



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Ridge at Spring Creek Existing Zone: PUD Acreage: 16.75
Site Address: 0 S UNION BLVD Direction from Nearest Street Intersection: NE CORNER OF S. UNION BLVD & S. Circle Dr. SW of Louise Ln.
Tax Schedule Number(s): 6428400027

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification
[ ] 2020 Land Use Map Amendment [ ] Property Boundary Adjustment
[ ] Administrative Relief [ ] PUD Concept Plan [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Amendment to Plat Restriction [x] PUD Development Plan [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Annexation [ ] PUD Zone Change
[ ] Building Permit to Unplatted Land [ ] Street Name Change
[ ] Building Permit Prior to Platting [ ] Subdivision Plat [ ] Prelim [ ] Prelim & Final [ ] Final
[ ] CMRS No. [ ] 1 [ ] 2 [ ] 3 [ ] Subdivision Waiver [ ] Design [ ] Process
[ ] Concept Plan [ ] New [ ] MJ [ ] MN [ ] MM [ ] Use Variance [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Conditional Use [ ] New [ ] MJ [ ] MN [ ] MM [ ] Vacation of Plat
[ ] Coordinated Sign Plan (CSP) [ ] Waiver of Replat
[ ] Development Agreement [ ] Zone Change; Proposed Zone:
[ ] Development Plan [ ] New [ ] MJ [ ] MN [ ] MM [ ] FBZ Development Plan [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Historic Preservation [ ] Re-roof [ ] Hearing Request [ ] FBZ Conditional Use [ ] New [ ] MJ [ ] MN [ ] MM
[ ] Landscape Plan [ ] Preliminary [ ] Final [ ] Irrigation [ ] FBZ Interim Use Plan
[ ] Master Plan [ ] New [ ] MJ [ ] MN [ ] MM [ ] FBZ Minor Improvement Plan
[ ] Nonuse Variance [ ] FBZ Warrant
[ ] 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 Date 7/1/21 Signature of Consultant Date 7/01/21
Signature of Developer Date 7/1/21

APPLICANT CONTACT INFORMATION (please print or type)
Property Owner: CHALLENGER COMMUNITIES LLC Contact Name: Jim Byers
E-Mail: jim@challengerhomes.com Phone: (719) 323-5230
Developer: CHALLENGER COMMUNITIES LLC Contact Name: ERIN GANAWAY
E-Mail: EGANAWAY@CHALLENGERHOMES.COM Phone: 7193235230
Consultant/Main Contact name: HR GREEN, Phil Stuephert (Planner) Phone: (720) 602-4965
Address: 7222 COMMERCE CENTER DRIVE, SUITE 220 City: COLORADO SPRINGS
State: CO Zip Code: 80919 E-Mail: pstuepfert@hrgreen.com, khuhn@hrgreen.com

PLANNER AUTHORIZATION: (CITY USE ONLY)
[x] Checklists [x] Distribution Form [x] Project Blurb [x] E-mail to Admin. Initial Review Level: [x] AR [ ] CPC [ ] DRB [ ] HP
Payment \$ 4,875.00 Assigned to: Tasha Brackin Date: 8/4/2021
Receipt No.: 39475 City File No.: AR PUD 21-00498

## **RESOLUTION BY THE MANAGER OF CHALLENGER COLORADO, LLC**

**WHEREAS**, Pursuant to Section 4.4 of the Operating Agreement of Challenger Colorado (“Company”), the Manager of the Company can elect officers for the Company from time to time.

**WHEREAS**, The Manager has determined that it is in the best interest of the Company to elect and to clarify certain officer positions.

### **NOW THEREFORE LET IT BE:**

**RESOLVED**, that the following officer positions are approved with the stated rights and restrictions:

President – G. Thomas Hennessy is reaffirmed as President of the Company. This position has the authority to sign all contracts for the Company and bind the Company to all agreements including those pertaining to construction, purchase & sale, land, homebuilding, finance, banking and loan documents, agreements and contracts. This position may sign as 1 of 2 residential purchase contract required signatures. This position may sign all contracts on behalf of the Company when the Company is acting as a Manager.

VP of Accounting and Finance - Kim Shockley is appointed to this position and shall oversee all financial matters for the Company, have the authority to sign all manner of contracts for the Company and bind the Company to all agreements including those pertaining to land, homebuilding, finance, banking and loan documents, agreements and contracts. This position may sign as 1 of 2 residential purchase contract required signatures. This position may sign all contracts on behalf of the Company when the Company is acting as a Manager.

