



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Percheron Filing No. 1, No. 2 Existing Zone: PUD, AO Acreage: 45.39
Site Address: E. Woodmen Road Direction from Nearest Street Intersection: North of E. Woodmen Road, East of Mohawk Road
Tax Schedule Number(s): 5300000726

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:
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.

Signatures and dates for Kimberly Johnson (Consultant) and Developer, dated 12/21/21 and 12/15/21.

APPLICANT CONTACT INFORMATION (please print or type)

Contact information for Property Owner (BLH No 1 LLC), Developer (Norwood Development Group), and Consultant (NES, Inc./Kimberly Johnson).

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$, Assigned to: Katelynn Wintz, Date: 12/30/21, Receipt No., City File No: AR PUD 22-00004



# 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 type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information: <ol style="list-style-type: none"> <li>1. Description: Describe the project and/or land uses proposed;</li> <li>2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &amp;</li> <li>3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.</li> </ol>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
<b>N/A</b> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input 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](#) Submitted with Master Plan
- [Drainage Reports](#)
- [Traffic Impact Analysis](#) Master TIS Submitted with Master Plan
- Submittal of the [Hydraulic Grade Line \(HGL\) Request Form](#) to Colorado Springs Utilities (CSU)  
Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.
- Submittal of the [Wastewater Facilities Master Report](#) to Colorado Springs Utilities (CSU)  
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.

**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 type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input 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 type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input type="checkbox"/> Project name and description	<input type="checkbox"/>
<input type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input 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
<input checked="" type="checkbox"/> N/A Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A 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.	<input type="checkbox"/>
<input type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A 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."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " 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."	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : 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.	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A <u>Non-residential Projects</u> : 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.	<input type="checkbox"/>

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

**LAND USE:**

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

**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
<b>N/A</b> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<b>N/A</b> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>
<b>ADA SITE ACCESSIBILITY:</b>	
<b>N/A</b> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input type="checkbox"/>
<b>N/A</b> 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"/>
<b>N/A</b> Provide ADA accessible ramps along all ADA accessible corridors	<input type="checkbox"/>
Provide ADA Design Professional Standards notes on plan, per below:	
<input 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"/>
<b>BUILDINGS &amp; STRUCTURES:</b>	
<b>N/A</b> Indicate the use for all buildings	<input type="checkbox"/>
<b>N/A</b> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<b>N/A</b> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<b>N/A</b> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<b>N/A</b> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>
<b>BUILDING ELEVATION DRAWINGS:</b>	
<b>N/A</b> 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"/>
<b>SITE LIGHTING:</b>	
<b>N/A</b> 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"/>
<b>N/A</b> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<b>N/A</b> 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"/>
<b>N/A</b> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<b>N/A</b> 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"/>
<b>N/A</b> 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"/>
<b>PHASING PLAN:</b>	
<b>N/A</b> Phase area boundaries and sequence	<input type="checkbox"/>
<b>N/A</b> 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"/>
<b>N/A</b> 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 type="checkbox"/> <a href="#">Preliminary Grading Plan</a>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary</b> or <b>Final Landscape Plan</b>	<input type="checkbox"/>
<b>N/A</b> <a href="#">Coordinated Sign Plan (CSP)</a>	<input type="checkbox"/>
<b>N/A</b> <a href="#">Hillside</a> or <a href="#">Streamside Compliance Plan</a>	<input type="checkbox"/>
<b>N/A</b> <a href="#">Land Suitability Analysis</a>	<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.



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PERCHERON FILING NO. 1 AND FILING NO. 2

