

**GENERAL APPLICATION FORM**

Edited 2/13/17

Tax Schedule Number(s):

5500000374, 5500000392

Project Name: BRADLEY HEIGHTS FILING 3 AND FILING 4

Existing Zone: AO PUD

Acreage: 34.47

Site Address: BRADLEY ROAD

Direction from
Nearest Street
Intersection:SW CORNER OF BRADLEY ROAD AND
FOREIGN TRADE ZONE BLVD**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- | | |
|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> PUD Development Plan <input checked="" type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> PUD Zone Change |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input type="radio"/> Final |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Property Boundary Adjustment | |

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

☐ I, as the property owner, wish to receive copies of all correspondence regarding this project.

Signature of Property Owner

Date

Signature of Applicant/Consultant

Date

CONTACT INFORMATION (please print or type)

Applicant/Consultant: HR Green Development, LLC

Contact Name: Phil Stuepfert (Planner), Ken Huhn (Engineer)

Address: 1975 Research Pkwy, Suite 230

City: Colorado Springs

Phone: (720) 602-4965

State: CO

Zip Code: 80920

E-Mail: pstuepfert@hrgreen.com, khuhn@hrgreen.com

Property Owner: Challenger Homes Jim Beyers

Phone: (719) 323-5230

Address: 8605 Explorer Dr, Suite 250

City: Colorado Springs

State: CO

Zip Code: 80920

E-Mail: eganaway@challengerhomes.com

PLANNER AUTHORIZATION: (CITY USE ONLY)☒ Checklists ☒ Distribution Form ☒ Project BlurbInitial Review Level: ☒ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ 5,793.00

Assigned to: Tasha Brackin

Date: May 3, 2022

Receipt No.: 41064

City File No: AR PUD 22-00279



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"/> General Development Application Form	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a Project Statement 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 type="checkbox"/> 1 copy of a Development Plan showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>

REPORTS & STUDIES: (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

N/A <input type="checkbox"/> 2 copies of a Geologic Hazard Study (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Drainage Study (WRE)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	
<input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
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 type="checkbox"/> 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"/>
N/A <input type="checkbox"/> 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"/>
N/A <input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
N/A <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 type="checkbox"/> 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"/>
N/A <input type="checkbox"/> <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
N/A Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
N/A Existing historic sites and resources	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input type="checkbox"/>
<input type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input type="checkbox"/>
<input type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>
<u>STREETS & ALLEYS:</u>	
<input type="checkbox"/> 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	<input type="checkbox"/>
<input type="checkbox"/> Identify all streets as "public" or "private"	<input type="checkbox"/>
<input type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input type="checkbox"/>
<input type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input type="checkbox"/>
<input type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input type="checkbox"/>
<input type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input type="checkbox"/>
N/A Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit	<input type="checkbox"/>
<input type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys	<input type="checkbox"/>
<u>SIDEWALKS & TRAILS:</u>	
<input type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	<input type="checkbox"/>
<input type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
N/A Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
N/A If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>
<u>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, & FIRE LANES:</u>	
<input type="checkbox"/> 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.	<input type="checkbox"/>
<input type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
<input type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
<input type="checkbox"/> For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	<input type="checkbox"/>
N/A Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	<input type="checkbox"/>
<u>PARKING LOTS, AREAS, & SPACES:</u>	
N/A Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
N/A Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
N/A Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous pages*

Applicant	Planner
N/A Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
N/A 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 type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor (Note: 60% of all public entrances must meet the ADA Standards 206.4.1)	<input type="checkbox"/>
N/A 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 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 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:

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

BUILDING ELEVATION DRAWINGS:

N/A 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 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 type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input 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 type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
N/A 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"/>
N/A 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:

<input type="checkbox"/> Phase area boundaries and sequence Per Filing Boundaries show on plan.	<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 type="checkbox"/> Preliminary Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Utility and Public Facility Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary or Final Landscape Plan	<input type="checkbox"/>
N/A Coordinated Sign Plan (CSP)	<input type="checkbox"/>
N/A Hillside or Streamside Compliance Plan	<input type="checkbox"/>
N/A Land Suitability Analysis	<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.