VP of Community Development – Jim Byers is appointed to this position and may sign and bind the Company to all manner of agreements and contracts pertaining to land and land development, excluding the purchase and sale of land and may sign as 1 of 2 required signatures on residential purchase contracts. This officer position may settle amounts up to \$10,000 without seeking other approvals as it related to land or land development disputes. This officer position may not sign contracts relating to vertical construction or any loan or financial encumbrance documents. This position may sign all contracts on behalf of the Company with the same restrictions as stated herein when the Company is acting as a Manager.

VP of Land Acquisitions – Vanessa Amoruso is reaffirmed in this position and may sign all manner of contracts pertaining to land, land development and the purchase and sale of land. This officer position may settle amounts up to \$10,000 without seeking other approvals as it related to land or land development disputes. This officer position may not sign contracts relating to vertical construction but can sign as 1 of 2 required signatures on residential purchase contracts. This position may sign all contracts on behalf of the Company with the same restrictions as stated herein when the Company is acting as a Manager.

VP of Operations - Pat Jarrett is reaffirmed in this position and may sign and bind the Company to all manner of agreements and contracts pertaining to vertical construction and homebuilding and may sign as 1 of 2 required signatures on residential purchase contracts. This officer position may settle amounts up to \$10,000 without seeking other approvals as it related to vertical construction, homebuilding and/or customer disputes. This officer position may not sign contracts relating to purchase of land, land development, or any loan or financial encumbrance documents. This position may sign all contracts on behalf of the Company with the same restrictions as stated herein when the Company is acting as a Manager.

VP of Sales, Marketing & Customer Relations – Rich Vorwaller is reaffirmed in this position and may sign only contracts relating to sales, marketing and customer relations and may sign as 1 of 2 required signatures on residential purchase contracts. This officer position may settle amounts up to \$10,000 without seeking other approvals as it related to sales, marketing or customer disputes. This officer position may not sign contracts relating to purchase of land, land development, vertical construction or any loan or financial encumbrance documents. This position may sign on behalf of the Company with the same restrictions as stated herein when the Company is acting as a Manager.

**RESOLVED**, that these officer positions and changes shall be effective as of August 15, 2019. Whereas a valid meeting was held, a quorum achieved, and these actions were signed and approved this 27 day of September, 2019.

Challenger Colorado, LLC  
By: Challenger Building, its Manager



By: G. Thomas Hennessy, President



# DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

**SUBMITTAL CHECKLIST:** This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Project Statement</b> 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 <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**REPORTS & STUDIES:** (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input type="checkbox"/>
<span style="color: red;">N/A</span> 2 copies of a <a href="#">Traffic Impact Analysis</a> (EDRD)	<input type="checkbox"/>
<input type="checkbox"/> Submittal of the <a href="#">Hydraulic Grade Line (HGL) Request Form</a> 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 type="checkbox"/>
<input type="checkbox"/> Submittal of the <a href="#">Wastewater Facilities Master Report</a> 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 type="checkbox"/>

**PLAN CONTENTS:** All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input type="checkbox"/> City File Number	<input type="checkbox"/>
<input type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

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

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

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

Applicant	Planner
<input type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
N/A <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"/>
N/A <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"/>
N/A <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"/>
N/A <input type="checkbox"/> If within an airport overlay, the following note must be added: "An avigation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
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
N/A	<input type="checkbox"/>
Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	
N/A	<input type="checkbox"/>
Existing historic sites and resources	
<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed topography at two-foot maximum contour intervals	
<input type="checkbox"/>	<input type="checkbox"/>
Show existing and proposed easements, indicating dimensions, use and maintenance information	
<input type="checkbox"/>	<input type="checkbox"/>
Location and dimensions of building and landscape setbacks and buffers	
<input type="checkbox"/>	<input type="checkbox"/>
Subdivision name labels for all lots adjacent to the site	
<input type="checkbox"/>	<input type="checkbox"/>
Show the locations of any water quality features	
<b><u>STREETS &amp; ALLEYS:</u></b>	
<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements	
<input type="checkbox"/>	<input type="checkbox"/>
Identify all streets as "public" or "private"	
<input type="checkbox"/>	<input type="checkbox"/>
Show and label all access points to the property from adjacent streets and alleys	
<input type="checkbox"/>	<input type="checkbox"/>
Show and label all speed line of sight visibility areas at all street intersections	
<input type="checkbox"/>	<input type="checkbox"/>
All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	
N/A	<input type="checkbox"/>
Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	
N/A	<input type="checkbox"/>
Show any existing or proposed encroachments into the public right-of-way that require a <a href="#">Revocable Permit</a>	
<input type="checkbox"/>	<input type="checkbox"/>
Provide typical cross-sections for all proposed streets and alleys	
<b><u>SIDEWALKS &amp; TRAILS:</u></b>	
<input type="checkbox"/>	<input type="checkbox"/>
Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	
<input type="checkbox"/>	<input type="checkbox"/>
Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	
N/A	<input type="checkbox"/>
Show any and all sidewalks connecting building entries to exterior and public sidewalks	
N/A	<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	
N/A	<input type="checkbox"/>
If applicable, show the size and location and provide a detail of bicycle storage/parking racks	
<b><u>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, &amp; FIRE LANES:</u></b>	
<input type="checkbox"/>	<input type="checkbox"/>
Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.	
<input type="checkbox"/>	<input type="checkbox"/>
Show and label any access easements, existing or proposed	
N/A	<input type="checkbox"/>
Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	
<input type="checkbox"/>	<input type="checkbox"/>
Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	
<input type="checkbox"/>	<input type="checkbox"/>
For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	
N/A	<input type="checkbox"/>
Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	
<b><u>PARKING LOTS, AREAS, &amp; SPACES:</u></b>	
N/A	<input type="checkbox"/>
Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	
N/A	<input type="checkbox"/>
Location and number of all regular, compact, and handicapped spaces and access aisles.	
N/A	<input type="checkbox"/>
Provide a typical or detail with dimensions of typical regular and compact parking spaces types	

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

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

**ADA SITE ACCESSIBILITY:**

<input 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 type="checkbox"/>
N/A 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 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:**

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

**BUILDING ELEVATION DRAWINGS:**

N/A 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:**

<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"/>
N/A 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 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:**

N/A 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"/>
N/A 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:**

Applicant	Planner
<input type="checkbox"/> <b>Preliminary Grading Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Preliminary or <del>Final</del> Landscape Plan</b>	<input type="checkbox"/>
N/A <b>Coordinated Sign Plan (CSP)</b>	<input type="checkbox"/>
N/A <b>Hillside or Streamside Compliance Plan</b>	<input type="checkbox"/>
N/A <b>Land Suitability Analysis</b>	<input type="checkbox"/>

**Development Plan Review Criteria**

The City will review the development plan using the following criteria. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.
4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

**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.



7222 Commerce Center Drive, Suite 220, Colorado Springs, CO 80919  
 Phone 720.602.4941

HRGREEN.COM

DEVELOPMENT

July 15, 2021

**The Ridge at Spring Creek Project Statement**

On behalf of Challenger Communities (property owner/developer), HR Green is pursuing Development Plan approval for the subject site named The Ridge at Spring Creek which is a 16.71-acre property near the intersection of S. Union Blvd. and S. Circle Drive. The subject site existing zoning is “PUD” and shall remain “PUD” with a proposed use of single family detached residential homes. The following project statement includes a clear description of the proposed uses and products. In summary, the proposed Development Plan are in general compliance with the newly adopted PlanCOS and City Codes with the exception of the items specific to the PUD. The Subject Site is located within a fast-growing part of the city with a mix of zoning and land uses surrounding the site with predominantly residential uses north and east of the Subject Site. Therefore, the proposed use of smaller lot, single family detached homes with significant open space surrounding the lots is a logical land use and zoning for this Subject Site.