**PROJECT STATEMENT**

**DECEMBER 2021**

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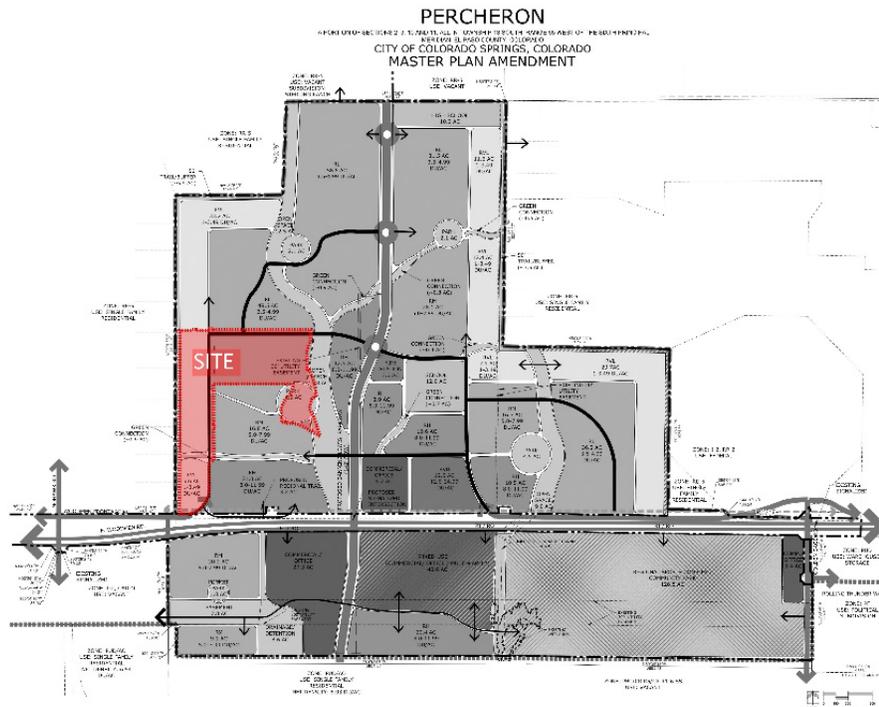
**REQUEST**

N.E.S. Inc. on behalf of Nor'wood Development Group, requests approval of the following applications:

1. A PUD Development Plan for Percheron Filings No. 1 and No. 2, comprised of 149 single-family detached residential lots, open space areas, and a public park.
2. Final Plats for Percheron Filings No. 1 and No. 2 to create 149 single-family residential lots, six tracts for open space and/or tail, one lot for public park, and public streets.

**LOCATION**

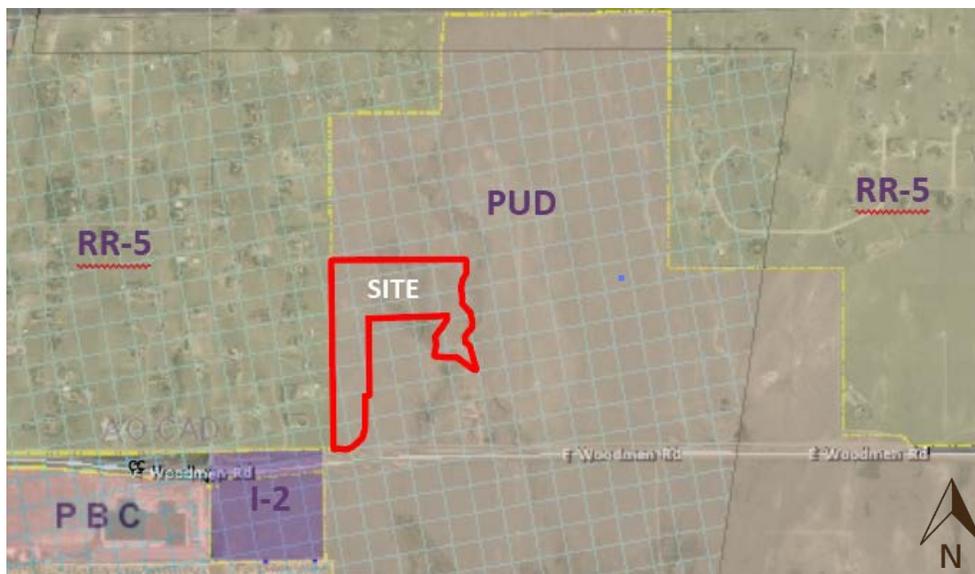
Percheron Filings No. 1 and No. 2 are located north of E. Woodmen Road and east of Mohawk Road. The property is in the northwest quadrant of the Percheron Master Plan area, immediately adjacent to E. Woodmen Road and west of the large lot development just east of the City's western boundary in this area. The property is surrounded by vacant land within the Percheron Master plan area to the north, east and south. E. Woodmen Road is also to the south, and to the west is large-lot single-family development within El Paso County.