▷ 7222 Commerce Center Dr. | Suite 220 | Colorado Springs, CO 80919
Main 720.602.4941

▷ HRGREEN.COM

D E V E L O P M E N T

April 15, 2022

Re: **Bradley Heights Filing 3 - 4 Project Statement**

On behalf of Challenger Homes (property owner/developer), HR Green is requesting a Development Plan approval for the subject site. The subject site existing zoning is "PUD" and the applicant is not requesting a zone change for this project. The following project statement includes a clear description of the review criteria and a description of how various issues have been addressed. In summary the proposed Development Plan is in general compliance with the newly adopted PlanCOS and City Codes and the proposed use of single family lots fits well within the uses in the area. Below are the PUD Development Plan criteria per City Code section 7.3.606 and Small Lot Guidelines are also addressed. City review criteria is listed (*italic and underlined*), and the applicant response is in bold font.

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?

Response: The proposal is consistent with the intent of PlanCOS and the Bradley Heights Master Plan. The residential use and proposed density specifically are consistent with the approved master plan and fit within the approved use and density.

Plan COS goal-Vibrant Neighborhood:

Once fully constructed this area will be a vibrant neighborhood of single-family homes. This community will be a safe and vibrant neighborhood with quality single family homes that meet the needs and demands of the City given the lack of available housing for future residents in this region.

PlanCOS goal-Thriving Economy:

This proposed community encourages and compliments the established single family uses in the area and positively responds to the goals and objectives of the thriving economy concept.

PlanCOS goal-Majestic Landscapes, Community focal points for open space and recreation; Amenities for park and recreation users:

The proposed plan fits well into the PlanCOS Majestic Landscape goal. The proposed site layout provides a design that is functional, sustainable, and provides for public safety, flood hazard mitigation, and long-term maintenance of all associated facilities. As much as possible and where appropriate this project will utilize Colorado drought tolerant plants that also look very good aesthetically. A central park is provided in the center of the community and is well connected to the open space throughout the project. Significant open space is providing between units and on the perimeter (west and east side) of the development.

DEVELOPMENT

B. Consistency With Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code?

Response: Yes. The Development Plan will meet City Code unless otherwise specified by the PUD standards as set forth with this submittal.

The project will meet requirements of the Subdivision Code unless otherwise specified by the PUD standards as set forth with this submittal.

C. Compatibility Of The Site Design With The Surrounding Area:

Response: Yes, residential uses exist to the west of this property and this Bradley Heights area was master planned with appropriate uses and layout. The proposed site design, land use and densities are compatible with the surrounding area (both existing and proposed uses) and meet the requirements of the approved master plan. Residential uses are being constructed west of this property and east is a potential commercial parcel that is well separated and buffered.

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

Response: Yes, appropriate internal circulation and adjacent roads (i.e. Bradley Landing Blvd, Bliss Road and Bradley Road) have been planned to minimize traffic impact to the surrounding area. Access points in and out of this project are provided on the north and south end of the site.

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

Response: Yes, the proposed site plan, use and density fit within the current approved master plan. Landscape buffer widths and required landscape plantings have been provided meeting City code.

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

Response: Yes, the proposed plan and building locations are compatible with surrounding uses and landscape buffer widths and required landscape plantings have been provided meeting City code.

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

Response: Yes, landscape buffers required by the City have been provided and fencing is proposed in appropriate locations.

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

Response: Yes, residential units have been site planned appropriately by either providing the required landscape buffer widths and required landscape plantings and/or site planning the units to minimize backing on to major roads.

DEVELOPMENT

D. Traffic Circulation:

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

Response: Yes, appropriate internal circulation and adjacent roads has been provided. The site design is safe, functional and has good connectivity on and off site.

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

Response: Yes, the proposed street layout provides logical, safe and convenient vehicular access.

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

Response: Yes, the proposed use is single family detached homes that have parking in the garage (2 spaces), on the driveway (2 spaces) and on the public street that traverses north to south through the property which follows the City of Colorado Springs Detail for Residential Local >20 Lots Detached Sidewalk Cross Section (D-F1) which allows for parking on both sides of the street.

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

Response: Yes, sidewalks have been included throughout the site. All sidewalks adjacent to public roadways and with access to the Park Site shall be constructed in accordance with ADA Guidelines. Supplemental sidewalks and trails through open space tracts shall be deigned to meet ADA Guidelines when possible.

5. As appropriate, are provisions for transit incorporated?

Response: No, transit transportation is not available in this area.

E. Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

Response: No. The proposed development should not overburden the capacities of existing and proposed streets, infrastructure, utilities, parks, schools and other public facilities. The development will tie into the existing public facilities and utilities in the immediate area that are more than sufficient and this area has been master planned to handle this proposed development.