REVIEW CRITERIA FOR PUD DEVELOPMENT PLAN:

1. Consistency With City Plans: Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site?

**Response: The subject site is located northeast of the intersection of S. Union Blvd. and S. Circle Dr. The Development Plan proposes 88 single family lots with a minimum lot size of 35’x85’. Access to the site will be via S. Circle Drive (on the South). The project will incorporate a stormwater detention area on the southwest corner of the property and a landscape buffers provided on the north side of the property adjacent to the existing townhomes and landscape tracts west, south, and east to buffer adjacent roadways.**



DEVELOPMENT

2. Consistency With Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code?

**Response: Yes, the subject site existing zoning is “PUD” and shall remain “PUD” with a proposed use of single family detached residential homes. The Development Plan will meet City Code unless otherwise specified by the PUD standards as set forth with this submittal. The project will meet requirements of the Subdivision Code unless otherwise specified by the PUD standards as set forth with this submittal.**

3. Compatibility Of The Site Design With The Surrounding Area:

**Response: Yes. The proposed uses are compatible with the surrounding neighborhood and area. The proposed use, bulk requirements and landscaping is very similar to the adjacent residential developments in the region. The proposed building square footages, heights, lot coverage, etc. are also appropriate for the area. The community will be landscaped with primarily Colorado native street trees and open space areas will be stabilized with native vegetation further adding a positive effect to adequate light and air on and off the property. Furthermore, landscape requirements will follow the City Landscape Policy and Codes with street trees, streetscape improvements and open space stabilized with native vegetation. The lots are clustered with ample open space surrounding the lots (i.e. north area of the site) that will serve as a natural buffer. This will be appropriate to the type of development, the surrounding neighborhood and region overall.**

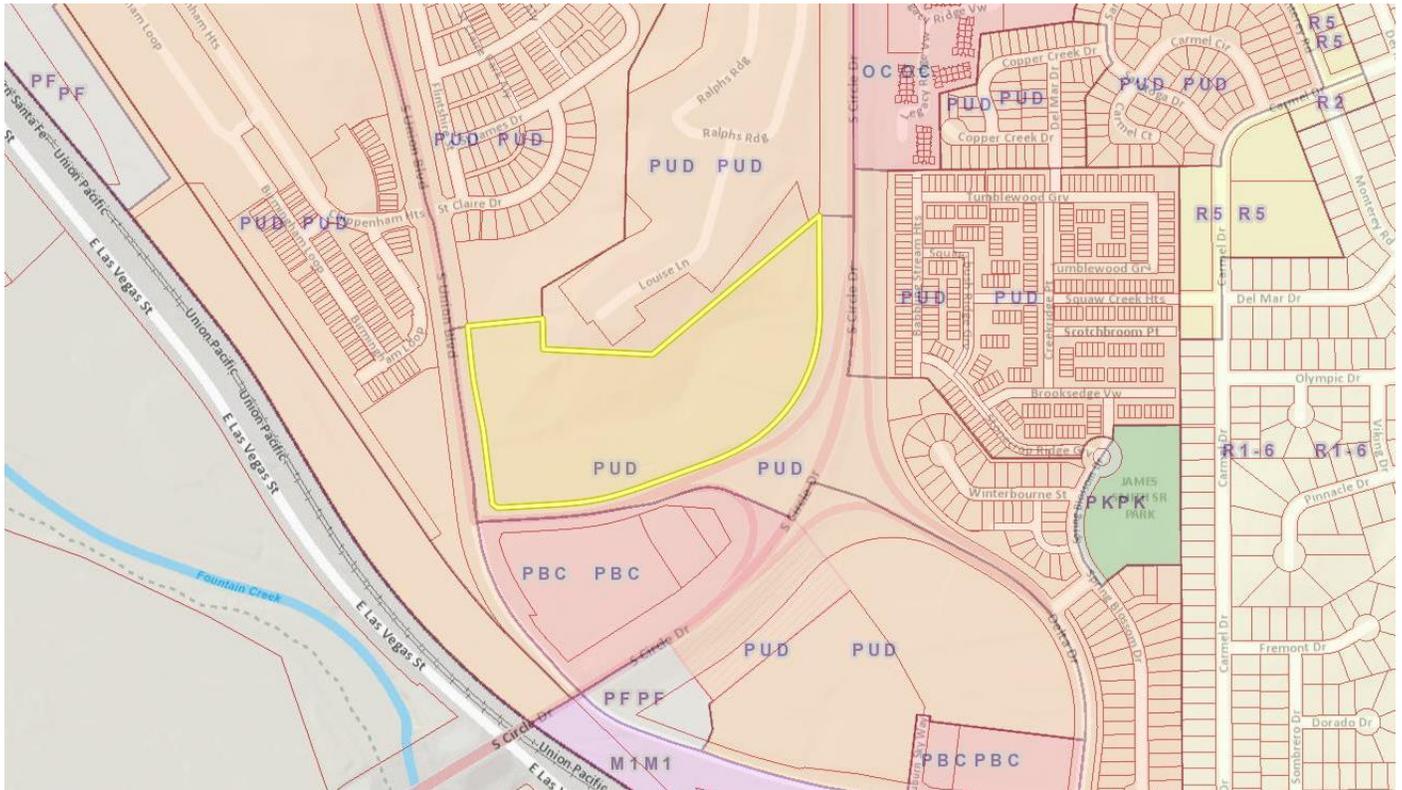
**Proposal is compatible with the various mix of uses, zoning and densities in the immediate area such as:**

