

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Flying Horse Parcel 23 - Turin II

Existing Zone: A

Acreage: 58.69

Site Address: NA

Direction from
Nearest Street
Intersection:

South of Veneto Rd., west of Hwy 83

6200000714

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

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

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

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

Signature of Property Owner

2-24-2020
Date

Signature of Consultant

4/1/20
Date

Signature of Developer

Date

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Pulpit Rock Investments LLC

Contact Name: Drew Balsick

E-Mail: dbalsick@classichomes.com

Phone: (719) 785-3237

Developer: Classic Communities

Contact Name: Drew Balsick

E-Mail: dbalsick@classichomes.com

Phone: 7197853237

Consultant/Main Contact name: John Maynard

Phone: (719) 471-0073

Address: 619 n.. Cascade, Ste 200

City: Colorado Springs,

State: CO

Zip Code: 80903

E-Mail: jmaynard@nescolorado.com

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

Payment \$ 14,736.00

Assigned to: Hannah Van Nimwegen

Date: 5/5/20

Receipt No.: 36958

City File No: CPC PUZ 20-00077



Zone Change Application Requirements

REVIEW CRITERIA: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

Existing Zone: A

Proposed Zone: PUD

SUBMITTAL CHECKLIST: The following items will need to be included in any review submittal for a change of zone.

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> General Development Application Form	<input type="checkbox"/>
1 copy of a Project Statement identifying the following:	
<input checked="" type="checkbox"/> <ol style="list-style-type: none"> 1. A clear description of the proposed zone change; 2. A justification based on the review criteria why the proposed zone change should be approved; and 3. A description of how each issue, as communicated by the reviewing Planner, has been addressed. 	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit	<input type="checkbox"/>
1 copy of either a Concept Plan or Development Plan showing all "Plan Contents" listed in their respective checklists. A Concept Statment may be an acceptable alternative to the above plans if rezoning to either of the following districts: A, R, R1-9000, R1-6000, R-2, PF, or PK.	
<input checked="" type="checkbox"/> <i>If rezoning to:</i>	<input type="checkbox"/>
<i>PF:</i> A development plan must be approved prior to the issuance of a building permit <i>OR:</i> A development plan is required at the time of the request to establish the zone district <i>DFOZ Overlay:</i> A development plan is required at the time of the establishment of the parent zone district	
<input checked="" type="checkbox"/> A copy of the Pre-Application Meeting Summary from the assigned City Planner	<input type="checkbox"/>
A legal description and drawing of the property to be rezoned. Subdivision names must be as shown on the recorded plat	
<input checked="" type="checkbox"/> and include the Book and Page or Reception Number. Any exceptions must be completely written out in metes and bounds for the entire boundary of the Zone Change. Easements not on the parcel should not be included.	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>
REPORTS & STUDIES: <i>(requirement to be determined at the pre-application or LDTC meetings)</i> These reports and studies must be prepared by an appropriate qualified professional.	
<input checked="" type="checkbox"/> 2 copies of a Drainage Report	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a Geologic Hazard Study	<input type="checkbox"/>

