

**GENERAL APPLICATION FORM**

Edited 9/25/18

Project Name:	Midtown at Wolf Ranch	Existing Zone:	PUD	Acreage:	13.68
Site Address:	Direction from Nearest Street Intersection:		West corner of Research Parkway and Wolf Valley Drive		
Tax Schedule Number(s):	5200000407,5200000427,520000429,5200000382				

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 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"/> 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 type="checkbox"/> Zone Change; Proposed Zone: _____
<input type="checkbox"/> Development Plan <input 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	12.18.19	Signature of Consultant	12-19-19
Signature of Developer	12.18.19		

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner:	Nor'wood	Contact Name:	Tim Seibert
E-Mail:	tseibert@nor-wood.com	Phone:	(719) 593-2623
Developer:	Nor'wood	Contact Name:	Tim Seibert
E-Mail:	tseibert@nor-wood.com	Phone:	(719) 593-2623
Consultant/Main Contact name:	Classic Consulting, David Gibson	Phone:	(719) 785-0790
Address:	619 N. Cascade Ave Suite 200	City:	Colorado Springs
State:	CO	Zip Code:	80903
E-Mail:	dgibson@classicconsulting.net		

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$	8,531.00	Assigned to:	Matthew Alcuran	Date:	12/30/19
Receipt No.:	35819	City File No.:	AR PUD 20-00009		



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"/>
N/A <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"/>
<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"/>
<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"/>
N/A <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 aviation 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

☐ Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas. ☐

N/A ☐ Existing historic sites and resources ☐

☐ Existing and proposed topography at two-foot maximum contour intervals ☐

☐ Show existing and proposed easements, indicating dimensions, use and maintenance information ☐

☐ Location and dimensions of building and landscape setbacks and buffers ☐

☐ Subdivision name labels for all lots adjacent to the site ☐

☐ Show the locations of any water quality features ☐

STREETS & ALLEYS:

☐ Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements ☐

☐ Identify all streets as "public" or "private" ☐

☐ Show and label all access points to the property from adjacent streets and alleys ☐

☐ Show and label all speed line of sight visibility areas at all street intersections ☐

☐ All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities ☐

☐ Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width ☐

N/A ☐ Show any existing or proposed encroachments into the public right-of-way that require a [Revocable Permit](#) ☐

☐ Provide typical cross-sections for all proposed streets and alleys ☐

SIDEWALKS & TRAILS:

☐ Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities. ☐

☐ Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type ☐

☐ Show any and all sidewalks connecting building entries to exterior and public sidewalks ☐

☐ Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas ☐

☐ For detached sidewalks, show the distance from the back of curb to the edge of sidewalk ☐

N/A ☐ If applicable, show the size and location and provide a detail of bicycle storage/parking racks ☐

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

☐ Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements. ☐

☐ Show and label any access easements, existing or proposed ☐

N/A ☐ Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well. ☐

☐ Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s) ☐

☐ For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk ☐

N/A ☐ Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable ☐

PARKING LOTS, AREAS, & SPACES:

☐ Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material. ☐

☐ Location and number of all regular, compact, and handicapped spaces and access aisles. ☐

☐ Provide a typical or detail with dimensions of typical regular and compact parking spaces types ☐

PLAN CONTENTS: *continued from previous pages*

Applicant	Planner
<input 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:

N/A	<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) RESIDENTIAL	<input type="checkbox"/>
N/A	<input type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry) RESIDENTIAL	<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:

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

BUILDING ELEVATION DRAWINGS:

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

N/A	<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"/>
N/A	<input type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
N/A	<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"/>
N/A	<input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
N/A	<input type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible	<input type="checkbox"/>
N/A	<input type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project	<input type="checkbox"/>

PHASING PLAN:

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

ADDITIONAL PLAN COMPONENTS:

<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"/>
N/A <input type="checkbox"/> Coordinated Sign Plan (CSP)	<input type="checkbox"/>
N/A <input type="checkbox"/> Hillside or Streamside Compliance Plan	<input type="checkbox"/>
N/A <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.



MIDTOWN AT WOLF RANCH FILING NO. 1 & 2

December 19, 2019

DEVELOPMENT PLAN FINAL PLATS PROJECT STATEMENT

Description:

Midtown at Wolf Ranch is a proposed 119 Lot detached single-family home community located at the southwest corner of Research Parkway and Wolf Valley Drive. This 13.68-acre community is located within the larger overall Wolf Ranch Master Plan. Zoning for this parcel has already been approved with CPC PUZ 04-00047 and City Ordinance No. 05-39. This parcel is listed as "D" Medium-High Density Residential with a maximum 11.99 DU/AC and a maximum building height of 45'. Utilization of the City of Colorado Springs Small Lot PUD Guidelines is proposed as a part of this Development Plan submittal. Adequate, directly adjacent public transportation and utility infrastructure is currently in place with the construction of Research Parkway and Wolf Valley Drive.

A concurrent submittal of various applications will be taking place now to support this project as described below:

The following applications are proposed:

1. **Small Lot PUD Development Plan** to reflect:
 - a. 13.68 acre two-phased PUD Development Plan reflecting a 119-lot single-family residential community with a gross density of 8.70 DU/AC is proposed. Small Lot PUD Guidelines are being adhered to for this community including provisions for common and private open space. 4.37 acres of common open space is being provided including the larger common areas within Tract B of Filing No. 1 and Tract C of Filing 2. The 300 SF private open space requirement (greenway-oriented units) is being accommodated on the individual lots with the "front yard" private open space being defined by the access sidewalks. Decks/Porches are also provided on many of the homes to further augment the private space being provided. The perimeter lots within the community that face "out" include additional landscape setbacks from the road right-of-way (as well as open space frontage) that is classified as common open space (allowing the 300 SF/home requirement to be used and met within the lots). Total required parking required is 298 spaces (including guest and owner parking). Total parking provided with construction of Filing 1 and Filing 2 is 537 spaces.
2. **Final Plats** reflecting:
 - 2 Final Plats submitted:
 - a. Filing No. 1: 79 Lots
 - b. Filing No. 2: 40 Lots

DEVELOPMENT PLAN REVIEW CRITERIA:

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

The project will be harmonious with the surrounding land uses and neighborhood. This area has been master-planned as Medium-High Density Residential and is Zoned PUD. This project will blend with the existing community.

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?

The proposed development will not overburden the capacities of existing infrastructure and public facilities. Facilities have or will be installed consistent with the master plan and existing uses.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

The homes are limited in height by the existing PUD Concept plan. The proposed location of the buildings allows for landscape setbacks between the site and adjacent roads. Tracts and open space surround the development.

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?

Significant tract open space is situated between the exiting roadways (Research Parkway and Wolf Valley Drive) City Landscape Standards/setbacks will be met adjacent to collector roadways and arterial roadways.

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?

The internal drives and access points have been designed to channel traffic to and from the site conveniently, efficiently, and safely.

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

The proposed community is safely and conveniently accessible via the main access points on Research Parkway and Wolf Valley Drive.

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?

Internal drives are designed to discourage 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?

Parking is provided to meet City's minimum parking requirements and additional spaces are provided to exceed parking requirements. The parking areas are located to provide safe and convenient access to the residential homes.

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?

Accessible ramps and appropriately sized sidewalks are provided to ensure adequate movement around the property for handicapped persons.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

The design of the streets, drives, and parking areas with-in the project minimizes the area of devoted asphalt while accommodating the residents and visitors to the community.

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?

The pedestrian walkways are functionally separated from vehicular traffic and internal driveways by parking or by landscaped areas.

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?

There are no significant natural features on this property.

Issues List:

No issues were listed in the Pre-Application meeting and summary.

We respectfully request your approval on the above items.



FINAL LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information; however, the completed checklist does not need to be submitted with the application, but is used as part of Staff plan review.

PROJECT NAME & CITY FILE #: Midtown at Wolf Ranch

APPLICANT

PLANNER

<u>X</u>	1. Certification of Professional Qualifications (Appendix I) <i>This establishes the project Designer of Record, and who is to perform the Landscape Inspection.</i>	<u> </u>
IN PROCESS	2. Soil Analysis Report from an established soil analysis laboratory (by treatment type) provided	<u> </u>
<u>X</u>	3. Accurate soil preparation and amendments notes, per the soil analysis recommendations	<u> </u>
<u>X</u>	4. Schematic Landscape Diagram (on the plan) (Ref. Appendix E)	<u> </u>
<u>X</u>	5. Site Category Calculation Chart with requirements and how they are met (Appendix F)	<u> </u>
<u>X</u>	6. Plant Schedule (Per Policy 312, Appendix G) with Percentage of Signature Plants listed All plant material will be called out with the key abbreviation and quantity All trees will include the Category (abbreviation) they satisfy, as reflected in the chart.	<u> </u>
<u>X</u>	7. Planting Details (Appendix H: Tree, shrub, perennial, and groundcover, Revised 2006)	<u> </u>
<u>X</u>	8. Sheet Base Information: Vicinity Map, North Arrow, bar scale, Sheet Match Lines	<u> </u>
<u>X</u>	9. Label Landscape Setbacks and Dimension Property Lines on the Landscape Plan	<u> </u>
<u>X</u>	10. Zoning Information: Existing and Proposed Zoning of the site and surrounding properties	<u> </u>
<u>X</u>	11. Streets and Right of Way (existing and proposed): Names, Classification, R.O.W. changes Show speed lines of site for each intersection and access point (Ref. City Traffic Manual)	<u> </u>
<u>X</u>	12. Irrigation Notes: Types of equipment and method(s) to be used to irrigate the site.	<u> </u>
<u>N/A</u>	13. Delineation of Streamside Buffers, 100 year Floodplain, and non tidal wetlands, as applicable.	<u> </u>
<u>N/A</u>	14. Show existing major vegetation to be retained and to be removed, by size and species. Provide protection methods (with details) to be used. Show new locations of transplanted materials. In Hillside and Streamside, provide existing elevations of plants to be retained.	<u> </u>
<u>X</u>	15. Show and label all <i>other</i> structures. Show and label all landscape light types.	<u> </u>
<u>X</u>	16. Parking: Show covered & uncovered stalls, loading and fueling areas, and vehicular drives	<u> </u>
<u>X</u>	17. Private pedestrian walks and pedestrian-oriented areas. Label adjacent (PR&CS) Public Trails.	<u> </u>
<u>X</u>	18. Show Retaining walls with spot elevations, screening walls and fences (with type, ht, & material)	<u> </u>
<u>X</u>	19. Proposed plants shown within ranges of <u>mature width</u>	<u> </u>
<u>X</u>	20. Identify all ground plane treatments (plants, paving, mulches by type and depth	<u> </u>
<u>X</u>	21. Plants not required by Code may be labeled as "Extra" and excluded from Financial Assurances	<u> </u>
<u>X</u>	22. Identify non-living materials; boulders, sculptures, etc	<u> </u>
<u>N/A</u>	23. Show and identify existing natural features to remain, i.e. rock outcrops, ponds, lakes and streams	<u> </u>

LANDSCAPE PLAN CHECKLIST (continued)

<u>APPLICANT</u>		<u>PLANNER</u>
<u>X</u>	24. Accurately represent water quality facilities (location and type); include maintenance access	_____
<u>X</u>	25. Berms and slopes: Show proposed contours, and slope percentage, and slope protection	_____
<u>X</u>	26. Swales: Show proposed contours	_____
<u>N/A</u>	27. Reclamation and erosion control area labeled	_____
<u>X</u>	28. Locations of existing and proposed utilities and utility easements	_____
<u>N/A</u>	29. Overhead power lines clearly labeled	_____
<u>X</u>	30. Buffers & Screens (7.4.323): Provide vegetative screen for all <u>refuse collection areas</u> from adjacent streets and properties	_____
	Screen of loading and utility service areas, vehicle repair bays and vehicle fueling areas from adjacent streets and properties (vegetative or structural, 7.4.323)	_____
	A detailed design of screening structures	_____
<u>N/A</u>	31. Submit a written Request for Alternative Compliance , as applicable (Appendix L)	_____

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	<u>Yes</u>	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 # 1068

State Agency Phone No. for verification: (303) 894-7800

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

Year of Certification: _____ Is Certification Active? (Circle one) YES / NO

<u>Jon Romero</u>		<u>12.19.19</u>
Name (PRINT)	Signature	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).



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: CLASSIC CONSULTING

PROJECT: MIDTOWN AT WOLF RANCH

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 13TH day of OCT, 2019.

Douglas P. Reindel
Signature

Notary Certificate:

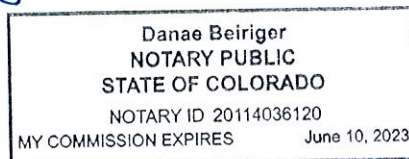
STATE OF COLORADO)
) sis
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 13TH day of OCT, 2019 by DOUGLAS P. REINDEL

Witness my hand and official seal.

My commission Expires: 6-10-23

Danae Beiriger
Notary Public





JOB NO. 2555.00-01
NOVEMBER 21, 2019
PAGE 1 OF 3

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 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR AND 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 10377" WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N89°15'58E, A DISTANCE OF 1309.88 FEET.

COMMENCING AT MOST WESTERLY CORNER OF RESEARCH PARKWAY AS PLATTED IN RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5 RECORDED UNDER RECEPTION NO. 217714017 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN RESEARCH PARKWAY AT WOLF RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 208712741;

THENCE S62°39'13"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF RESEARCH PARKWAY AS PLATTED IN SAID RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5, A DISTANCE OF 495.40 FEET TO THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY OF RESEARCH PARKWAY AS PLATTED IN SAID RESEARCH PARKWAY AT WOLF RANCH FILING NO. 5 THE FOLLOWING (2) TWO COURSES;

1. S62°39'13"E, A DISTANCE OF 602.00 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA Δ 90°00'00", A RADIUS OF 100.00 FEET AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT, SAID POINT BEING THE NORTHWESTERLY CORNER OF WOLF VALLEY DRIVE AS PLATTED IN ACADEMY SCHOOL DISTRICT 20 ELEMENTARY SCHOOL #20 AT WOLF RANCH SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 217714019;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID WOLF VALLEY DRIVE THE FOLLOWING (4) FOUR COURSES;

1. S27°20'47"W, A DISTANCE OF 38.46 FEET;
2. S22°16'03"W, A DISTANCE OF 22.59 FEET;
3. S27°20'47"W, A DISTANCE OF 475.13 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA Δ 07°57'20", A RADIUS OF 428.50 FEET AND A DISTANCE OF 59.50 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID WOLF VALLEY DRIVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THE FOURTH PARCEL DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 217075932;

THENCE ON THE WESTERLY BOUNDARY OF SAID FOURTH PARCEL THE FOLLOWING (2) TWO COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S70°36'34"E, HAVING A DELTA Δ 19°17'28", A RADIUS OF 428.50 FEET AND A DISTANCE OF 144.27 FEET TO A POINT OF TANGENT;
2. S00°05'58"W, A DISTANCE OF 11.76 FEET;

THENCE N89°54'02"W, A DISTANCE OF 390.18 FEET;
THENCE N43°13'18"W, A DISTANCE OF 142.34 FEET;
THENCE N00°40'05"W, A DISTANCE OF 212.99 FEET;
THENCE N14°36'37"W, A DISTANCE OF 59.41 FEET;
THENCE N20°16'03"E, A DISTANCE OF 276.48 FEET;
THENCE N22°02'21"W, A DISTANCE OF 134.33 FEET;

THENCE N27°20'47"E, A DISTANCE OF 379.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13.681 ACRES

LEGAL DESCRIPTION STATEMENT:

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



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

Nov 21, 2019
DATE

RESEARCH PARKWAY - 160' PUBLIC ROW
RESEARCH PARKWAY
* AT WOLF RANCH FILING NO. 4 *
RECEPTION NO. 208712741

POINT OF
COMMENCING

S62°39'13"E 495.40'

POINT OF
BEGINNING

S62°39'13"E 1097.40'

RESEARCH PARKWAY - 130' PUBLIC ROW
RESEARCH PARKWAY
* AT WOLF RANCH FILING NO. 6 *
RECEPTION NO. 217714017

602.00'

N27°20'47"E 379.97'

N22°02'27"E
134.33'

N20°16'03"E 276.48'

* UNPLATTED *

N14°36'37"W
59.41'

N00°40'05"W 212.99'

N4°31'18"W
142.34'

N89°54'02"W 390.18'

N13°39'33"E
1874.21'

* RECEPTION NO. 217075932

FOURTH PARCEL

1309.88'

N89°15'58"E

BASIS OF BEARINGS

S00°05'58"W
11.76'

SOUTH LINE SW $\frac{1}{4}$ SW $\frac{1}{4}$
SECTION 31

Δ=7°57'20"

R=428.50'

L=59.50'

Δ=19°17'28"

R=428.50'

L=144.27'

Δ=90°00'00"

R=100.00'

L=157.08'

S27°20'47"W

38.46'

S22°16'03"W

22.59'

LOT 1

* ACADEMY SCHOOL
DISTRICT 20
ELEMENTARY SCHOOL #20
AT WOLF RANCH
SUBDIVISION FILING NO. 1
RECEPTION NO. 217714019 *

LEGEND

(R) RADIAL BEARING



NO. 6 REBAR W 3-1/4" ALUMINUM CAP STAMPED "JR
ENG LTD RLS 10377" RECOVERED FLUSH WITH GROUND



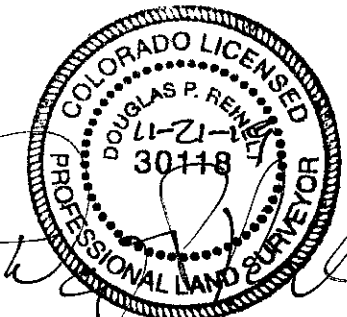
* NOT PART OF THIS DESCRIPTION



150 75 0 150 300

SCALE: 1" = 150'
U.S. SURVEY FEET

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



MIDTOWN AT
WOLF RANCH
JOB NO. 2555.00-01
NOVEMBER 21, 2019
SHEET 3 OF 3



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

(719)785-0790
(719)785-0799 (Fax)

N:\255500\DRAWINGS\SUBAREA EXHIBITS\01 255500 BDY.dwg, 11/21/2019 8:04:13 AM, 1:1



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 11/25/19

Pre-Application No.: N19-258

Applicant(s) Present: Dave Gibson, Kyle Campbell

Lot Size: 13.68

Site Location: West corner of Research Parkway and Wolf Valley Drive

TSN: 5200000407, 5200000427, 5200000429

Project Description: Small-Lot PUD

Zone: PUD

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 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: Wolf Ranch ☐ 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 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>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: _____ |

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):

- Property zoned PUD allowing a mix of uses found in Ordinance 05-39.
- Property part of the Wolf Ranch Master Plan. Site is designated as medium-high density residential with a maximum of 11.99 du/ac.

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 hard copy, 1 digital copy of all docs and plans; 2 copies of all 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

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: December 30, 2019
Planner: Matt Alcuran
Planner email: Matthew.Alcuran@coloradosprings.gov
Planner phone number: (719) 385-7347
Applicant Email: DGibson@classicconsulting.net
Applicant Name: David Gibson
TSN: 5200000407, 5200000429

PROJECT: Midtown at Wolf Ranch

<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(S)

PUD Development Plan

Midtown at Wolf Ranch

Request by Nor'wood, with representation by Classic Consulting, for approval of the Midtown at Wolf Ranch Development Plan proposing 119 detached single-family residential units. The site is zoned PUD (Planned Unit Development), is located west of the intersection of Wolf Valley Drive and Research Parkway, and consists of 13.68 acres.

Final Plat

Midtown at Wolf Ranch Filing No. 1

Request by Nor'wood, with representation by Classic Consulting, for approval of the Midtown at Wolf Ranch Filing No. 1 Subdivision Plat proposing 79 lots intended for detached single-family residential. The site is zoned PUD (Planned Unit Development), is located west of the intersection of Wolf Valley Drive and Research Parkway, and consists of 9.58 acres.

Final Plat

Midtown at Wolf Ranch Filing No. 2

Request by Nor'wood, with representation by Classic Consulting, for approval of the Midtown at Wolf Ranch Filing No. 2 Subdivision Plat proposing 40 lots intended for detached single-family residential. The site is zoned PUD (Planned Unit Development), is located west of the intersection of Wolf Valley Drive and Research Parkway, and consists of 4.09 acres.

POSTCARD

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

- This project proposes 119 single-family detached residential units on 13.68 acres (8.69 dwelling units per acre) with associated landscaping and parking.
- The Wolf Ranch Master Plan designates the subject site "Residential D" allowing a residential density between 8 – 11.99 dwelling units per acre.

[Type text]

- A final drainage report was submitted for review.

Neighborhood Meeting Information:

Date: N/A

Time:

Location:

POSTER

Fill out applicable information below:

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

119 Single-family 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

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

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

Planner Intake Date: **12/30/19**

Admin Receive Date: **12/31/19**

Project Name: **Midtown at Wolf Ranch**

2. Date buckslip comments are due (21 calendar days after submittal): 1/23/20

3. HOA: (Note HOA number or write N/A) Wolf Ranch, #161

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 Alazzeah, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeah, 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	aarondoussett@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 10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil
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	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

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
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@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
75	<input type="checkbox"/> Peterson	glenn.messke@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 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	MikeHrebenar@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
70	<input type="checkbox"/> Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
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 ; Kayla.Battles@coloradosprings.gov
5	<input checked="" type="checkbox"/> Upper Cottonwood Creek metro #4	josh.miller@claconnect.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

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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