



PRE-APPLICATION MEETING SUMMARY

Area: South Date: 10/21/2021

Pre-Application No.: TKB-21-105

Applicant(s) Present: Phil Stuepfert; Ken Huhn

Lot Size: 25.08 acres

Site Location: Bradley Heights Filings 5 and 6

TSN: 5500000374

Project Description: New Residential Development

Zone: PUD AO

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

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

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

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

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: 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: <u>Patrick Morris, 719-385-5075</u>	Contact: <u>Zaker Alazzeh, 719-385-5468</u>	Contact: <u>Jonathan Scherer, 719-385-5546</u>
<input checked="" type="checkbox"/> Hydraulic Grade Line	<input checked="" type="checkbox"/> Wastewater Master Facility Report	<input type="checkbox"/> Land Suitability Analysis
<input checked="" type="checkbox"/> Elevation Drawings	<input type="checkbox"/> Mineral Estate Owner Notification	<input type="checkbox"/> Other: _____

LDTIC MEETING: Yes No **Date:** _____ **Time:** _____

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

The proposal is to develop the property with residential on the parcel located immediately south of the Bradley Heights development plan, submitted under file number AR PUD 21-00206. The following entitlements have been obtained and apply to both parcels - CPC MP 87-00381-A13MN14, CPC PUZ 14-00101, CPC PUP 05-00139-A1MJ14 . PUD development plan and Final Plat applications will be required including all items listed on the Major PUD DP and Final Plat checklists.

PUD development plans are processed administratively. Proposed lots must be within the approved range of the concept plan - 3.5-7.9 DU/acre; if less than 6,000 s.f. each, then the lot layout and design will be reviewed against the small lot guidelines. Some flexibility from the guidelines may be considered given this large, undeveloped PUD area, if the design is consistent with PUD criteria and the intent of small lot guidelines.

The approved Concept Plan identifies the density ranges allowed for each major area. Any proposed relocation of major road points of access will require input from traffic engineering and possibly and amended Concept Plan (concurrently).

Fee estimate to be provided upon determination of # lots & acreage to be included.

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: \$ To be provided upon decision of # lots & acreage included

Number of Plans: one printed, one electronic

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 Land Use Review
 Planning & Community Development

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