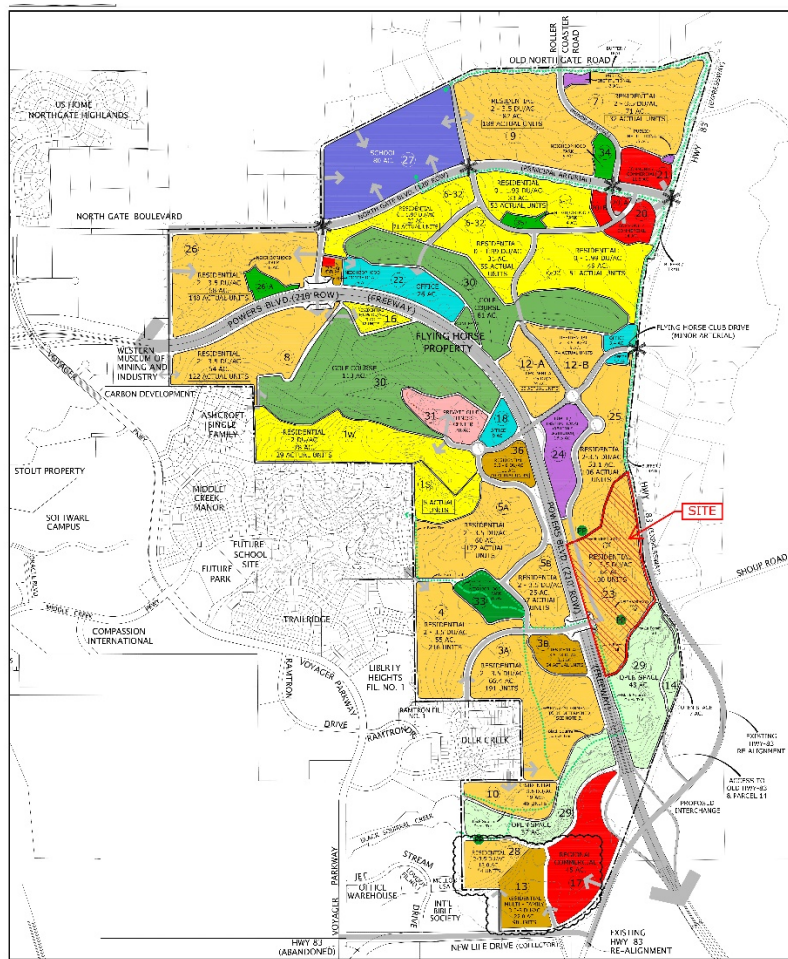
Project Statement

Flying Horse Parcel #23 – Turin II

April 2020

Location and Access. Flying Horse Parcel #23 is located at the southern end of Veneto Road. It is bounded on the west by proposed Powers Boulevard and on the east by Highway 83. The southern boundary is generally the Black Squirrel Creek drainage. The north boundary is the Turin subdivision. The Flying Horse Master Plan designates the land use as single family residential with a density range of 2-3.5 units per acre.

The proposed land use is a single family subdivision of 95 units and two pocket parks. The site consists of 59.69 acres. Access will be provided by extending Veneto Road south and extending Ridgeline Drive east. These two collector roads will intersect at the southwest corner of the proposed subdivision.



Applications. This submittal Package includes a Zone Change from A to PUD, a PUD Development Plan and two Plats.

Justification. Flying Horse Parcel #23 will be one of the last residential subdivisions within the Flying Horse Master Plan. It can be considered an infill development as no additional development is proposed around it.

Traffic –The original Flying Horse Master Plan was approved for approximately 4000 residential units. A Traffic Impact Study was prepared with the Master Plan and was used in part to determine off-site traffic related improvements required of the applicant. Improvements to North Gate Boulevard and to Highway 83 including five traffic signals were required. These improvements have been made and have been installed based on that traffic analysis.

Since the original Master Plan approval there have been amendments to the Flying Horse Master Plan resulting in a reduction of residential units from the original 4000 to less than 3000 units. Within the area south of Flying Horse Club Drive, south to Black Squirrel Creek, there has been a reduction of approximately 100 units, a number which includes the addition of the Nielson Annexation. The proposed roadway system south of Flying Horse Club Drive has remained essentially the same as on the original Master Plan and consists of a collector road on each side of proposed Powers Boulevard and a connection/extension of Ridgeline, also a collector, into Flying Horse and intersecting the two collectors. The number of units proposed for this parcel has been reduced from 190 shown on the original Master Plan.

Trails - The Flying Horse Master Plan for Parcel #23 shows a trail along Highway 83. The Parcel #23 development plan proposes that this trail be located along the west side of Veneto to connect to the La Foret Trail at the Powers ROW. At a point opposite the northerly cul-de-sac, the trail will follow this cul-de-sac east to a pocket park, will traverse the pocket park to the north where it will connect to the existing trail within the Turin subdivision. The proposed location will provide a better trail experience and will link the two pocket parks in this project and will provide a connection to the La Foret Trail.

This trail system includes connections to the La Foret Trail. The northern branch of the La Foret Trail has been constructed along the north side of the Cortona subdivision, on the south side of Ridgeline Road. The developer will provide a gravel trail across the proposed Powers Boulevard right-of-way to Parcel #23 where an easement for the trail will be provided to allow City Parks to connect the trail south and east to the existing underpass at Shoup Road.

Land Use - The land use proposed in Parcel #23 is consistent with the approved Flying Horse Master Plan which designates this parcel as single family residential with a maximum density of 100 units. Proposed access and circulation are consistent with the Flying Horse Master Plan as well. The proposed Pocket Parks will be owned and maintained by the Flying Horse Metropolitan District. They will be developed by Classic Homes.

