

GENERAL APPLICATION FORM



Project Name: Existing Zone: Acreage:

Site Address: Direction from Nearest Street Intersection:

Tax Schedule Number(s):

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 checked="" type="checkbox"/> Conditional Use <input checked="" type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Zone Change; Proposed Zone: _____ |
| <input checked="" type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input checked="" type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation | <input type="checkbox"/> FBZ Interim Use Plan |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> FBZ Minor Improvement Plan |
| <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> FBZ Warrant |
| <input type="checkbox"/> Preservation Easement Adjustment | |

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

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

Signature of Property Owner: *[Signature]* Date: 3/12/2020 Signature of Consultant: *[Signature]* Date: 3-11-20

Signature of Developer: *[Signature]* Date: 3-4-2020

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Contact Name:

E-Mail: Phone:

Developer: Contact Name:

E-Mail: Phone:

Consultant/Main Contact name: Phone:

Address: City:

State: Zip Code: E-Mail:

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ _____ Assigned to: Don Sexton Date: 3/20/2020

Receipt No.: _____ City File No.: CPC CU 20-00062



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.*

| <u>Applicant</u> | <u>Planner</u> |
|---|--------------------------|
| <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.*

| | |
|---|--------------------------|
| <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) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal. | <input type="checkbox"/> |
| <input type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal. | <input type="checkbox"/> |

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"/> |
| <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"/> |
| <input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable) | <input type="checkbox"/> |
| <input 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"/> |
| <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 |
|---|--------------------------|
| <input type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas. | <input type="checkbox"/> |
| <input type="checkbox"/> 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"/> |

STREETS & ALLEYS:

| | |
|---|--------------------------|
| <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"/> |
| <input type="checkbox"/> 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"/> |

SIDEWALKS & TRAILS:

| | |
|---|--------------------------|
| <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"/> |
| <input type="checkbox"/> 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"/> |
| <input type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks | <input type="checkbox"/> |

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

| | |
|---|--------------------------|
| <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"/> |
| <input type="checkbox"/> Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable | <input type="checkbox"/> |

PARKING LOTS, AREAS, & SPACES:

| | |
|--|--------------------------|
| <input type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material. | <input type="checkbox"/> |
| <input type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles. | <input type="checkbox"/> |
| <input type="checkbox"/> 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 |
|--|--------------------------|
| <input type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage | <input type="checkbox"/> |
| <input type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands | <input type="checkbox"/> |

ADA SITE ACCESSIBILITY:

- 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)
- 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)
- Provide ADA accessible ramps along all ADA accessible corridors

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

- 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.

BUILDINGS & STRUCTURES:

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

BUILDING ELEVATION DRAWINGS:

- Show all sides of the building, indicating height, scale, design, materials, and colors. *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.*

SITE LIGHTING:

- 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)
- Indicate the type of light (e.g. metal halide)
- 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
- Show the type and location of existing and proposed street-lights, if this information is available
- 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
- 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

PHASING PLAN:

- Phase area boundaries and sequence
- 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.
- Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)

ADDITIONAL PLAN COMPONENTS:

| <u>Applicant</u> | <u>Planner</u> |
|---|--------------------------|
| <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"/> |
| <input type="checkbox"/> Coordinated Sign Plan (CSP) | <input type="checkbox"/> |
| <input type="checkbox"/> Hillside or Streamside Compliance Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Land Suitability Analysis | <input type="checkbox"/> |

DEVELOPMENT PLAN REVIEW CRITERIA:

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
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?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
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?
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?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
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?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
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?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
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?
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?

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.



BARNES CENTER APARTMENTS FILING NO. 2

MINOR DEVELOPMENT PLAN AMENDMENT

Conditional Use Development Plan Final Plat

March 12, 2020

PROJECT STATEMENT

Description:

Barnes Center Apartments Filing No. 2 is a proposed 6.664-acre development comprised of a single four-story apartment building with integral clubhouse facility and three smaller apartment buildings located at the north end of Integrity Center Pointe north of Barnes Road. The site is currently unplatted and vacant and was a part of the previously approved High Chaparral Master Plan (CPC MP 10-00089AZMJ13). This site was designated as commercial on the approved Master Plan. The site is currently zoned PBC-AO (Planned Business Center with Avigation Overlay). The proposed project includes vehicular garages and surface parking to support the proposed buildings.

The overall area is bounded by:

- Existing small lot retail/commercial developments to the south.
- Existing apartment complex to the north that is owned by the same Developer (Filing No. 1).
- Existing Powers Boulevard (public expressway) to the east. No improvements are required.
- Existing Integrity Center Point (private street) to the west.

A summary of the proposed land use review actions are:

1. **Conditional Use Development Plan** to provide the development details associated with the proposed 6.664-acre apartment use.
2. **Minor Concept Plan Amendment** to reflect the Owner/Developer's desire to connect the two apartment sites with an interior private drive-aisle.
3. **Final Plat** to create a single 6.664-acre lot.

Justification:

Current regional demand for quality apartments, as well as this site being adjacent to a major retail corridor make this site attractive to Phase 2 expansion of the existing northerly apartment site. The proposed highly amenitized development will create a setting very compatible to this use.

The introduction of this age-restricted residential use also further diversifies the residential offerings in this area.

Issues List:

Specific issues raised at the Pre-app meeting include:

1. City Council Determination

Based upon the initial Pre-App in 2019, the need for a Major Master Plan Amendment was discussed to allow the residential apartment use in the existing PBC zoned parcel. Upon further review of the High Chaparral Master Plan and coordination with the City of Colorado Springs Comprehensive Planning Department, the Master Plan will be considered “implemented” (at or exceeding an 85% development build-out) with the issuance of building permits for the Chaparral Pointe Residential Development Unit north of the Filing No. 1 apartment site. As of the submittal of this application, the Chaparral Pointe Development Plan has been approved, infrastructure installed (utilities, storm, etc.), and a Final Plat is in the final stages of approval. Even though the need for a building permit to prove “implementation” is not codified by the City, with Chaparral Pointe being so close to pulling building permits, we feel that the 85% threshold has been attained, therefore a Master Plan Amendment is not required.

2. Entitlement Documents should include all applicable City standard notes.

Appropriate and applicable notes have been added to the submittal documents.

3. A Final Drainage Report will be required.

Provided with submittal documents.

4. A Traffic Study is not required.

Acknowledged.

5. The Developer will conduct a neighborhood meeting as requested, if warranted with site notification/posting.

Acknowledged.

6. Four-sided architecture is required.

Provided within the Development Plan Submittal.

7. A Photometric Plan is required.

Provided within the Development Plan Submittal.

8. Noise mitigation should be provided.

Provided within the Development Plan Submittal.

9. Roof Access Building Element.

While not discussed at the Pre-App meeting, the project architect working with CSFD is proposing man-door access to the roof instead of a typical hatch with ladder. This will facilitate easier access to the roof. This stair core has been designed as efficiently as possible while remaining architecturally compatible with the building, however, it does exceed the max-allowed height by 3’ 8” on building Type A and 8’ 0” on building Type B.

We respectfully request your favorable consideration of all items listed above.



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

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN BARNES CENTER APARTMENTS FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713809, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" AND AT THE EASTERLY END BY A 1" BRASS DISK STAMPED "PLS 30118", IS ASSUMED TO BEAR N89°50'31"E, A DISTANCE OF 667.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN BARNES CENTER APARTMENTS FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713809, RECORDS OF EL PASO COUNTY, COLORADO,

THENCE S89°50'31"W, ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 13.28 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214069728, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°04'26"W, ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214069728, A DISTANCE OF 586.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF NOWELL AND ASSOCIATES AT INTEGRITY CENTER POINT RECORDED UNDER RECEPTION NO. 217714023;
THENCE S89°11'20"W ON THE NORTHERLY BOUNDARY OF SAID NOWELL AND ASSOCIATES AT INTEGRITY CENTER POINT, A DISTANCE OF 334.50 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY BOUNDARY OF TRACT B AS PLATTED IN SAID BARNES CENTER APARTMENTS FILING NO. 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT B, THE FOLLOWING (7) SEVEN COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°07'32"W, HAVING A DELTA OF 18°30'07", A RADIUS OF 225.00 FEET AND A DISTANCE OF 72.66 FEET TO A POINT OF TANGENT;
2. N56°22'35"W, A DISTANCE OF 96.41 FEET;
3. S33°37'25"W, A DISTANCE OF 5.00 FEET;
4. N56°22'35"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 94°42'10", A RADIUS OF 180.00 FEET AND A DISTANCE OF 297.52 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°28'53", A RADIUS OF 220.00 FEET AND A DISTANCE OF 147.76 FEET TO A POINT OF TANGENT;
7. N00°09'18"W, A DISTANCE OF 87.18 FEET;

THENCE N89°50'31"E, ON THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 473.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA 6.664 ACRES.

LEGAL DESCRIPTION STATEMENT:

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


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

MARCH 11, 2020
DATE



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 9/10/2019

Pre-Application No.: DJS 19-59

Applicant(s) Present: Kyle Campbell and others

Lot Size: 9.78ac

Site Location: Integrity Center Point

TSN: 6324401097

Project Description: Phase 2 Multi-Family Residential (Apartments and Townhomes)

Zone: PBC/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 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 checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input checked="" type="checkbox"/> Conditional Use <input 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: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. 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: _____ | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>TJ Gajda</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 checked="" type="checkbox"/> Other: <u>Photometric Plan</u> |

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):*

- The proposed multi-family residential development will require the review and approval of a Major Master Plan Amendment, Conditional Use Development Plan, Final Subdivision Plat, and, if necessary, any administrative relief/nonuse variances. With the exception of the final subdivision plat application, all the project applications will be determined by City Council. Everything must be elevated to City Council due to the master plan amendment application.
- The entitlement documents will need to contain all application City standard notice and notes (i.e. lighting, avigation, HOA, ADA, etc.)
- A final drainage report will be required.
- While a traffic study is not required based on the proposed number of units and the recent signalization of the Integrity Center Point and Barnes Road intersection, staff strongly recommends an analysis be prepared as recent proposal have had opposition that focused on traffic as a major issue.
- A neighborhood meeting will be required. The meeting can either be held before or during the internal review stage.
- Four-sided architecture will be required for all buildings and structures.
- A photometric plan will be necessary, as the project is adjacent to less dense residential uses.
- While staff are no longer enforcing a previously established noise policy, it is recommended that noise mitigation be provided.

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 and 1 hard copy of plans (2 copies of all reports)

Daniel Sexton, AICP
 Senior Planner
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5366
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 dsexton@springsgov.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: March 20, 2020
Planner: Daniel Sexton
Planner email: daniel.sexton@coloradosprings.gov
Planner phone number: (719) 385-5366
Applicant Email: kcampbell@classicconsulting.net
Applicant Name: Kyle Campbell
TSN: 63244010997

PROJECT: Barnes Center Apartments

| | | | |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> | Pre-application Notice | <input checked="" type="checkbox"/> | Standard Notification |
| <input type="checkbox"/> | Pre-application Neighborhood Meeting Notice | <input type="checkbox"/> | Standard with Neighborhood Meeting Notice |
| <input type="checkbox"/> | No notice | <input type="checkbox"/> | Poster only |

PUBLIC NOTICE:

150 feet 500 feet 1,000 feet Modified (attach modified buffer) No public notice

PROJECT BLURB

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

Conditional Use Development Plan

Request by P & B Investments, LLC, with representation by Classic Consulting Engineers & Surveyors, LLC, for approval of a Conditional Use Development Plan for the Barnes Center Apartments Filing 2 project. If approved, the proposed application would allow for the development of a 183-unit multi-family apartment project with a clubhouse and ancillary site improvements. The site is zone PBC/AO (Planned Business Commercial with an Airport Overlay), is 6.66 acres in size, and is located between Integrity Center Point and Powers Boulevard.

Final Plat

Request by P & B Investments, LLC, with representation by Classic Consulting Engineers & Surveyors, LLC, for approval of a Final Subdivision Plat for Barnes Center Apartments Filing No. 2. If approved, the proposed application would allow for an unplatted 6.6 acre parcel to be platted into a lot under Barnes Center Apartments Filing No. 2. The site is zone PBC/AO (Planned Business Commercial with an Airport Overlay), is 6.66 acres in size, and is located between Integrity Center Point and Powers Boulevard.

Minor Development Plan Amendment

Request by P & B Investments, LLC, with representation by Classic Consulting Engineers & Surveyors, LLC, for approval of a Minor Development Plan Amendment for the Barnes Center Apartment project. If approved, the proposed amendment would allow for the creation of a secondary access between the Barnes Center Apartment and Barnes Center Apartment Filing 2 project. The site is zone R5/AO (Multi-Family Residential with an Airport Overlay), is 13.4 acres in size, and is located between Integrity Center Point and Powers Boulevard.

[Type text]

POSTCARD

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

- This project proposes a 183-unit multi-family development with ancillary site improvements
- Platting of an unplatted 6.6 acre parcel into a lot of record
- The creation of a secondary access between the proposed multi-family project to the south

POSTER

Fill out applicable information below:

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

A development plan and plat for a multi-family development

Planning and Development Distribution Form

Conditional Use

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

Planner Intake Date: Daniel Sexton, 3/20/2020

Admin Receive Date: 3/20/20

Project Name: Barnes Center Apartments

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

2. Date buckslip comments are due (21 calendar days after submittal): Friday, April 10, 2020

3. HOA: Barnes Center Property Owners Associations, LLC (172) and Barnes Center Metro District

4. STANDARD DISTRIBUTION:

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

| ID# | Division Name | Email/Distribution Notes |
|-----|---|--|
| | <input type="checkbox"/> None | |
| 85 | <input type="checkbox"/> Utilities Development Services | Buckslips@csu.org |
| 9 | <input type="checkbox"/> Fire Prevention | Steven.Smith@coloradosprings.gov |
| 24 | <input type="checkbox"/> DR&S | SAPPLEGATE@coloradosprings.gov |
| 21 | <input type="checkbox"/> Karla Conner, CSPD (MC 1565) | CONNERKA@coloradosprings.gov |
| 17 | <input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155) | Cory.Sharp@coloradosprings.gov |
| 19 | <input type="checkbox"/> Century Link | Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com |
| 77 | <input type="checkbox"/> CSU Customer Contract Administration | Buckslips@csu.org |
| 11 | <input type="checkbox"/> CSPD | bjones2@springsgov.com |
| 13 | <input type="checkbox"/> Parks & Recreation | bihaley@springsgov.com Constance.Perry@coloradosprings.gov Emily.Duncan@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 |
| 45 | <input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety | SAPPLEGATE@coloradosprings.gov |
| 65 | <input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460) | SAPPLEGATE@coloradosprings.gov |
| 48 | <input type="checkbox"/> Street Division | Corey.Rivera@coloradosprings.gov Cole.Platt@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 |
| 3 | <input type="checkbox"/> CONO | rdavis@cscono.org mcupp@cscono.org |
| 92 | <input type="checkbox"/> Forestry | jcooper@coloradosprings.gov |
| 30 | <input type="checkbox"/> Comcast | dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com |
| 56 | <input type="checkbox"/> PlanCOS | PlanCOS@coloradosprings.gov |

5. LANDSCAPE PLAN:

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

6. SCHOOL DISTRICT:

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

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

| ID# | Division Name | Email/Distribution Notes |
|-----|--|--|
| | <input checked="" type="checkbox"/> None | |
| 84 | <input type="checkbox"/> Fort Carson | john.j.sanders71.civ@mail.mil |

| | | |
|----|-----------------------------------|--|
| | | Thomas.j.wiersma.civ@mail.mil |
| 46 | <input type="checkbox"/> NORAD | Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil |
| 26 | <input type="checkbox"/> USAFA | corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@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 |

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 BLR & Flying Horse (ONLY) |
| 54 | <input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis | budget@coloradosprings.gov For Major MP Amendments |
| 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 |
| 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@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 type="checkbox"/> Metro District | Metro District Email |
| 71 | <input type="checkbox"/> Falcon Fire Protection District | tharwig@falconfirepd.org |

| | | |
|----|---|---|
| 72 | <input type="checkbox"/> Black Forest Fire Protection District | chief@bffire.org |
| 81 | <input type="checkbox"/> Broadmoor Fire Protection District | chief@broadmoorfire.com noalsperran@gmail.com |
| 80 | <input type="checkbox"/> CSURA – Urban Renewal | Jwalker@springsgov.com ; |
| 65 | <input type="checkbox"/> Kate Brady, Bike Planning, Traffic | Kate.Brady@coloradosprings.gov |
| 9 | <input type="checkbox"/> Fire Prevention, Jessica Mitchell | Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation |
| 31 | <input 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"/> Chelsea Gaylord, Economic Development | Chelsea.Gaylord@coloradosprings.gov QOZ |
| | <input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area | Michael.Kilabrew@coloradosprings.gov |

9. LAND USE REVIEW:

Hard Copy Full sized plans

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

Special notes or instructions: