



Project Name: Redemption Hill Church Existing Zone: PUD SS AO Acreage: 35.02  
 Site Address: N/A Direction from Nearest Street Intersection: SW of intersection of Bradley Road and Marksheffel Road, nearest property corner 700' west of intersection along Bradley Road  
 Tax Schedule Number(s): 55000-00-358

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

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

**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: 11/7/2020  
 Signature of Consultant: Dane Frank (TUE) Date: 01/17/2020  
 Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: Redemption Hill Church Contact Name: Ross Jagers  
 E-Mail: rjagers@rhccs.org Phone: (719) 375-9064  
 Developer: Gordon Construction Co Contact Name: Tony Gordon  
 E-Mail: tgordon@gordoncon.com Phone: 7196342112  
 Consultant/Main Contact name: Terra Nova Engineering Phone: (719) 635-6422  
 Address: 721 S 23rd St City: Colorado Springs  
 State: CO Zip Code: 80904 E-Mail: dane@tnesinc.com

**PLANNER AUTHORIZATION: (CITY USE ONLY)**

Checklists  Distribution Form  Project Blurbs  E-mail to Admin. Initial Review Level:  AR  CPC  DRB  HP  
 Payment \$ 5,946 Assigned to: Tasha Brackin Date: 1/17/2020  
 Receipt No.: 362043 City File No.: AR PUD 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 checked="" type="checkbox"/> <b>General Development Application Form</b>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information: <ol style="list-style-type: none"> <li>1. Description: Describe the project and/or land uses proposed;</li> <li>2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &amp;</li> <li>3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.</li> </ol>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input checked="" type="checkbox"/>
<input type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b> (Public Hearing Items ONLY) N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input checked="" 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 checked="" type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b> (EDRD)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Hydraulic Grade Line (HGL) Request Form</b> to Colorado Springs Utilities (CSU) Email completed form and map to <a href="mailto:waterplanning@csu.org">waterplanning@csu.org</a> or fax to 719-668-5651 prior to application submittal.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU) Email completed form and map to <a href="mailto:wwmasterplansubmit@csu.org">wwmasterplansubmit@csu.org</a> prior to application submittal.	<input checked="" 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 checked="" type="checkbox"/> Development Plan name	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> City File Number	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Space for City stamp in the bottom right corner	<input checked="" type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input checked="" type="checkbox"/> Vicinity Map	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Sheet Index Map (for multiple sheets)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Project name and description	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Owner, Developer, and Applicant name	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Total development plan area in acres or square feet	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input checked="" type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> Site address, if known <b>TBD</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input checked="" type="checkbox"/>
<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input checked="" type="checkbox"/>
<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Public Facilities</b> - 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>PUD Projects:</b> indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input checked="" type="checkbox"/>
<input type="checkbox"/> <b>Residential Projects:</b> 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 checked="" type="checkbox"/> <b>Non-residential Projects:</b> 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 checked="" 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 checked="" type="checkbox"/> Property boundaries and dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input checked="" 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 checked="" type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input checked="" type="checkbox"/>
<input type="checkbox"/> Existing historic sites and resources <b>None</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show the locations of any water quality features	<input checked="" type="checkbox"/>
<b>STREETS &amp; ALLEYS:</b>	
<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Identify all streets as "public" or "private"	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input checked="" type="checkbox"/>
<input type="checkbox"/> Show any existing or proposed encroachments into the public right-of-way that require a <u>Revocable Permit</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys	<input checked="" type="checkbox"/>
<b>SIDEWALKS &amp; TRAILS:</b>	
<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input checked="" 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"/>
<b>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, &amp; FIRE LANES:</b>	
<input checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show and label any access easements, existing or proposed	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input checked="" 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"/>
<b>PARKING LOTS, AREAS, &amp; SPACES:</b>	
<input checked="" type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input checked="" type="checkbox"/>

**PLAN CONTENTS:** *continued from previous pages*

Applicant	Planner
<input checked="" type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input checked="" type="checkbox"/>

**ADA SITE ACCESSIBILITY:**

<input checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input checked="" type="checkbox"/>
<input checked="" 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)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors	<input checked="" type="checkbox"/>

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

<input checked="" 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 checked="" type="checkbox"/>
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**BUILDINGS & STRUCTURES:**

<input checked="" type="checkbox"/> Indicate the use for all buildings	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact distance to the closest property line(s)	<input checked="" 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"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input checked="" type="checkbox"/>

**BUILDING ELEVATION DRAWINGS:**

<input checked="" 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 checked="" type="checkbox"/>
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**SITE LIGHTING:**

<input type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)	<input type="checkbox"/>
<input type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture	<input type="checkbox"/>
<input type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<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"/>
<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 checked="" type="checkbox"/> <b>Preliminary Grading Plan</b>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Preliminary or Final Landscape Plan</b>	<input checked="" type="checkbox"/>
<input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Hillside or Streamside Compliance Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Land Suitability Analysis</b>	<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**

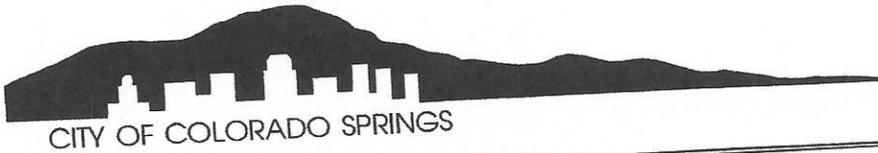
The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- 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.



CITY OF COLORADO SPRINGS

**PRELIMINARY LANDSCAPE PLAN CHECKLIST**

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

PROJECT NAME REDEMPTION HILL CHURCH FILE #: \_\_\_\_\_

PLANNER

**APPLICANT**

**1. General Submittal and Plan Requirements**

VICINITY

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

**2. Soil**

- a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps) \_\_\_\_\_  
(Soil Analysis is submitted with Final LP with Building Permit)

**3. Grading and Drainage**

- a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan) \_\_\_\_\_
  - Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements

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

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

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

5. Landscape Notes

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

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

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

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

7. Irrigation

- a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment \_\_\_\_\_

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

1) System Design

Components: Sensors, smart controllers, new technology, etc

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

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

# Appendix I: Certification of Professional Qualifications

(To be submitted in conformance with Policies 312, 313 and 314)

I, JAMES W. REES, hereby certify that I am qualified to prepare the type plan(s) indicated below based on the qualifications (denoted as "Yes") circled and verified below.

Note: Only one qualification (circled Yes) is needed to prepare a specific type of plan.

**PROFESSIONAL QUALIFICATION POSSESSED:**

**TYPE PLAN QUALIFIED TO PREPARE:**

	Landscape Plan*	Landscape Grading Plan*	Irrigation Plan**
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Full Member of American Society of Landscape Architects (ASLA)	Yes	Yes	No
3. Bachelor or higher degree in Landscape Architecture or Landscape Design	Yes	Yes	No
4. Associate Member (except Student Associate) of ASLA or bachelor or higher degree in Horticulture	Yes	No	No
5. Registered Professional Engineer	No	Yes	Yes
6. Licensed Architect	No	Yes	No
7. Bachelor or higher degree in Agricultural Engineering	No	No	Yes
8. Bachelor or higher degree in Civil Engineering	No	Yes	No
9. Certified Irrigation Designer certified by The Irrigation Association	No	No	Yes
10. City Recognized Qualified Designer – Landscape	Yes	No	No
11. City Recognized Qualified Designer – Irrigation	No	No	Yes

**REQUIRED VERIFICATION INFORMATION:**

For  Licensed Landscape Architect,  Architect, or  Registered Professional Engineer, check and indicate:

State COLORADO, License or Registration No. LA. 0000411

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

For  Full or  Associate (except Student Associate) Member of American Society of Landscape Architects at (202) 898-2444, check one.

For  Bachelor or higher degree in  Landscape Architecture,  Landscape Design,  Horticulture,  Agricultural Engineering, or  Civil Engineering, check and indicate:

Degree \_\_\_\_\_ Year \_\_\_\_\_, School \_\_\_\_\_

Registrar Phone No. (\_\_\_\_) \_\_\_\_\_

For  Certified Irrigation Designer certified by The Irrigation Association at (703) 573-3551, check and indicate year of certification \_\_\_\_\_

Signature: James W. Rees Date: 8/17/15 Phone No. (719) 651-3136



## **Project Statement**

City of Colorado Springs  
Development Plan Submittal  
January 7, 2020

**Project:** Redemption Hill Church

**Location:** South side of Bradley Road, ~1,000 feet west of intersection with South Marksheffel Blvd., Colorado Springs

**Project Description:** This project involves platting an undeveloped parcel, creating two lots and a section of right of way, and developing one of the lots. This application includes a development plan and final plat. The development plan includes the proposed layout, utilities, grading, landscaping, and other pertinent info. The final plat creates two parcels and a section of right of way, and creates easements associated with the development.

The proposed development is for a church with parking, various green spaces, a playground, storm water facilities, and other associated features. There is one central building surrounded by parking. The southern section of parking is proposed for future construction. The storm water pond is proposed in the southeast corner of the lot, with the corner of the embankment entering the Streamside Overlay.

Right of Way for Bliss Drive is being dedicated along the edge of the lot being developed. A private driveway in the right of way is proposed to provide access to the church until Bliss Drive is constructed (future). The driveway will connect the two vehicle access' to the parking lot to Bradley Road. Initially, the parking lot will provide an out and back route with a turn around 'U' at the end. When the future section of the parking lot is constructed, the parking lot drive aisles will provide a loop around the church.

There are existing utility mains in Bradley Road. A public water main is proposed along the Bliss Drive right of way, with another public water main proposed to loop around the church. A public sanitary sewer main section is proposed to cross Bradley Road, and a private service line is proposed to service the church.

**Justification:** The development plan and final plat should be approved because the proposed use of the property is reasonable and the criteria required by the City to develop the property have been met.

### Development Plan Review Criteria

1. Will the project design be harmonious with the surrounding land uses and neighborhood? – Very little of the surrounding land is currently developed. Per the Master Plan (Banning Lewis Ranch), this property is planned for development as a church and much of the surrounding land is planned for residential development. Based on this, the proposed design is harmonious with the planned land uses.



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? – There currently is no surrounding neighborhood. Per the Master Plan the church will be compatible with the planned neighborhood. The church will not overburden public facilities.
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? – The proposed structure is set well back from all of the adjacent parcels (at least 190 feet).
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? – Landscaping is proposed on the perimeter of the site. Roughly 3/4 of the lot perimeter is adjacent to right of way, and the landscaping and parking areas provide a buffer between the right of way and the church building.
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? – Yes, the site will have driveway access to Bradley Road and additional turn lanes are proposed to be added to Bradley Road for the intersection with the driveway and future Bliss Drive.
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? – Yes. Initially, the parking lot will provide an out and back route with a turn around 'U' at the end. When the future section of the parking lot is constructed, the parking lot drive aisles will provide a loop around the church.
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? – Yes. Through traffic won't be possible as the driveway is a dead end and the parking lot will either be an out and back or a loop depending on the phase.
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? – Yes. The initial parking lot provides roughly 1.7 times the required number of parking spaces, and the future section of the parking lot will double the number of spaces.
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? – Yes. ADA parking has been included and there is a direct accessible route to the main entrance of the church.



10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? – The paved area is about as small as possible while meeting the City’s traffic, accessibility, and fire codes. If some of those code requirements are waived, the paved area can be reduced.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? There are no sidewalks along Bradley Road and no sidewalks are proposed along the driveway. There are interior sidewalks connecting the parking areas to the church building that pass through the green spaces.

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? – Aside from an existing drainage path, no such conditions have been observed onsite. No trees (and only limited bushes) have been observed onsite. A section of existing drainage path is being relocated roughly 100 feet southwest to be near the lot line, but will otherwise remain similar to existing conditions. A corner of the parcel is in a Streamside overlay, with the only proposed development in the overlay being a corner of the storm water pond embankment.

**Issue List:**

Streamside designation: City Planning has states that this project is subject to the Streamside designation requirements. We are requesting an exemption from this requirement per code section 7.3.508.F.3.b based on the proposed development in the Streamside Overlay (corner of storm water pond embankment) not adversely impacting the streamside area.



# PRE-APPLICATION MEETING SUMMARY

Area: South Date: 11/6/2019

Pre-Application No.: TKB-19-127

Applicant(s) Present: John Keilers

Lot Size: 35 acres

Site Location: SWC Marksheffel and Bradley

TSN: 5500000358

Project Description: Subdivision and DP for church on approximately ten acres

Zone: PUD SS AO

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

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

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

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

**NEIGHBORHOOD ORGANIZATION:**

Neighborhood Association/Contact: \_\_\_\_\_  Neighborhood Meeting

**PUBLIC NOTIFICATION REQUIREMENTS:**

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Pre-Application Stage    | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage      |
| <input type="checkbox"/> Postcard                 | <input 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 checked="" 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 Alazzeah, 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 checked="" type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings   | <input type="checkbox"/> Mineral Estate Owner Notification            | <input type="checkbox"/> Other: _____                         |

**LDTC MEETING:**  Yes  No **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

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

- Proposal to subdivide and construct church will require a Final Plat and a Development Plan;
- The existing Concept Plan (CPC PUP 05-00139-A1MN15) indicates the use of the subject piece of this property will be a church, so no amendment to the CP is needed
- Streamside designation for the property affects this parcel and a Streamside Development Plan with Land Suitability Analysis will be required.
- Please provide applications noted as per the checklists provided with the email transmitting this summary
- Contact staff noted above to determine what additional reports are required (main question is whether traffic count information is needed for traffic engineering); other reports checked above are anticipated to be required.
- Please let me know when submittal is ready and we will set a submittal meeting to go over the material and accept payment of fee