Water: The development will be serviced in the interim by the Colorado Centre Metropolitan District (CCMD). Under the terms of the intergovernmental agreement between CCMD and the Colorado Springs Utility (CSU), water service will provided through CSU at such time that it is available.

Sanitary Sewer: The development will be serviced in the interim by the Colorado Centre Metropolitan District (CCMD). Under the terms of the intergovernmental agreement between CCMD and the Colorado Springs Utility (CSU), sewer service will provided through CSU at such time that it is available.

Stormwater: The development will provide the required water quality and excess urban runoff volume in two new water quality ponds. The required 100-year detention storage will be provided in one full spectrum detention pond located at the northeast corner of

DEVELOPMENT

the property and one off site pond that will be constructed by the Bradley Heights Metropolitan District.

Streets: The development will construct public streets in accordance with the City's roadway classification for Residential (Local). The streets shall include curb & gutter to a minimum width of 24 feet (edge to edge) that will provide adequate access, circulation, and on street parking. The Bradley Heights Metropolitan District will construction public street improvements to Bradley Landings Boulevard, Bradley Road, and Legacy Hills Drive to the extent required by an approved Traffic Impact Study.

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?

Response: Yes, the site plan has been designed to work with the topography of the site. Privacy is provided by providing appropriate lot sizes for the size of homes. Significant open space has been provided between units and on the project overall. Landscape buffers have been provided that meet or exceed City code.

G. Pedestrian Circulation:

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

Response: Yes, sidewalks are provided on the streets and trails/sidewalks are provided in some of the key open space areas. Side

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

Response: Yes, trails/sidewalks are provided in some of the key open space areas away from roads and motor vehicles. Walks are detached along the main spine road through the development (north/south direction). The walks provided on the short stub streets intersect with the main spine road and appropriate walk intersection design (per City requirements) is provided.

H. Landscaping:

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

Response: Yes, landscape buffers and the proposed landscape plantings meet City code and the landscape policy manual.

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.

Response: As much as possible and where appropriate this project will utilize Colorado drought tolerant plants that also look very good aesthetically.

DEVELOPMENT

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.

Response: Yes. Significant open space is provided between units and throughout this development providing plentiful open space for future residents. The proposed open space far exceeds the minimum recommended in the Small Lot Guidelines. The proposed single family density, land uses and range of square footages permit adequate light and air both on and off site. The proposed building square footages and heights are appropriate for the area. The proposed density, land uses and square footages of homes are consistent and compatible with the established adjacent developments.

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.

Response: This site does not have very many significant or unique natural features. The site does have existing topography and this site plan is designed to work with the existing landforms as much as possible.

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.

Response: This submittal is only for single family homes (residential), no mixed use or non-residential uses are proposed.

J. Mobile Home Parks: Does a proposed mobile home park meet the minimum standards set forth in the mobile home park development standards table in subsection 7.3.104B of this article? (Ord. 03-110; Ord. 03-190; Ord. 09-70; Ord. 09-80; Ord. 12-68)

Response: Not applicable.

Small Lot Guidelines

The applicant is providing the elements that this project meets in regards to the Small Lot Guidelines. While not all guidelines can be met the applicant has made a best effort to meet a majority of the guidelines and is in substantial compliance with the intent of the guidelines. Since the Small Lot guidelines are not codified and are guidelines only there is flexibility on how they are applied. Therefore, the applicant is doing what is feasible on this constrained property. The units are technically Street Oriented units (not Greenway oriented). Small Lot Guidelines that are met are listed below. The Guideline is listed in italic with and the applicant's comments in bold font.

Guidelines Applicable to Street Oriented Units:

A. General Guidelines

- **Attached sidewalks are provided on all streets with the exception of the main spine road through the site in a north/south direction. This road follows the City of Colorado Springs Detail for Residential Local >20 Lots Detached Sidewalk Cross Section (D-F1). Garage doors are setback a minimum of 20' from the front property line or inside edge of the walk meeting the Guidelines.**
- **None of the unit take access from the through street (main spine road in the north/south direction) however the applicant has designed a site plan to fit this constrained property to the best of our ability.**

B. Dead End Streets

- **Dead end streets are addressed appropriately as turnaround are provided when the street length is well beyond 200'. The short stub streets are at an appropriate length as previously approved on other projects in the City.**

Small Lot Guidelines:

A. Street Construction Standards

- **All streets are private and are to be maintained by the District.**

B. Vehicle Maneuvering Area

- **A minimum of 18' (20' is provided) from the street or sidewalk to the garage has been provided per the Guidelines.**
- **A minimum 24' turning radius has been provided per the Guidelines.**