**ZONING CONTEXT**

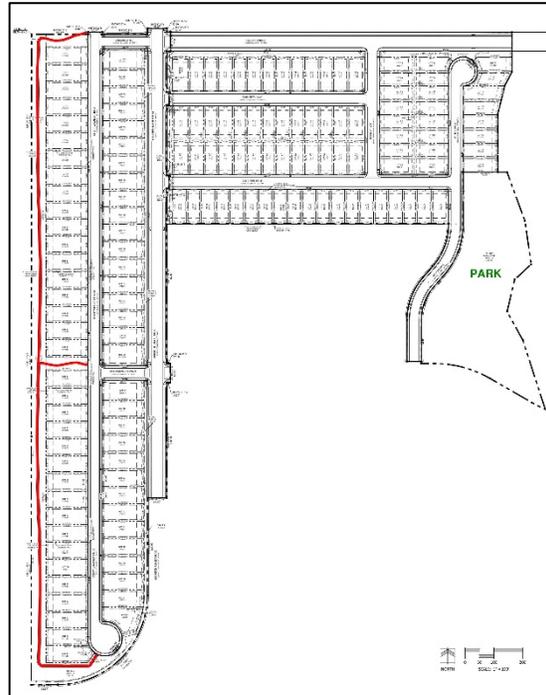
The property was annexed into the City of Colorado Springs by way of Ordinance 21-13 in January 2021. At the same time, under Ordinance 21-14, the property was zoned PUD/AO (Planned Unit Development: multi-family residential, open space and parks, as defined by the Banning Lewis Ranch North Zoning and Design Standards and an airport overlay). The site is surrounded by PUD zoning within the Percheron Master Plan area. Beyond the Master Plan area to the west is RR-5, Residential Rural (5 Acres) and to the southwest is I-2, Limited Industrial, both in El Paso County. The property zoned I-2 to the southwest is in the process of being annexed and zoned to PBC, Planned Business Center.

DIRECTION	MUNICIPALITY	ZONE	
NORTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
SOUTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
EAST	CITY	PUD	PLANNED UNIT DEVELOPMENT
WEST	COUNTY	RR-5	RESIDENTIAL RURAL (5 ACRES)



**PROJECT DESCRIPTION**

Percheron Filings No. 1 and No. 2 proposal is to develop the 45.39 Ac site with 149 single-family detached lots at a gross density of 3.28 DU/AC and a net density of 5.39 DU/AC. Filing No. 1 will consist of 67 lots and two tracts for public trail, utilities, signage, public improvements, pedestrian access, and landscaping. Filing No. 2 will consist of 82 lots and five tracts, including one tract for a 4.468 AC neighborhood park, located at the southeast corner of the development. The remaining tracts will be for public trail, utilities, signage, public improvements, pedestrian access, and landscaping.



The Percheron Master Plan designates the property as Residential Very Low Density (1-3.49 DU/AC), Residential Low Density (3.5-4.99 DU/AC), Neighborhood Park, and Open Space/Trails. The net density for the portion of the development within the RVL category is 2.91 DU/AC, and the net density for the portion of the development in the RL category is 3.67 DU/AC. Adjacent land use designations within the Master Plan area include Residential Medium Density, Residential High Density, and Open Space/Trails to the east, Residential Very Low Density to the north, and Residential Medium Density to the south across E. Woodmen Road.

#### Access

Access to the property will be from the existing Woodmen Frontage Road, which will extend northward into the development as a 67-foot collector street (Mounted Ranger Drive). Mounted Ranger Drive will connect to two east/west 67-foot collector streets (Prince Domino Drive and Desert Wrangler Drive). All other streets will be 30-foot wide local residential streets.

Prince Domino Drive will connect to Banning Lewis Parkway to the east, a principal arterial being constructed in the Midtown at Percheron filings. Prince Domino Drive and Carlana Street will connect to Desert Wrangler Drive the primary street serving the west portion of the development. The northwest portion of the development is served by Mounted Ranger Drive on the west and Carvana Street on the north. Carlana Street connects to Banning Lewis Parkway to the east.

Banning Lewis Parkway is a major arterial that will be constructed and extended north from its current location south of E. Woodmen Road with the first Percheron filings north of E. Woodmen Road. The

Parkway will be a Principal Arterial with a 142-foot right of way. Initial design will include a 28-foot raised median, two lanes of travel in each direction, a 12-foot detached meandering sidewalk on one side and 6-foot detached meandering sidewalk on the other side, and a 6-foot shoulder on each side. Ultimately the section will include three lanes of travel in each direction, 6-foot-wide meandering sidewalk on both sides, and a tree lawn on one side.

A 5-foot detached sidewalk will be provided on both sides of Collector Streets, and a 6-foot attached sidewalk will be provided on both sides of Local Residential streets. A trail easement will be provided within the open space/buffer area along the west side of the development with connections in alignment with Prince Domino Drive and Carlana Street.

#### Lot standards

Filing No. 1 will have minimum lot areas of 8,000 square feet and Filing No. 2 will have minimum lot areas of 6,000 square feet. Both filings will provide for a range of housing types. Percheron PUD zoning & Development Standards establish the minimum lot standards as follows:

<b>Lot Standards</b>	<b>RVL-Residential Very Low Density</b>	<b>RL-Residential Low Density</b>
Front Setback	25' minimum	15' minimum
Side	5' minimum	5' minimum
Side Adjacent to R.O.W	10' minimum	10' minimum
Rear	25' minimum	20' minimum
Minimum Lot Size	8,000 SF	6,000 SF
Minimum Lot Width	50' (at front setback)	40' (at front setback)
Maximum Lot Coverage	40%	45%
Maximum Building Height	30'	35'

#### Parking:

The Percheron PUD Zoning and Development Standards call for 2 parking stalls per unit. All units will have a 2-car garage and driveways.

#### Park and Open Space

There is a 4.468 AC neighborhood park provided in the southeast corner of this development. This park will meet PLDO land dedication requirements for neighborhood parks as determined with the Percheron Master Plan and is eligible for dedication to the City. A 50-foot open space buffer is provided along the west boundary adjacent to the large lot single family development in El Paso County. An additional buffer is provided along the south boundary adjacent to E. Woodman Road.

### Landscaping

Landscape setbacks and buffering will be required along the southwest boundary adjacent to E. Woodmen Road and all Collector Streets. The proposed landscaping for Percheron Filings No. 1 & 2 is compliant with City Code 7.4.320 – 323 including all landscape setbacks, internal, and motor vehicle requirements. Native seed has been used predominantly on the site to cut back on high watering for the development. However, turf sod has been provided in high trafficked areas and open spaces for leisure activities. The plant palette consists mainly of native xeric species with an emphasis on evergreen species due to the exposed prairie climate that exists currently. The proposed landscaping is complimentary to the existing landscaping on the surrounding county owned properties. All of the proposed landscaping identified with this Development Plan submittal will be owned and maintained by the North Meadows Metropolitan District No. 3.

### Drainage

A regional private full-spectrum detention and water quality pond is proposed with the Midtown at Percheron development, which is the first phase of the Percheron Master Plan area. This is located in the northwest quadrant of E. Woodman Road and Banning Lewis Parkway and will detain and treat all stormwater run-off from this single-family residential development. A drainage report has been included with this submittal.

### Utilities

Sanitary sewer, water, electric, and gas will be provided as per the utility plans included with this submittal.

### **FINAL PLAT**

The property is currently unplatted. Filing No. 1 consists of 67 lots and two tracts for public trail, utilities, signage, public improvements, pedestrian access, and landscaping. Filing No. 2 consists of 82 lots and five tracts. One tract will be for a 4.468 AC neighborhood park and the rest of the tracts will be for public trails, utilities, signage, public improvements, pedestrian access, and landscaping.

### **PROJECT JUSTIFICATION**

#### PUD Development Plan

The PUD Development Plan satisfies the review criteria set out in Section 7.3.606 of the Zoning Code as follows:

#### **A. Consistency with City Plans**

**Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?**

The Development is consistent with the recently amended Percheron Master Plan. While the site is not addressed in PlanCOS, it is adjacent to the Banning Lewis Ranch development area, which is shown as a Newer Developing Vibrant Neighborhood on the City's PlanCOS Vision Map. The Land Use Map in the City's Annexation Plan designates this property as General Residential, with which the development plan for the property is consistent.

Policy VN-2.A of PlanCOS promotes neighborhoods that incorporate common desired neighborhood elements. The development continues the overall land use pattern of single-family detached homes, trails, parks and open space established by the existing developments to the south within the City. The development provides additional variety of residential densities in order to further the PlanCOS goals of "housing for all" and "everyone in a neighborhood". The development density and housing types are part of the multiple housing options provided within the Percheron Master Plan. The low and very low density residential in these filings provide a transition from the large lot single-family development in El Paso County to the west and the medium density detached single-family to the south and east. The Percheron Master Plan provides all community and commercial facilities to serve the development, including schools, parks and open spaces, and fire station.

