

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

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

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b><u>BLR &amp; Flying Horse (ONLY)</u></b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:Budget-DL@coloradosprings.gov">Budget-DL@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:valerie.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</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:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a> <a href="mailto:Tyler.Handman@coloradosprings.gov">Tyler.Handman@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:falconfire@falconfirepd.org">falconfire@falconfirepd.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:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> 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	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Shawna Lippert – Economic Development	<a href="mailto:Bob.Cope@coloradosprings.gov">Bob.Cope@coloradosprings.gov</a> <a href="mailto:Sherry.Hoffman@coloradosprings.gov">Sherry.Hoffman@coloradosprings.gov</a> <a href="mailto:Shawana.Lippert@coloradosprings.gov">Shawana.Lippert@coloradosprings.gov</a>
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	<a href="mailto:Michael.Killebrew@coloradosprings.gov">Michael.Killebrew@coloradosprings.gov</a>

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

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

**Special notes or instructions:**