C. Covenants, Conditions and Restrictions

- **The Bradley Heights Metropolitan District shall maintain all open space throughout the project.**

Guest Parking

- **Four (4) parking spaces per unit (lot/home) are provided. Two on the driveway as tandem parking and two in the garage. Four spaces per unit will provide ample owner and guest parking for this development meeting the intent of the Guidelines.**
- **Since there are four spaces per unit (lot/home) the appropriate parking is provided withing 200' of each unit meeting the Guidelines.**
- **Additional on street parking has been provided on the main north-south street which follows the City of Colorado Springs Detail for Residential Local >20 Lots Detached Sidewalk Cross Section (D-F1) which allows for parking on both sides of the street.**

Private open space

- **The Guideline requirement of 600 square feet of useable open space per unit has been far exceeded. See table on submitted plans.**

DEVELOPMENT

General Guidelines for Utilities:

- Ten foot minimum horizontal separation is provided between water, wastewater and storm drains meeting the Guidelines.
- Water or wastewater is provided in a minimum 30' wide access corridor meeting the Guidelines.
- No trees are proposed within the utility easements as much as feasible meeting the intent of the Guidelines
- Water valves are easily accessible.
- Storm drainage has appropriately been accommodated.
- Five foot utility easements have been provided on both sides of the R.O.W.

Other General Guidelines for Street Oriented Units:

- Five foot minimum concrete sidewalk has been provided on all streets.
- Pedestrian walkways connected throughout the open space have been provided where topography and grade allows.
- A pedestrian walkway, open space and park has been provided that is well connected to the overall pedestrian network of the community.
- The landscape design complies with the City's landscape code.
- Landscape buffer requirements are met.
- 1 tree per 500 square feet of common open space is provided
- Native vegetation is placed in appropriate locations per the Guidelines
- Required open space per the Guidelines has been exceeded.

Per the reasons and justification provide above we respectfully request approval of the proposed PUD Development Plan. Should you require additional information please contact me at pstuepfert@hrgreen.com or at (720)-602-4941.

Respectfully submitted,



Phil Stuepfert
Principal/Vice President
HR GREEN DEVELOPMENT, LLC



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Challenger Communities

PROJECT: BRADLEY HEIGHTS FILING 3 AND FILING 4

CITY PLANNING FILE NUMBER(S): _____

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

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

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

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

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

Dated this 6 day of Apr., 2022.

Erin Garaway
Signature

Notary Certificate:

STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

JULIE KAY EDMUNDS
Notary Public
State of Colorado
Notary ID # 20134054579
My Commission Expires 08-26-2025

The foregoing certification was acknowledged before me this 6th day of April, 2022, by Erin Garaway.

Witness my hand and official seal.

My commission Expires: 8-26-2025

[Signature]
Notary Public



PRELIMINARY LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information. This checklist is provided as informational only and does not need to be submitted with the submittal.

PROJECT NAME BRADLEY HEIGHTS F3-F4 **FILE #:** _____

APPLICANT

PLANNER

1. General Submittal and Plan Requirements

<u>JAG</u>	a. Appendix I: Certification of Professional Qualifications (attach to Application)	_____
<u>JAG</u>	b. Preliminary Landscape Plan Check List (attach to Application)	_____
<u>JAG</u>	c. Base Information: North arrow, Vicinity Map, Scales, Street Classifications, All Zoning	_____
<u>JAG</u>	d. Title Block Information: Correct plan title (Preliminary LP, current date(s), file number)	_____
<u>JAG</u>	e. Plant Schedule: Appendix G format, plant list, and symbols	_____
<u>JAG</u>	f. Appendix E: Schematic Landscape Diagram (includes hydrozones, plant communities, water use)	_____
<u>JAG</u>	g. Appendix F: Site Category Calculations – Measurements (lf, sf), <u>Required</u> plants, shrub substitutes	_____
<u>JAG</u>	h. Site Categories: Label & dimension site categories, and identify required screening locations	_____
<u>JAG</u>	i. Wall locations and heights (screen, community and retaining walls, & general material)	_____
<u>JAG</u>	j. Fence locations and heights (general description, i.e. wrought iron, wood, vinyl, etc.)	_____
<u>JAG</u>	k. Ground Plane Legend: Identify i.e. wood & rock mulch, turf, meet all required % by site category	_____
<u>JAG</u>	l. Maintenance Responsibility: District or HOA for landscape, medians, fence, walls	_____
<u>N/A</u>	m. Appendix L: Alternative Compliance – Provide format with justification for consideration and file	_____