Policy VN-3.F of PlanCOS encourages enhancing the mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions. The proposed connections to the extension of Banning Lewis Parkway enhances mobility and connectivity as the Parkway will connect the southern portion of Banning Lewis Ranch to E. Woodmen Road, and though not with this phase, to Briargate Parkway to the north through the Sterling Ranch community. This will greatly improve east-west transportation in this part of the City and County, which currently rely solely on Woodmen Road. Further the provision of a trail along the west boundary and connections from this trail to the east will provide connections between neighborhoods in the City and the County, as well as to the Neighborhood Park provided in this filing.

## **B. Consistency with Zoning Code**

### **Is the proposed development consistent with the intent and purposes of this Zoning Code?**

The proposed development is consistent with the intent and purpose of this Zoning Code as the single-family residential use will be compatible with the less dense single-family uses to the west and similar size lots to the north. These single-family lots will be Very Low density, with minimum lot areas of 8,000 square feet, and will provide a transition from the 5-AC lots in El Paso County and the other single-family development in the Percheron Master Plan to the east. A 50-foot buffer is provided along the west boundary of the development between the Very Low density residential uses and the existing large lot development in El Paso County. The development is compliant with the zoning standards approved as part of the Planned Unit Development and will not negatively impact existing neighborhoods or create a nuisance to adjacent properties.

## **C. Compatibility of The Site Design with The Surrounding Area**

### **1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?**

---

There is no direct access to the developed large lot development to the west, and no other adjacent neighborhood to this development, as the surrounding properties to the north, east, and south are undeveloped portions of the Percheron Master Plan area. Woodmen Frontage Road provides access to the west portion of the development as well as to future phases to the east by extension as a north/south collector, Mounted Ranger Drive. Mounted Ranger Drive and Banning Lewis Parkway, a Principal Arterial, provide additional access by connecting to new Collectors, Prince Domino Drive and Carlana Street, the latter of which is in the north portion of the development. These primary access roads have been specifically planned to serve this development and future phases of the Master Plan area, and will not generate any traffic through existing surrounding neighborhoods. The provision of a future connection to Briargate Parkway to the north via Banning Lewis Parkway will significantly improve connectivity for this part of the City and will take pressure off E. Woodmen Road. There is a trail in the open space buffer along the west boundary of the development to provide internal connectivity as well as connection to the park and existing development to the west.

**2. Do the design elements reduce the impact of the project's density/intensity?**

The design features that reduce the projects intensity include the neighborhood park in the southeast corner of the development and the open space buffer along the west and southwest boundaries of the development. Further, the Very Low and Low Residential densities act as a transition between the large lot single-family development to the west and the Medium Residential density development to the east. The 50-foot wide open space buffer along the west and south boundaries also provides separation and a trail to further reduce impacts of new development.

**3. Is placement of buildings compatible with the surrounding area?**

The lots will be of sufficient size to provide for a variety of single-detached homes as well as ample and staggered setbacks. Buffering will be provided along the west boundary adjacent to the large lot development in El Paso County as well as along E. Woodmen Road.

**4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?**

The proposed single-family development will not create undesirable negative influences. There are vacant undeveloped portions of the Percheron Master Plan to the south and east, and large lot single-family development to the west. A 50-foot open space buffer will be provided on the west boundary adjacent to the large lot residential development in El Paso County. A trail will be provided as part of the buffer in this area, and the single-family lots will have fences along their rear lot lines.

**5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?**

An open space buffer area and sound wall are provided along the southwest boundary of the development adjacent to Woodmen Frontage Road.

#### **D. Traffic Circulation**

**1. Is the circulation system designed to be safe and functional and encourage both on and off-site connectivity?**

There is no direct access to the large lot single-family development to the west. Woodmen Frontage Road provides access to the west portion of the development as well as to future phases to the east by extension as a north/south collector, Mounted Ranger Drive. Mounted Ranger Drive and Banning Lewis Parkway, a Principal Arterial, provide additional access by connecting to new Collectors, Prince Domino Drive and Carlana Street, the latter of which is in the north portion of the development. These primary access roads will be safe and functional, with the provision of sidewalk on both sides, and will encourage both on and off-site connectivity, including to the new Neighborhood Park. The provision of a future connection to Briargate Parkway to the north via Banning Lewis Parkway will significantly improve connectivity for this part of the City and will take pressure off E. Woodmen Road. There is a tail in the open space corridor along the west portion of the development to provide internal connectivity as well as connection to the park and existing development to the west.