- **PBC (Planned Business Center with uses of commercial, vacant parcels, etc.)**
- **PUD (with residential uses of apartments/multi-family and single family)**
- **OC (Office Complex)**

**As seen in the exhibit, zoning and land uses around the subject site are mixed from PUD properties to City zoned PBC (Planned Business Center) with some parcels that are vacant.**

DEVELOPMENT

**Zoning and Land Use:**



Pre-application City Comments and responses:

City Comment #1

CPC PUZ 05-00175 established PUD Zone

**Response: Noted.**

City Comment #2

CPC PUP 05-000176 approved concept plan – this area designated for single family detached housing

**Response: Noted.**

City Comment #3

PUD Rezone not required; concept plan amendment not required unless unit counts substantially differ from counts on concept plan

**Response: Noted.**

City Comment #4

Master plan is considered “Implemented”

**Response: Noted.**

DEVELOPMENT

City Comment #5

Applications needed: Final plat and PUD DP

**Response: Noted. PUD DP is being submitted at this time with the Final Plat to follow at a later date.**

City Comment #6

Provide analysis of details of the land use and density anticipated for this area under the concept plan and recommended limitations as part of the project statement.

**Response: Details of land use have been provided with project statement.**

CATEGORY	DESCRIPTION	APPLICANT COMMENT
Existing Zoning	PUD	Property is within the City boundary
Proposed Zoning	PUD	PUD proposed zoning and residential (Single Family Detached Homes) fits well within this area which has a mix of uses including various residential uses (single family detached, attached/multifamily)
Surrounding Existing Zoning/Land Use	<p>Northwest: Zoned "PUD" and currently single family attached.</p> <p>West: Zoned "PUD" and currently vacant</p> <p>Southeast: Zoned "PUD" and currently vacant</p> <p>North: zoned "PUD" and currently single family attached.</p> <p>South: Zoned "PBC" and consists of businesses.</p> <p>East: Zoned "PUD" and consists of Single family Detached and Attached.</p> <p>Northeast Zoned "OC" and consists of offices.</p>	<p>The surrounding zoning and uses are mixed (PBC, PUD, OC and (vacant) with many varying densities. The proposed single family detached homes on smaller lots is a compatible zoning and land use for this immediate area and the region overall.</p>

a. Does the circulation plan minimize traffic impact on the adjacent neighborhood?

**Response: Yes, the development will not be connected to any adjacent developments and will provide minimal impact to adjacent neighborhoods.**

- b. Do the design elements reduce the impact of the project's density/intensity?

**Response: Yes, the design incorporates open space buffers and general open space surrounding the lots to reduce the impact of the development and keep the development at a healthy density.**

- c. Is placement of buildings compatible with the surrounding area?

**Response: Yes, the placement of lots within the subject site have been placed to be compatible with the adjacent neighborhood and take advantage of mountain views.**

- d. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?

**Response: Yes, landscape buffers have been provided along the west, south and east property lines to screen undesirable noise from adjacent roadways. A landscape buffer has been provided along the north property line to provide screening from the existing development.**

- e. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?

**Response: As state above, adequate landscape buffers (Per city code) have been provided along adjacent roadways to reduce undesirable noise. Building orientation has been designed to take advantage of views to the mountains.**

4. Traffic Circulation:

- a. Is the circulation system designed to be safe and functional and encourage both on and off-site connectivity?

**Response: Yes, ingress/egress for the subject site has one proposed location at the south edge of the site that provides clear site lines, and ease of access that does not impact adjacent neighborhoods. The south access location will be on S. Circle Drive and have been placed in an acceptable location. The applicant has worked with the Fire Department on the appropriate access to this development.**

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

**Response: Yes, proposed roadways adequately provide access to all lots within the development.**

- c. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios, and avoid expanses of pavement?

**Response: Yes, these residential units will provide safe, convenient and adequate parking. Units have long enough driveways to park cars and garages. Access to the proposed parking areas will be safe and convenient.**

- d. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design?

DEVELOPMENT

**Response: Yes, sidewalks and ADA curb ramps are provided and enable movements of handicapped persons throughout the site. Adequate ADA parking space is provided in each lot's corresponding driveway.**

e. As appropriate, are provisions for transit incorporated?

**Response: No provisions for transit are incorporated.**

5. Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

**Response: No. The proposed development should not overburden the capacities of existing streets, infrastructure, utilities, parks, schools and other public facilities. The development will tie into the existing public facilities and utilities in the immediate area that are more than sufficient.**

**Water: The development will be serviced by the existing 8" water main that enters the site at the northeast corner. The existing water main will be extended through the site to service all lots. 2" service taps will be constructed along with water service manifolds that split the water into individual service lines to each lot.**

**Sanitary Sewer: The development will extend an existing 8" public sewer that enters the site in the northeast corner from S. Circle Drive. 4" sewer services will be extended to each lot.**

**Stormwater: The development will provide the required Full Spectrum Detention with the construction of a new Pond to be located at the southeast corner of the site. The outlet structure will consist of a concrete box with orifice plate and screen providing water quality outlet and weir with trash rack for larger storm outfall. The pond will outfall through a private 12" pipe system to an existing inlet located in the north curb line of Circle Ramp Drive.**

**Streets: The development will construct all new private alley type streets with minimum width of 20'. The new streets will provide adequate access to each lot which will meet the requirements for emergency fire access. No parking will be allowed on any of the private streets.**

6. Privacy: Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?

**Response: Yes, these are single family homes and some units will have their own patios and landscaping.**

7. Pedestrian Circulation:

a. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities?

**Response: Yes, there is a proposed sidewalk throughout the subject site as shown on the Development Plan connecting throughout the accessible open space of the community and connecting to sidewalks along S. Union blvd. and S. Circle Drive.**

DEVELOPMENT

**Pedestrian movement on and off site will be safe, convenient and will flow well on site and off site.**

- b. Will pedestrian walkways be functionally separated from vehicular ways and located in areas that are not used by motor vehicles?

**Response: Yes, aside from the sidewalks, pedestrian walkways are provided in appropriate areas.**

8. Landscaping:

- a. Does the landscape design comply with the City's landscape code and the City's landscape policy manual?

**Response: Yes, the proposed plan will comply with the City's landscape code. The proposed project and associated landscape fits well into the PlanCOS Majestic Landscape goal. The proposed site layout provides a design that is functional, sustainable, and provides for public safety, and long-term maintenance of all associated facilities.**

- b. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or the Community Development Department's landscape architect can be consulted for assistance.

**Response: This proposed development will utilize primarily Colorado drought tolerant plants in appropriate areas.**

9. Open Space:

a. Residential Area:

- i. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.

**Response: Adequate open space, landscape buffers, and pocket parks have been provided for the subject site.**

- ii. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes, and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD



DEVELOPMENT

development that preserves significant natural features and meets all other criteria for granting park land credit.

**Response: The subject site does not contain significant natural features other than slope or existing topography. The proposed Development Plan is sited to minimize grading within reasonable limits.**

Per the reasons and justification provide above we respectfully request approval of the proposed PUD Development Plan. Should you require additional information please contact me at [pstuepfert@hrgreen.com](mailto:pstuepfert@hrgreen.com) or at (720)-602-4941.

Respectfully submitted, \_\_\_\_\_

A handwritten signature in black ink that reads 'Phil Stuepfert'.

**Phil Stuepfert**  
**Principal/Planning and Landscape Architecture Lead**  
HR GREEN DEVELOPMENT, LLC





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

5. **Landscape Notes**

- JAG a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation \_\_\_\_\_
- JAG 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. \_\_\_\_\_
- JAG 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):**

- N/A a. Structures; \_\_\_\_\_
- JAG 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) \_\_\_\_\_
- JAG 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**

- JAG 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



# PRE-APPLICATION MEETING SUMMARY

Area: South Date: 1/8/2021

Pre-Application No.: TKB-20-143

Applicant(s) Present: Jim Byers, Michael Mason

Lot Size: 16.75 acres

Site Location: Ridge at Spring Creek - Union at Circle (near Louise Lane)

TSN: 642840027

Project Description: Residential development on PUD - zoned site

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 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: #140 - Spring Creek HOA; #78 -Pikes Peak Park HOA  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 checked="" 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 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 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):*

CPC PUZ 05-00175 established PUD zone  
 CPC PUP 05-00176 approved concept plan - this area designated for single family detached housing

PUD Rezone not required; concept plan amendment not required unless unit counts substantially differ from counts on concept plan master plan is considered "implemented"

Applications needed: Final plat and PUD DP

Provide analysis of details of the land use and density anticipated for this area under the concept plan and recommended limitations as part of project statement

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: \$7,706.00

Number of Plans: one printed one electronic two of reports

**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

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

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Date: August 4, 2021

Planner: Tasha Brackin

Planner email: [Tasha.Brackin@coloradosprings.gov](mailto:Tasha.Brackin@coloradosprings.gov)

Planner phone number: (719) 385-5369

Applicant Email: [pstuepfert@hrgreen.com](mailto:pstuepfert@hrgreen.com)

Applicant Name: Stuepfert, Phil

TSN: 6428400027

Site Address (to be used on postcard): No address assigned; North of Intersection of South Circle Drive and South Union Boulevard, South of Louise Lane

**PROJECT:**

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

**PUBLIC NOTICE:**

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

**PROJECT BLURB**

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

**PUD Development Plan**

Request by Challenger Communities, Inc., with representation by HR Green, for approval of a new development plan. If approved the proposed application would allow for development of the property with 88 homes. The site is zoned PUD (Planned Unit Development), is 16.7 acres in size, and is located North of the Intersection of South Circle Drive and South Union Boulevard, South of Louise Lane

**POSTCARD**

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

- This project proposes 88 new homes with over 6 acres of undeveloped open space
- North of Intersection of South Circle Drive and South Union Boulevard, South of Louise Lane

**Neighborhood Meeting Information:**

- Date / Time / Location - **(TBD pending first review comments)**

**POSTER**

*Fill out applicable information below:*

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

88 new homes with over 6 acres of undeveloped open space

# Planning and Development Distribution Form

## PUD Development Plan

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

Planner Intake Date: 8/2/2021

Admin Receive Date: 8/4/21

Project Name: **Ridge at Spring Creek PUD DP**

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

**2. Date bucksliip comments are due** (21 calendar days after submittal): **Wednesday August 25**

**3. HOA: #140 - Spring Creek HOA; #78 -Pikes Peak Park HOA**

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

**4. STANDARD DISTRIBUTION:**

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

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@csono.org">rdavis@csono.org</a> <a href="mailto:landusenotice@csono.org">landusenotice@csono.org</a>
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Bucksliips@csu.org">Bucksliips@csu.org</a>
9	<input type="checkbox"/> Fire Department	<a href="mailto:CSFDDevelopmentSMB@coloradosprings.gov">CSFDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT / EDRD	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	<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> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@CenturyLink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Bucksliips@csu.org">Bucksliips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@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:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@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>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:Justins.Fejeran@cable.comcast.com">Justins.Fejeran@cable.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 checked="" type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input 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 checked="" type="checkbox"/> School District # 2	<a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a> <a href="mailto:JOSH.CHISM@d11.org">JOSH.CHISM@d11.org</a>

38	<input type="checkbox"/> School District # 12	<a href="mailto:dpeak@cmsd12.org">dpeak@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:chrismith@esd22.org">chrismith@esd22.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:PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB">PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB</a> <a href="mailto:ayoka.paek@spaceforce.mil">ayoka.paek@spaceforce.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.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input checked="" 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 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@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a> <a href="mailto:Kevin.Keith@coloradosprings.gov">Kevin.Keith@coloradosprings.gov</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@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 type="checkbox"/> Metro District	Metro District Email
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:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
65	<input checked="" 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 type="checkbox"/> Bob Cope & Sherry Hoffman, Economic Development	<a href="mailto:Bob.Cope@coloradosprings.gov">Bob.Cope@coloradosprings.gov</a> <a href="mailto:Sherry.Hoffman@coloradosprings.gov">Sherry.Hoffman@coloradosprings.gov</a>
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	<a href="mailto:Michael.Killebrew@coloradosprings.gov">Michael.Killebrew@coloradosprings.gov</a>

## 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:**