2. Soil

<u>NOTED</u>	a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps) (Soil Analysis is submitted with Final LP with Building Permit)	_____
--------------	--	-------

3. Grading and Drainage

<u>JAG</u>	a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan) • Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements)	_____
------------	---	-------

4. Conservation Measures (Includes Codes 315 Soils and Drainage, 316 On-Site Plants)

<u>N/A</u>	a. Show existing major vegetation to be retained and removed, by size and species, with elevation of retained plants, and protection measures.	_____
<u>N/A</u>	b. Identify Natural Features, such as rock outcrops, ponds, lakes and streams	_____
<u>N/A</u>	c. Hillside Overlay: Provide all pertinent information on the plan regarding existing vegetation and natural features. A separate plan can be helpful to clearly communicate the required information.	_____
<u>N/A</u>	d. Streamside Overlay: Identify, per Streamside Manual, all buffers and flood plain lines required and integrate the proposed landscape with the Streamside natural feature and vegetation. When not in the Streamside delineate the 100 year flood plain on the plan as applicable.	_____
<u>JAG</u>	e. Incorporate design elements which reduce storm water run off (volume or rate) and/or increases groundwater	_____

re-charge. *Effective Low Impact Development concepts & Civil Engineering coordination are encouraged.*_____

5. Landscape Notes

- | | |
|------------|---|
| <u>JAG</u> | a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation _____ |
| <u>JAG</u> | b. Slope protection, reclamation and erosion control (Code 315) as needed over and above SWMP Permit for re-vegetation and establishment of Native Seed (or comparable) within the landscape process. _____ |
| <u>JAG</u> | c. Provide this note in bold: (DRE Fee Calculator available on line for this separate submittal) _____ |

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. Site Elements or Amenities to be identified on the plan (and any not mentioned):

- | | |
|------------|---|
| <u>N/A</u> | a. Structures; _____ |
| <u>JAG</u> | b. Park and Open Space areas (pocket park, tract common areas, larger designated parks or OS) _____ |
| <u>JAG</u> | c. Landscape Lighting (Designate fixture types (bollard/pole/down lights, and rough locations) _____ |
| <u>JAG</u> | d. Walks, paths and pedestrian-oriented areas (plaza, public art, water features, etc) _____
<i>Strong streetscape design is encouraged and provides a good alternative compliance option for downtown urban projects in lieu of the landscape Development Standard: Internal site category.</i> |

7. Irrigation

- | | |
|------------|--|
| <u>JAG</u> | a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment _____ |
|------------|--|

NOTE: **In preparation for the Irrigation Plan,** water conservation tools and techniques are required to achieve comprehensive best water management practices including implementation, establishment and long term maintenance planning. Coordination between the Landscape Architect, Irrigation Designer, installer, and the maintenance company is highly recommended to achieve a strong water management plan.

1) System Design

Components: Sensors, smart controllers, new technology, etc

Schedules: Application rates for turf types (new, established, long range reductions), seasonal adjustments, slopes, sun orientation & micro climates (north vs. south facing), and soil types.

Short Term and Long Term water schedule reductions, annual maintenance such as audits, part replacements, etc

CERTIFICATION of PROFESSIONAL QUALIFICATIONS
(To be submitted in conformance with Policies 312, 313 and 314)

I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.

TYPE PLAN:

PROFESSIONAL QUALIFICATION	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	<input checked="" type="checkbox"/> Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED INFORMATION: (Please check one box, and complete all the information)

- ☒ **Licensed Landscape Architect**
- ☐ **Licensed Architect**
- ☐ **Registered Professional Engineer**

State COLORADO

License or Registration # _____

State Agency Phone No. for verification: (_____) _____




☐ **Certified Irrigation Designer** (by The Irrigation Association) *Certification must be Active.*

Year of Certification: _____

Is Certification Active? (Circle one) YES / NO

DAVID REITZ
Name (PRINT)


Signature

4/12/2022
Date

Notes:

- 1) Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.
* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- 2) Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 8/27/2021