Development Plan Review Criteria.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Yes. Adjacent land use to the north is single family at a similar density. Parcel is bounded by major roads and open space on other sides.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? ***Yes. The proposed use is consistent with the Flying Horse Master Plan which was approved based on an evaluation of streets, utilities, schools and parks.***

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? ***Yes. Proposed lots are compatible with adjacent lots to the north and will have similar development regulations.***

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? ***Yes. The only potential negative influences are Highway 83 and proposed Powers Boulevard. The proposed lots are set back from each of these roads a significant distance. In the case of Powers Boulevard, a noise impact study accompanied the Master Plan and indicates that a setback of 200 feet will mitigate noise. The setbacks to both Powers and to Highway 83 are greater than 100 feet.***

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? ***Yes. Lots will be served by cul-de-sacs which intersect Veneto Road, a collector that is designed to distribute traffic.***

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? ***Yes. Lots will be served by cul-de-sacs which intersect Veneto Road, a collector that is designed to distribute traffic.***

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? ***Veneto Road is shown on the flying Horse aster Plan as a collector road connecting to Flying Horse Club Drive on the north and to Ridgeline Drive on the southwest. Collector roads distribute traffic to higher classification roads as proposed. Internally, there will be no through traffic since th street s are all cul-de-sacs.***

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? ***Yes. Each lot will have a minimum of a two car garage and space for two additional cars in the driveway.***

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? ***Yes. Streets are designed to have handicap ramps at intersections. Handicapped home purchasers will have the ability to have their home designed to reflect specific needs.***

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? ***Yes. This is a typical single family project.***

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? ***Yes. Sidewalks will be constructed to city standards on all streets. Provision has been made for the La Foret Trail which will primarily be located in the open space to the south.***

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? ***Yes. There are no significant natural features on this site within the proposed development area. Sloped area between proposed lots and highway 83 is shown as open space. The Flying Horse Master Plan identified natural features which were indicated on that Plan for preservation.***



JOB NO. 1171.52-01
FEBRUARY 11, 2020
PAGE 1 OF 3

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

LEGAL DESCRIPTION: EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N15°48'12"W, A DISTANCE OF 799.06 FEET.

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N15°48'12"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGELINE DRIVE, A DISTANCE OF 57.00 FEET;
THENCE N74°11'48"E, A DISTANCE OF 210.00 FEET;
THENCE N15°48'12"W, A DISTANCE OF 1771.09 FEET TO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 24 FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713186;
THENCE N74°10'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 24 FILING NO. 1, A DISTANCE OF 91.87 FEET TO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 25 TURIN FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 212713225;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25 TURIN FILING NO. 2 THE FOLLOWING (7) SEVEN COURSES:

1. CONTINUING N74°10'00"E, A DISTANCE OF 67.08 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°20'18"E, HAVING A DELTA OF 32°13'59", A RADIUS OF 301.50 FEET AND A DISTANCE OF 169.62 FEET TO A POINT ON CURVE;
3. S70°25'43"E, A DISTANCE OF 70.90 FEET;
4. S57°30'00"E, A DISTANCE OF 120.00 FEET;
5. S15°50'00"E, A DISTANCE OF 27.27 FEET;
6. N74°10'00"E, A DISTANCE OF 233.85 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°37'35", A RADIUS OF 625.00 FEET AND A DISTANCE OF 617.70 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF FLYING HORSE NO. 25 TURIN FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713197 SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 25A FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713765;

THENCE N90°00'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25A FILING NO. 1, A DISTANCE OF 169.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83, BEING PARCEL NO. 503 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204057931;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 83 THE FOLLOWING (6) SIX COURSES:

1. S03°11'50"E, A DISTANCE OF 95.33 FEET;
2. S09°22'47"E, A DISTANCE OF 92.19 FEET;
3. S07°28'49"E, A DISTANCE OF 1090.20 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°21'08", A RADIUS OF 2500.00 FEET AND A DISTANCE OF 364.43 FEET TO A POINT OF TANGENT;
5. S15°49'57"E, A DISTANCE OF 115.28 FEET;
6. S24°06'50"E, A DISTANCE OF 188.71 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213147378;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213147378 THE FOLLOWING (3) THREE COURSES:

1. S36°43'11"W, A DISTANCE OF 804.38 FEET;
2. S05°30'00"W, A DISTANCE OF 385.15 FEET;
3. S33°55'22"W, A DISTANCE OF 399.18 FEET;

THENCE N15°48'12"W, A DISTANCE OF 971.18 FEET;
THENCE S74°11'48"W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 58.694 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 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

DATE



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 1/7/20

Pre-Application No.: N19-278 (#7239920)

Applicant(s) Present: John Maynard, Drew Balsick

Lot Size: ~64 acres

Site Location: Northwest of Highway 83 and Shoup Road (Parcel 23 in Flying Horse MP)

TSN: 6200000714

Project Description: Single-family residential (80-100 lots)

Zone: A

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 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 checked="" 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: N/A ☐ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input checked="" type="checkbox"/> Public Hearing Stage |
| <input 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 type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: _____ | Contact: <u>Anna Bergmark, 719-385-5613</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 checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC 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):

- Property is identified on the Flying Horse Master Plan as Parcel 23, allowing a density of 2-3.5 du/ac with a maximum unit count of 100. The current proposal is compliant with the master plan.
- Property is currently zoned A and must be rezoned. The majority of the Flying Horse development is zoned PUD and staff is supportive of continuing this established pattern.
- Applicant indicated that a development plan and plat will accompany the zone change to PUD.
- In the project narrative, discuss the approved traffic report's addressing of this parcel.
- Illustrate the location of the La Foret trail and discuss the construction responsibility (City or developer).
- Master Plan indicates a pocket park in Parcel 23 which is an acre in size. Include in the development plan. If park is to be dedicated to the City, the park will need to be zoned PK (unless new PLDO removes this requirement).

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: TBD

Number of Plans: 1 digital copy, 1 hard copy of plans and docs; 2 hard copies of reports

Hannah Van Nimwegen, AICP

Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5365
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 hvannimwegen@springsgov.com



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,260.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,800.00		
LUR - Subdivision Plat	Land Use Review	\$1,800.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,800.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$300.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$180.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
<u>Total Fees</u>		<u>\$14,736.00</u>		

Intake Staff:

Date: 4/30/2020
Planner: Hannah Van Nimwegen
Receipt Number: 36958
Check Number: 14861
Amount: \$14,736.00
Received From: Classic Dev-Flying Horse, LLC

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: May 5, 2020
Planner: Hannah Van Nimwegen
Planner email: Hannah.VanNimwegen@coloradosprings.gov
Planner phone number: (719) 385-5365
Applicant Email: jmaynard@nescolorado.com
Applicant Name: John Maynard
TSN: 6200000714
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 Zone Change

Request by Pulpit Rock Investments LLC, with representation by N.E.S. Inc, for approval of zone change from A (Agriculture) to PUD for single-family detached residential. The site is zoned A (Agriculture), is 58.7 acres in size, and is generally located south of Flying Horse Club Drive and Highway 83 intersection.

PUD Development Plan

Request by Pulpit Rock Investments LLC, with representation by N.E.S. Inc, for approval of a development plan illustrating 95 single-family detached residential lots. The site is zoned A (Agriculture) (but proposed to be rezoned concurrently), is 58.7 acres in size, and is generally located south of Flying Horse Club Drive and Highway 83 intersection.

Final Plat – Flying Horse No. 23 Turin No. 3

Request by Pulpit Rock Investments LLC, with representation by N.E.S. Inc, for approval of the Flying Horse No. 23 Turin No. 3 final subdivision plat illustrating 52 lots. The site is zoned A (Agriculture) (but proposed to be rezoned concurrently), is 58.7 acres in size, and is generally located south of Flying Horse Club Drive and Highway 83 intersection.

Final Plat – Flying Horse No. 23 Turin No. 4

Request by Pulpit Rock Investments LLC, with representation by N.E.S. Inc, for approval of the Flying Horse No. 23 Turin No. 4 final subdivision plat illustrating 43 lots. The site is zoned A (Agriculture) (but proposed to be rezoned concurrently), is 58.7 acres in size, and is generally located south of Flying Horse Club Drive and Highway 83 intersection.

POSTCARD

[Type text]

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

- This project proposes 95 single-family detached lots on 58.7 acres. The proposed gross density is 1.62 dwelling units per acre.
- This parcel is a part of the Flying Horse Master Plan which designates the site for residential land uses with a density range of 2 to 3.5 dwelling units per acre.

Neighborhood Meeting Information:

- N/A

POSTER

Fill out applicable information below:

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

95 single-family detached residential lots

Subtext (below bold letters, file number or additional information approx. 55 characters):

This is the file number area.

Planning and Development Distribution Form

Zone Change – ZC & **PUZ**

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

Planner Intake Date: **5/4/20**

Admin Receive Date: 5/5/20

Project Name: **Flying Horse Turin II Filings 3 & 4**

2. Date buckslip comments are due (21 calendar days after submittal): **5/26/20**

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

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

4. STANDARD DISTRIBUTION:

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
24	<input type="checkbox"/> DR&S	SAPPLEGATE@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org mcupp@cscono.org
13	<input type="checkbox"/> Parks and Recreation	bihaley@springsgov.com Constance.Perry@coloradospringsgov.gov Emily.Duncan@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
88	<input type="checkbox"/> Parking Enterprise	Lee.Scott@coloradosprings.gov
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input checked="" type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input checked="" 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.USAFADDEVREVIEWGRP@us.af.mil
75	<input type="checkbox"/> Peterson	Michael.Shafer.4@us.af.mil joseph.elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
27	<input checked="" type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
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
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	Craigdossey@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 checked="" type="checkbox"/> Flying Horse Metro District #3	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.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 Kayla.Battles@coloradosprings.gov

65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ

8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	
---	--