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: \$5,946

Number of Plans: one electronic one printed full size

**Tasha Brackin, AICP**  
Senior Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5369  
P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 tbrackin@springsgov.com



# PRE-APPLICATION MEETING SUMMARY

Area: South Date: 9/6/2019

Pre-Application No.: TKB-19-092

Applicant(s) Present: Tony Gordon, Luanne Ducett

Lot Size: 35 acres

Site Location: 3775 East Pikes Peak Avenue

TSN: 5500000358

Project Description: Subdivision and DP for church on approximately ten acres

Zone: PUD SS AO

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

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

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|---|---|--|
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| <input type="checkbox"/> Postcard                 | <input 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 checked="" 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):

- Proposal to subdivide and construct church will require a Final Plat and a Development Plan;
- The existing Concept Plan (CPC PUP 05-00139-A1MN15) indicates the use of the subject piece of this property will be a church, so no amendment to the CP is needed
- Streamside designation for the property affects two corners of the larger parcel that are further south than the proposed church development, and will not impact the proposed church construction.
- Please provide applications noted as per the checklists provided with the email transmitting this summary
- Contact staff noted above to determine what additional reports are required (main question is whether traffic count information is needed for traffic engineering); other reports checked above are anticipated to be required.
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This form and the information contained herein is valid for 6 months.

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Number of Plans: one electronic one printed full size

**Tasha Brackin, AICP**  
Senior Planner  
Land Use Review  
Planning & Community Development

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P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 tbrackin@springsgov.com



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

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Concept or Development Plan-Commercial-CSFire	CSFire	\$248.00		
Concept or Development Plan-Commercial-CSUtilities	CSUtilities	\$479.00		
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$1,128.00		
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$230.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$300.00		
LUR - Subdivision Plat	Land Use Review	\$300.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$30.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
<b>Total Fees</b>		<b>\$5,946.00</b>		

<b>Intake Staff:</b>	
<b>Date:</b>	1/13/2020
<b>Planner:</b>	Tasha Brackin
<b>Receipt Number:</b>	36043
<b>Check Number:</b>	030573
<b>Amount:</b>	\$5,946.00
<b>Received From:</b>	Gordon Construction - Redemption Hill Church

PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

Date: January 17, 2020  
Planner: Tasha Brackin  
Planner email: tasha.brackin@coloradosprings.gov  
Planner phone number: (719) 385-5369  
Consultant Email: [TGordon@gordoncon.com](mailto:TGordon@gordoncon.com)  
Consultant Name: Tony Gordon  
TSN: 5500000358

**PROJECT: Redemption Hill Church Development Plan and Final Plat**

<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)

**PROJECT BLURB(S)**

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

**PUD Development Plan**

Request by Redemption Hill Church, with representation Terra Nova Engineering, Inc., for approval of the Redemption Hill Church development plan. The proposal is to develop the parcel for a new 37,300 square-foot, 650-seat church. The site is zoned PUD SS AO (Planned Unit Development with Streamside and Airport Overlays); is located on the south side of Bradley Road, ~1000 feet west of South Marksheffel Boulevard; and consists of 15.45 acres.

**Final Plat**

Request by Redemption Hill Church, with representation Terra Nova Engineering, Inc., for approval of the Redemption Hill Church Final Plat. The proposal is to subdivide the undeveloped parcel to create two lots with associated right-of-way, for construction of a new church. The site is zoned PUD SS AO (Planned Unit Development with Streamside and Airport Overlays); is located on the south side of Bradley Road, ~1000 feet west of South Marksheffel Blvd; and consists of 15.45 acres.

**POSTCARD**

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

- Development Plan and Final Plat for the Redemption Hill Church parcel, plus a remainder lot and right-of-way.

**POSTER**

*Fill out applicable information below:*

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

Development Plan and Final Plat for the Redemption Hill Church parcel, plus a remainder parcel and right-of-way.

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

Develop the site with a new church, playground, parking lot, and landscaped areas

## 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: 1/14/2020

Admin Receive Date: 1/17/20

**Project Name:** Redemption Hill Church PUD Development Plan

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters): 1000 Ft.

**2. Date buckslip comments are due (21 calendar days after submittal):** February 7, 2020

**3. HOA:** N/A

**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	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>

60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@coloradosprings.gov">jcooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

#### 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> 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	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input checked="" type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

#### 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	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>

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

**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	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input checked="" type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input checked="" type="checkbox"/> Metro District	Metro District Email: <a href="mailto:al.testa@proconinc.net">al.testa@proconinc.net</a>

71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a> ;
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> 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	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input checked="" type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

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