**2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?**

The proposed single-family homes will have direct access off of public streets within the development. These streets provide convenient access to the new Neighborhood Park, as well as to other neighborhoods in the area, including commercial areas, open spaces, and parks serving the Percheron Master Plan area.

**3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?**

Parking provisions are compliant with the Percheron Zoning and Development Standards. All lots will have a minimum of a 2-car garage, and a driveway.

**4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?**

All proposed sidewalks on public streets within the development will meet ADA requirements, and ADA compatible crossing ramps will be provided as necessary. The trail will also meet ADA requirements.

**5. As appropriate, are provisions for transit incorporated?**

There is no transit service to this part of the city.

## **E. Overburdening of Public Facilities**

### **Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?**

Park and school sites are provided throughout the Percheron Master Plan area, including a 4.468 AC Neighborhood Park in this filing. A future school site is proposed less than ½ mile northeast of this development. The park and school land provided dedications in the Master Plan area will satisfy the neighborhood and community park and school land dedication requirements in the Code.

## **F. Privacy**

### **Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?**

Staggered setbacks are provided for in the lot layout as are private yards for enjoyment for those who live there. The units on the west boundary back onto an open space area with trail. Owners will be allowed to install fencing at the perimeter of their lots.

## **G. Pedestrian Circulation**

### **1. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?**

A 4.468 AC Neighborhood Park is provided in the southeast corner of the development. A 6-foot attached sidewalk will be provided on both sides of Local residential streets, and a 5-foot detached sidewalk will be provided on both sides of the Collector streets. A trail will be provided in the open space buffer along the west boundary of the development and connections will be provided in alignment with Prince Domino Drive and Carlana Street.

### **2. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?**

The proposed sidewalk and trails are functionally separated from traffic. A trail will be provided in the open space buffer along the west boundary of the development and connections will be provided in alignment with Prince Domino Drive and Carlana Street.

## **H. Landscaping**

### **1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?**

The proposed landscaping for Percheron Filings No. 1 & 2 is compliant with City Code 7.4.320 – 323 including all landscape setbacks, internal, and motor vehicle requirements. Native seed has been used predominantly on the site to cut back on high watering for the development.

However, turf sod has been provided in high trafficked areas and open spaces for leisure activities. The plant palette consists mainly of native xeric species with an emphasis on evergreen species due to the exposed prairie climate that exists currently. The proposed landscaping is complimentary to the existing landscaping on the surrounding county owned properties. All of the proposed landscaping identified with this Development Plan submittal will be owned and maintained by the North Meadows Metropolitan District No. 3.

- 2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or the Community Development Department's landscape architect can be consulted for assistance.**

Native, drought tolerant vegetation has been used.

## **I. Open Space**

### **1. Residential Area**

- a. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.**

This filing includes a 4.468-AC Neighborhood Park in the southeast corner of the development. A 50-foot open space buffer area with trail is provided along the west boundary of the development and connections are provided in alignment with Prince Domino Drive and Carlana Street. An additional open space is provided along the southwest boundary adjacent to Woodmen Frontage Road. The lots will be of sufficient size to provide for private yards.

- b. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes, and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit.**

The natural features in the Neighborhood Park area will be preserved, and will enhance the natural drainage corridor adjacent to the park.

- 2. Nonresidential and Mixed Use; Natural Features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.**

N/A

#### Final Plats

The final Plats meets all the requirements of the subdivision regulations as set out in Section 7.7.303 of the Colorado Springs City Code, and the Percheron PUD Zoning and Development Standards.

p:\norwood\banning lewis ranch north\percheron phase 1 north\admin\submittals\single family at percheron\percheron\_filing\_1\_2\_sf\_project\_statement.docx

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619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION: PERCHERON NORTH FILING NO. 1**

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1, RECORDED IN PLAT BOOK I-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF 2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S25°14'04"W, A DISTANCE OF 3115.07 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING.

THENCE S89°58'25"E, A DISTANCE OF 195.95 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 8.40 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 50.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 8.40 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 157.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 21.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 67.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 12.50 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 12.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 67.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 12.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 140.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 50.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 240.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 50.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 607.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 12.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 67.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 12.50 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 400.80 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 67.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 339.05 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 89°49'38", A RADIUS OF 311.50 FEET AND A DISTANCE OF 488.36 FEET TO A POINT OF TANGENT SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;  
THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO ON SAID LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 92.39 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS FILING NO. 1;  
THENCE N00°01'35"E, ON THE EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 2264.13 FEET TO THE POINT OF BEGINNING.

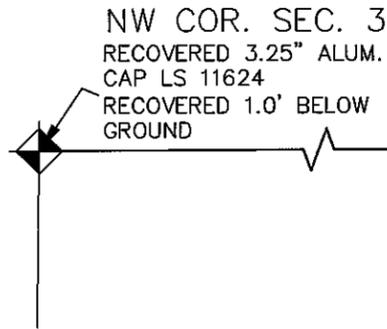




619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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(719)785-0799 (Fax)

PERCHERON NORTH  
FILING NO. 1  
JOB NO. 2505.12-04  
DECEMBER 15, 2021  
SHEET 3 OF 3



**BASIS OF BEARINGS**  
N89°46'12"E 2722.53'

\* UNPLATTED \*

POINT OF COMMENCING

N 1/4 COR. SEC. 3  
RECOVERED 2.5" ALUM. CAP  
LS 11624 RECOVERED FLUSH  
W/GROUND

T12S  
T13S  
NORTH LINE OF SECTION 3

\* PAWNEE RANCHERO  
FILING NO. 1  
PLAT BOOK I-2, PAGE 28 \*

S251°4'04"W  
3115.07'

\* UNPLATTED \*

POINT OF BEGINNING

S89°58'25"E 195.95'  
N00°01'35"E 8.40'

S00°01'35"W 8.40'  
S89°58'25"E 157.00'  
N00°01'35"E 21.00'  
S89°58'25"E 67.00'  
S00°01'35"W 12.50'  
S89°58'25"E 12.50'  
S00°01'35"W 67.00'  
N89°58'25"W 12.50'  
S00°01'35"W 140.00'  
S00°01'35"W 50.00'  
S89°58'25"E 7.50'  
N89°58'25"W 7.50'  
S89°58'25"E 7.50'  
N89°58'25"W 7.50'  
S00°01'35"W 607.00'

S89°58'25"E 12.50'  
N89°58'25"W 12.50'  
S00°01'35"W 67.00'

23.043 ACRES

N00°01'35"E 2264.13'

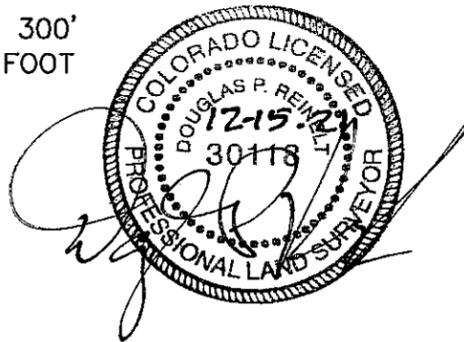
\* PAWNEE RANCHERO  
FILING NO. 1  
PLAT BOOK I-2, PAGE 28 \*

\* UNPLATTED \*



300 150 0 300 600

SCALE: 1" = 300'  
U.S. SURVEY FOOT



.00'

S89°51'12"W 92.39'

SOUTH LINE OF SECTION 3

\* WOODMEN ROAD \*

\* UNPLATTED \*

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



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Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION: PERCHERON NORTH FILING NO. 2**

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1, RECORDED IN PLAT BOOK I-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF 2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY;

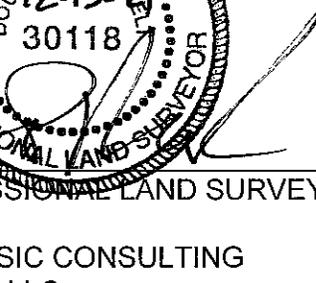
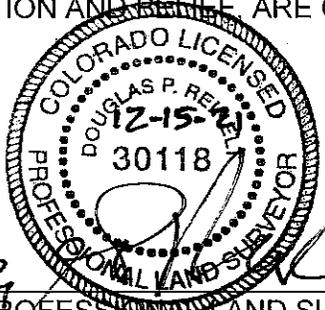
THENCE S16°45'01"W, A DISTANCE OF 2934.01 FEET TO THE POINT OF BEGINNING.

THENCE S89°58'25"E, A DISTANCE OF 1186.00 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 137.00 FEET;  
THENCE S27°15'43"W, A DISTANCE OF 56.23 FEET;  
THENCE S13°39'54"W, A DISTANCE OF 102.90 FEET;  
THENCE S00°01'35"W, A DISTANCE OF 200.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 32.43 FEET;  
THENCE S20°08'43"E, A DISTANCE OF 181.84 FEET;  
THENCE S08°03'09"E, A DISTANCE OF 151.82 FEET;  
THENCE S47°02'08"W, A DISTANCE OF 77.88 FEET;  
THENCE S13°27'42"W, A DISTANCE OF 114.61 FEET;  
THENCE S28°45'58"E, A DISTANCE OF 113.93 FEET;  
THENCE S17°54'34"E, A DISTANCE OF 253.11 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N24°17'38"E, HAVING A DELTA OF 05°42'22", A RADIUS OF 522.50 FEET AND A DISTANCE OF 52.03 FEET TO A POINT OF TANGENT;  
THENCE N60°00'00"W, A DISTANCE OF 168.60 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°58'25", A RADIUS OF 383.50 FEET AND A DISTANCE OF 200.62 FEET TO A POINT OF TANGENT;  
THENCE N89°58'25"W, A DISTANCE OF 46.26 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 7.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 50.00 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 144.58 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°02'25", A RADIUS OF 225.00 FEET AND A DISTANCE OF 161.16 FEET TO A POINT OF TANGENT;  
THENCE N41°03'59"E, A DISTANCE OF 51.65 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°02'25", A RADIUS OF 225.00 FEET AND A DISTANCE OF 161.16 FEET TO A POINT OF TANGENT;  
THENCE N00°01'35"E, A DISTANCE OF 0.50 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 978.50 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 120.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.50 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 50.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.50 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 240.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 7.50 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 50.00 FEET;  
THENCE N89°58'25"W, A DISTANCE OF 7.50 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 140.00 FEET;  
THENCE S89°58'25"E, A DISTANCE OF 12.50 FEET;  
THENCE N00°01'35"E, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 22.346 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

DEC 15, 2021  
DATE



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

---

Date: December 30, 2021  
Planner: Katelynn Wintz  
Planner email: Katelynn.Wintz@coloradosprings.gov  
Planner phone number: (719) 385-5192  
Applicant Email: [kjohnson@nescolorado.com](mailto:kjohnson@nescolorado.com)  
Applicant Name: Kim Johnson  
TSN: 5300000726  
Site Address (to be used on postcard): n/a

**PROJECT:**

<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.*

**PUD Development Plan**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of the Percheron Filing No. 1 & 2 PUD Development Plan. If approved the proposed application would allow for 149 single-family detached residential units with concurrent final plats and ancillary site improvements. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 45.4-acres in size, and is located north of Woodmen Road and east of Mohawk Road.

**Final Plat – Percheron Filing No. 1**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of Percheron Filing No. 1 final plat. If approved the proposed application would allow for 67 residential lots and 2 tracts. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 23.043-acres in size, and is located north of Woodmen Road and east of Mohawk Road.

**Final Plat – Percheron Filing No. 2**

Request by BLH No 1 LLC, with representation by NES Inc., for approval of Percheron Filing No. 2 final plat. If approved the proposed application would allow for 82 residential lots and 5 tracts. The site is zoned PUD/AO (Planned Unit Development with Airport Overlay), is 22.346-acres in size, and is located north of Woodmen Road and east of Mohawk Road.

**POSTCARD**

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

- This project proposes a development plan for 149 single-family detached residential units
- Two concurrent final plats are proposed to support the creation of 149 residential lots
- The development will include site features including open spaces, trails, pedestrian access and other improvements.

[Type text]

## **POSTER**

---

*Fill out applicable information below.*

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

**149 single-family detached residential units**

**Planning and Development Distribution Form**  
PUD Development Plan

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

Planner Intake Date:     KW 12/30/21    

Admin Receive Date:     [ 12/30/21 ]    

Project Name:     Percheron Filing No. 1 & 2 PUD DP    

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

**2. Date buckslip comments are due** (21 calendar days after submittal):     1/20/22    

**3. HOA:**     85, 86, 120    

**4. STANDARD DISTRIBUTION:**

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <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:CSFDDDevelopmentSMB@coloradosprings.gov">CSFDDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT / EDRD	<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>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@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>
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>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, 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>
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>
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 checked="" type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input 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: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 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 checked="" 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 checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <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:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.ems@us.af.mil">joseph.ems@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:&lt;ayoka.paek@spaceforce.mil&gt;">&lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="mailto:Joseph.Elms@us.af.mil">Joseph.Elms@us.af.mil</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>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input 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 checked="" 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>
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 1/2 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 checked="" type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@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, 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 checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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**Special notes or instructions:**