Pre-Application No.: TKB-21-083

Applicant(s) Present: Phil Stuepfert; Erin Ganaway; Ken Huhn

Lot Size: 25.08 acres

Site Location: Bradley Heights West - SW of Bradley and Marksheffel

TSN: 5500000374

Project Description: New Residential Development

Zone: PUD AO

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

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ ☐ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input checked="" type="checkbox"/> 1,000 ft. |
| | | <input type="checkbox"/> Custom distance: _____ |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Geo-Hazard Report | <input checked="" type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: <u>Zaker Alazze, 719-385-5468</u> | Contact: <u>Jonathan Scherer, 719-385-5546</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTIC MEETING: ☐ Yes ☒ No

Date: _____

Time: _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

The proposal is to develop the property with residential on the western parcel. The following entitlements have been obtained and apply to both parcels - CPC MP 87-00381-A13MN14, CPC PUZ 14-00101, CPC PUP 05-00139-A1MJ14. Prior submittal in 2015 of a PUD development plan over multiple parcels was never approved and therefore a new DP will be required. To obtain approval of a Development Plan and Final Plat will require formal submittal of a PUD DP and FP applications including all items listed on the Major DP and Final Plat checklists.

PUD development plans processed administratively. Proposed lots must be within the approved range of the concept plan - 3.5-7.9 DU/acre; 3,500 s.f. lots are proposed. Lot layout and design will be reviewed against the small lot guidelines.

Matrix/Eric Smith has Exhibit showing proposed infrastructure that will be completed by Bradley Heights Metro District.

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

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

Fee Estimate: \$ 7,794.

Number of Plans: one printed, one electronic

Tasha Brackin, AICP

Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 701
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5369
Fax: (719) 385-5167
tbrackin@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 3, 2021

Planner: Tasha Brackin

Planner email: Tasha.Brackin@coloradosprings.gov

Planner phone number: (719) 385-5369

Applicant Email: khuhn@hrgreen.com;

Applicant Name: Ken Huhn /HR Green

TSNS: 5500000374 & 5500000392

Site Address (to be used on postcard): South side of Bradley Road opposite Foreign Trade Zone Blvd

PROJECT: Bradley Heights Filing 3 & Filing 4 PUD 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 BLURBS

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

PUD Development Plan

Request by Challenger Communities, LLC, with representation by Ken Huhn/HR Green for approval of the Bradley Heights Filing 3 & Filing 4 PUD Development Plan. If approved, the proposed application would allow for development of 170 single-family detached residential dwelling units. The site is currently zoned PUD/AO (Planned Unit Development with Airport Overlay), is 34.5 acres, and located along the south side of Bradley Road, opposite from Foreign Trade Zone Boulevard.

POSTCARD

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

- PUD Development Plan for 170 single-family residential dwelling units

POSTER

Fill out applicable information below:

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

A PUD Development Plan for 170 single-family residential dwelling 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: 5/3/2022

Admin Receive Date: [5/3/22]

Project Name: **Bradley Heights Filing 3 & Filing 4 PUD Development Plan**

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

2. Date bucksliip comments are due (21 calendar days after submittal): 5/24/22

3. HOA: N/A

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	landusenotice@cscono.org
85	<input type="checkbox"/> Utilities Development Services	Bucksliips@csu.org
9	<input type="checkbox"/> Fire Department	CSFDDDevelopmentSMB@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	Michelle.Ontiveros@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov Melody.Horbach@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov

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

5. LANDSCAPE PLAN:

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

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	lschroder@hsd2.org sbecker@hsd2.org
68	<input checked="" type="checkbox"/> School District # 3	gishd@wsd3.org

37	<input type="checkbox"/> School District # 11	TERRY.SEAMAN@d11.org
38	<input type="checkbox"/> School District # 12	dpeak@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrismith@esd22.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

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

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil kim.van_treadway@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 10CES.CENP.USAFDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	<a href="mailto:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil>">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> <a href="mailto:POPPERT, PAUL E GS-11 USSF SPOC 21 CES/CENB <paul.poppert@spaceforce.mil>">POPPERT, PAUL E GS-11 USSF SPOC 21 CES/CENB <paul.poppert@spaceforce.mil> 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com <u>BLR & Flying Horse (ONLY)</u>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	Budget-DL@coloradosprings.gov For Major MP Amendments

27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com
18	<input type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov Patrick.Bowman@coloradosprings.gov Tyler.Handman@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	falconfire@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jariah.Walker@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Shawna Lippert – Economic Development	Bob.Cope@coloradosprings.gov Sherry.Hoffman@coloradosprings.gov Shawana.Lippert@coloradosprings.gov
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	Michael.Killebrew@coloradosprings.gov
	<input checked="" type="checkbox"/> Widefield Park and Recreation District	HulenEric@WSD3.org

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: