



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: 2424 Garden of the Gods Road Existing Zone: PIP1& A/HS Acreage: 125
Site Address: 2424 Garden of the Gods Road Direction from Nearest Street Intersection: West of Garden of the Gods Road and 30th Street
Tax Schedule Number(s): 7322402001, 7322402022, 7300000458, 7322400021, 7322400

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.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone: OC & A/HS
FBZ Development Plan
FBZ Conditional Use
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.

Signature of Property Owner [Signature] Date 8/3/20 Signature of Consultant [Signature] Date 8/20/20

Signature of Developer \_\_\_\_\_ Date \_\_\_\_\_

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: 2424 GOTG LLC Contact Name: William Bertolero
E-Mail: william.bertolero@vision-properties.com Phone: (862) 221-2575
Developer: Same as owner Contact Name:
E-Mail: Phone:
Consultant/Main Contact name: Andrea Barlow Phone: (719) 471-0073
Address: 619 North Cascade Avenue, Suite 200 City: Colorado Springs
State: CO Zip Code: 80919 E-Mail: abarlow@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

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

Payment \$ Assigned to: Katelynn Wintz Date: 8/24/20
Receipt No.: City File No: CPC MP 06-00065-A1MJ20



## Minor or Major Amendment to a CP, DP, CU or UV Application Requirements

**REVIEW CRITERIA:** A request to amend an approved concept plan, or development plan shall be filed in accord with the following requirements. All amendments shall conform to the intent, purpose and requirements of Section 7.5.503 of the City Code, the underlying zone district and the Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment to the plan.

Minor Amendments are characterized by the following:

1. Additions to an existing structure which do not increase the gross floor area by more than fifteen percent (15%);
2. Minor relocation or reorientation of buildings, lot lines and/or easements;
3. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;
4. Relocation of internal access and circulation;
5. Relocation or rearrangement of parking areas;
6. Reduction of established square footage and/or density limitations;
7. Increase of landscape or building setbacks; and
8. Renewal of an expired development plan for which no major design changes to comply with current development standards are necessary.

Major Amendments are characterized by the following:

1. Creation of new freestanding buildings;
2. An increase in gross floor area of the established square footage by more than fifteen percent (15%);
3. Major relocation of buildings, lot lines, and/or easements;
4. Relocation of points of access that are not clear improvements;
5. Changes to established land uses or building types;
6. Increase of established building height;
7. Decrease of perimeter landscape or building setbacks; and
8. Renewal of an expired development plan in which major design changes are necessary to comply with current development standards.

File Number to be Amended:

**SUBMITTAL CHECKLIST:** The following items will need to be included in any review submittal for a Major or Minor Amendment to an approved concept plan, development plan, conditional use or use variance.

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> <b>General Development Application Form</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>A Project Statement</b> with a clear description of the proposed minor or major amendment. (# TBD by Planner)	<input type="checkbox"/>
<input type="checkbox"/> <b>Amendment Plan Sets</b> (# TBD by Planner). An amendment plan set includes <u>only</u> the most recently approved plan sheets which clearly identify the portions of the plan proposed to be modified with easily recognizable "clouds" and/or applicable notes. Since the major or minor amendment will replace the formerly approved plan, the final submittal for stamped approval must include all previously approved, as well as the amended plan sheets together as a complete plan.	<input type="checkbox"/>
<input type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> from the assigned City Planner.	<input type="checkbox"/>
<input type="checkbox"/> 1 copy of a <b>Black Line</b> of the proposed project, reduced to 11" x 17", or a <b>.pdf</b>	<input type="checkbox"/>

**PLAN CONTENT REQUIREMENTS:** The content of the amended plan sheets must include the following information.

<input type="checkbox"/> Modify or add the revision date(s) to each amended sheet	<input type="checkbox"/>
<input type="checkbox"/> Provide an Amendment History Box (p.2) on the cover sheet of the plan. Briefly describe the purpose of the amendment.	<input type="checkbox"/>
<input type="checkbox"/> Remove old approval stamps	<input type="checkbox"/>
<input type="checkbox"/> Remove any clouding relating to previous amendments	<input type="checkbox"/>
<input type="checkbox"/> Ensure the plan sheets in the package are numbered correctly (e. g. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b> , if applicable	<input type="checkbox"/>



## New Master Plan or Major Amendment to an existing Master Plan Application Requirements

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

Applicant	Planner
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<input type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
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<input type="checkbox"/> 1 copy of a <b>Project Statement</b> identifying the following:	<input type="checkbox"/>
1. <b>Description:</b> Describe the project and/or land uses proposed	
2. <b>Justification:</b> Provide the following information.	
a. How does the project address the review criteria at the end of this checklist?	
b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?	
c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.	
d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.	
3. <b>Issues:</b> Explain how the identified issues have been addressed or mitigate	

<input type="checkbox"/> 1 copy of a <b>Master Plan</b> showing all Plan Content Requirements" below	<input type="checkbox"/>
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<input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
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<input type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input type="checkbox"/>
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Required **Reports and Studies** (Unless specifically waived in writing by the departments noted in parentheses below). *Each study listed below must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a <b>Geologic Hazards Study</b> or <b>Waiver</b>	<input type="checkbox"/>
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<input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b>	<input type="checkbox"/>
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<input type="checkbox"/> 2 copies of a <b>Drainage Study</b>	<input type="checkbox"/>
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<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"/>
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<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"/>
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<input type="checkbox"/> 1 copy of a <b>Land Suitability Analysis</b> .	<input type="checkbox"/>
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<input type="checkbox"/> A <b>Fiscal Impact Analysis</b> including the following information (Budget Office):	<input type="checkbox"/>
1. Estimated total number of traffic lane miles;	
2. Estimated number of residential units by type and market value;	
3. Estimated square footage and market value of commercial, office and industrial uses;	
4. Estimated yearly build-out by land use type; and	
5. Current assessed valuation of the property.	

**PLAN CONTENTS:** All plans shall be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plan sheets must not exceed 36 in. x 48 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

### General Information

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

<input type="checkbox"/> Master 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"/> Scale, both written and graphic	<input type="checkbox"/>

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

Applicant	Planner
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Space for approval stamp	<input type="checkbox"/>

Provide a **Cover Sheet** with the following information:

<input type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input type="checkbox"/> Master Plan name	<input type="checkbox"/>
<input type="checkbox"/> Subdivision Plat name, if applicable	<input type="checkbox"/>
<input type="checkbox"/> Project description summary	<input type="checkbox"/>
<input type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input type="checkbox"/> Total master plan area	<input type="checkbox"/>
<input type="checkbox"/> Legal description	<input type="checkbox"/>
<input type="checkbox"/> Existing land uses by classification and their respective acreage (if applicable) with densities and number of DUs	<input type="checkbox"/>
<input type="checkbox"/> Proposed land uses by classification and their respective acreage with densities and number of DUs	<input type="checkbox"/>

**Specific Master Plan Drawing Information** (may include multiple sheets)

<input type="checkbox"/> Boundaries of master plan area	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed City boundaries (if submitted concurrently with an Annexation)	<input type="checkbox"/>
<input type="checkbox"/> Depiction of proposed master plan land uses by defined area (land use classifications are set forth in Section 7.5.406 of the Zoning Code)	<input type="checkbox"/>
<input type="checkbox"/> For residential uses, note the proposed number of dwelling units per defined area	<input type="checkbox"/>
<input type="checkbox"/> For commercial, office and industrial uses, note the proposed square footage of commercial and/or industrial space per defined area	<input type="checkbox"/>
<input type="checkbox"/> Show any existing significant natural features, geologic hazards, drainageways and floodplains as shown in the Land Suitability Analysis	<input type="checkbox"/>
<input type="checkbox"/> Show zone districts and land uses on adjacent properties	<input type="checkbox"/>
<input type="checkbox"/> Show the existing and proposed major street (collectors and above) rights-of-way, and trails and bicycle route corridors	<input type="checkbox"/>
<input type="checkbox"/> Show the existing and proposed major utilities, storm sewer systems and facilities and major easements and other rights-of-way	<input type="checkbox"/>
<input type="checkbox"/> Provide a <b>Master Utility</b> and <b>Public Facility Plan</b> drawings	<input type="checkbox"/>
<input type="checkbox"/> Provide a <b>Land Suitability Analysis</b>	<input type="checkbox"/>



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## **MASTER PLAN REVIEW CRITERIA**

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The City will review your master plan application according to the criteria below. *Note: the master plan approval does not entitle the project to any future approvals.*

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.
2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.
3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.
4. Housing types are distributed so as to provide a choice of densities, types and affordability.
5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.
6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.
7. Land uses conform to the definitions contained in section 7.5.410 of this part.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.
2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.
3. The proposed school sites meet the location, function and size needs of the school district.
4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.
5. Proposed public facilities are consistent with the strategic network of long range plans.
6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.
2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.
3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
4. The transportation system is compatible with transit routes and allows for the extension of these routes.
5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.
6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.
2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.
3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.
4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

F. Fiscal:

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.
2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.
3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportional to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.
4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.
5. Any proposed special districts are consistent with policies established by the City Council.

## 2424 GARDEN OF THE GODS: REZONE, MASTER PLAN AMENDMENT & CONCEPT PLAN

### PROJECT STATEMENT

**AUGUST 2020**

### REQUEST

NES Inc. on behalf of 2424 GOGR, LLC requests approval of:

1. A Zone Change from PIP1/HS to OC/HS on 93.43 acres.
2. An Amendment to the Mountain Shadows Master Plan from OIP (Office Industrial Park) to Office/Industrial/ Commercial/Residential on 125 acres.
3. A Concept Plan for 2424 Garden of the Gods Road for Office/Industrial/ Commercial/Residential on 125 acres.

### LOCATION



The site is located on the north and west of the intersection of N. 30<sup>th</sup> Street and W. Garden of the Gods Road. To the east of the site, across 30<sup>th</sup> Street, is a gas station/convenience store, a brewery/ brew pub under construction, and Advenir at Spring Canyon apartments. To the south is the US headquarters for The Navigators, a religious ministry and mission training organization. To the north and northeast is the Mountain Shadows residential community. To the west is undeveloped land identified on the Mountain Shadows Master Plan as an Office Industrial Park. The National Forest lies further to the west.

The site includes five parcels comprising 125 acres. A 61.2-acre parcel includes approximately 750,000 sf gross of existing office buildings with 2,592 parking spaces on Lot 1, Block 1, Mountain Shadows Filing No. 1. A 2.9-acre parcel in the northern corner of the site was platted as an open space tract with Mountain Shadows Filing No.3. Immediately to the west of the intersection of Garden of the Gods Road and N 30<sup>th</sup> Street is a 9.5-acre parcel that was at one time used as overflow parking for the adjacent offices but is now surplus to requirements. Adjacent to this is a 12.1-acre parcel that includes part of the internal private loop road, Alpine Meadows Lane, with the remainder being. A 39.3-acre parcel runs the entire length of the property's west boundary and contains steeply sloping terrain.

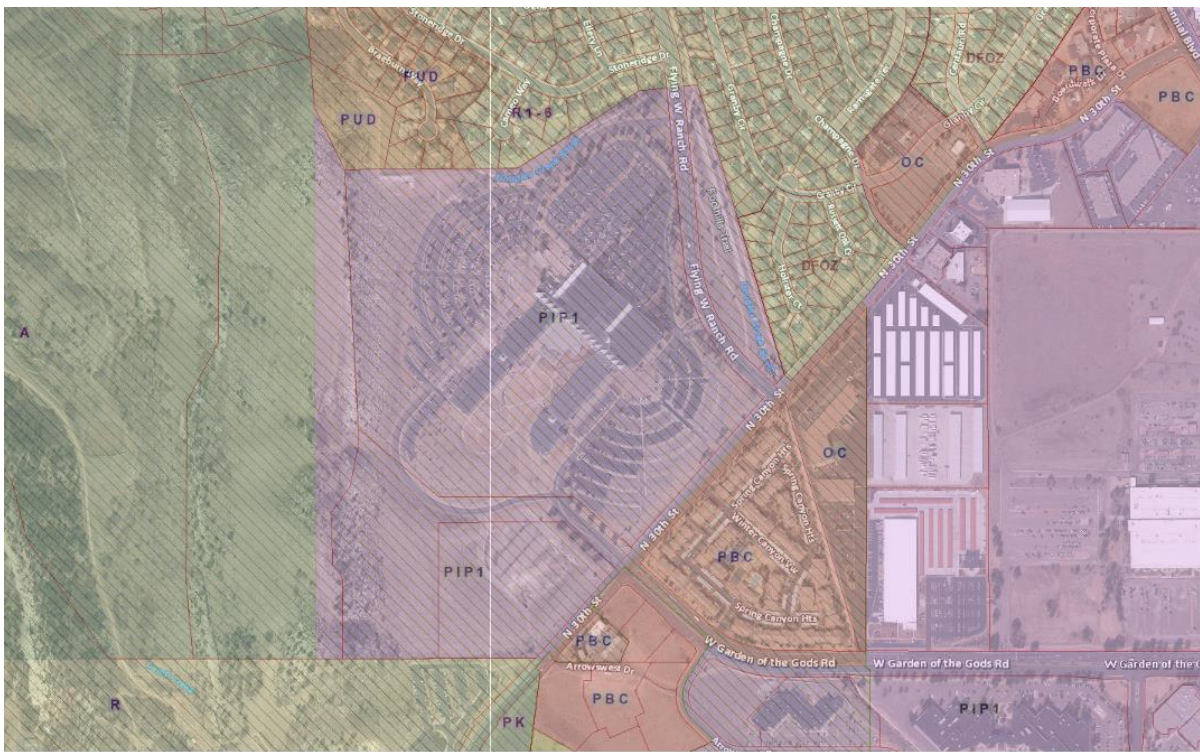




## PROJECT DESCRIPTION

### ZONE CHANGE

The site is currently zoned PIP1 (Planned Industrial Park), PUD (Planned Unit Development), and A (Agricultural), all with a Hillside Overlay. The surrounding zoning includes Agriculture, Residential, Planned Business Park, Office Complex, and Planned Industrial Park, with most including Hillside Overlay. The surrounding mix of uses include industrial, single-family and multifamily residential, commercial, institutional, and vacant/agricultural land.



A zone change to Office Complex with Hillside Overlay (OC/HS) is requested for the 93.45 acres of the property currently zoned PIP1/HS. The current PIP1 zoning limits the viable uses for the existing buildings, which are only leased at 41% of capacity. The OC zone better reflects the current office and call-center uses within the current buildings and opens up a wider variety of permitted uses on the site. With only 750,000 sf of the 125-acre site is occupied by buildings, the building coverage is less than 14% (28% of Lot 1). The site also has almost twice as many parking spaces then required by Code for the existing uses. The rezoning will provide the opportunity to improve the marketability of the existing



buildings and will increase the redevelopment potential of the vacant/under-utilized portions of the site. This will make this infill property on the west side of the highway more efficient and sustainable.

The rezone only affects 93.45 acres of the overall property as identified in the accompanying zoning exhibit. The area shown as PIP1 on the City's Springs View zoning layer extract above is not accurate on the west side. Below in red is a more accurate depiction of the area proposed to be rezoned.



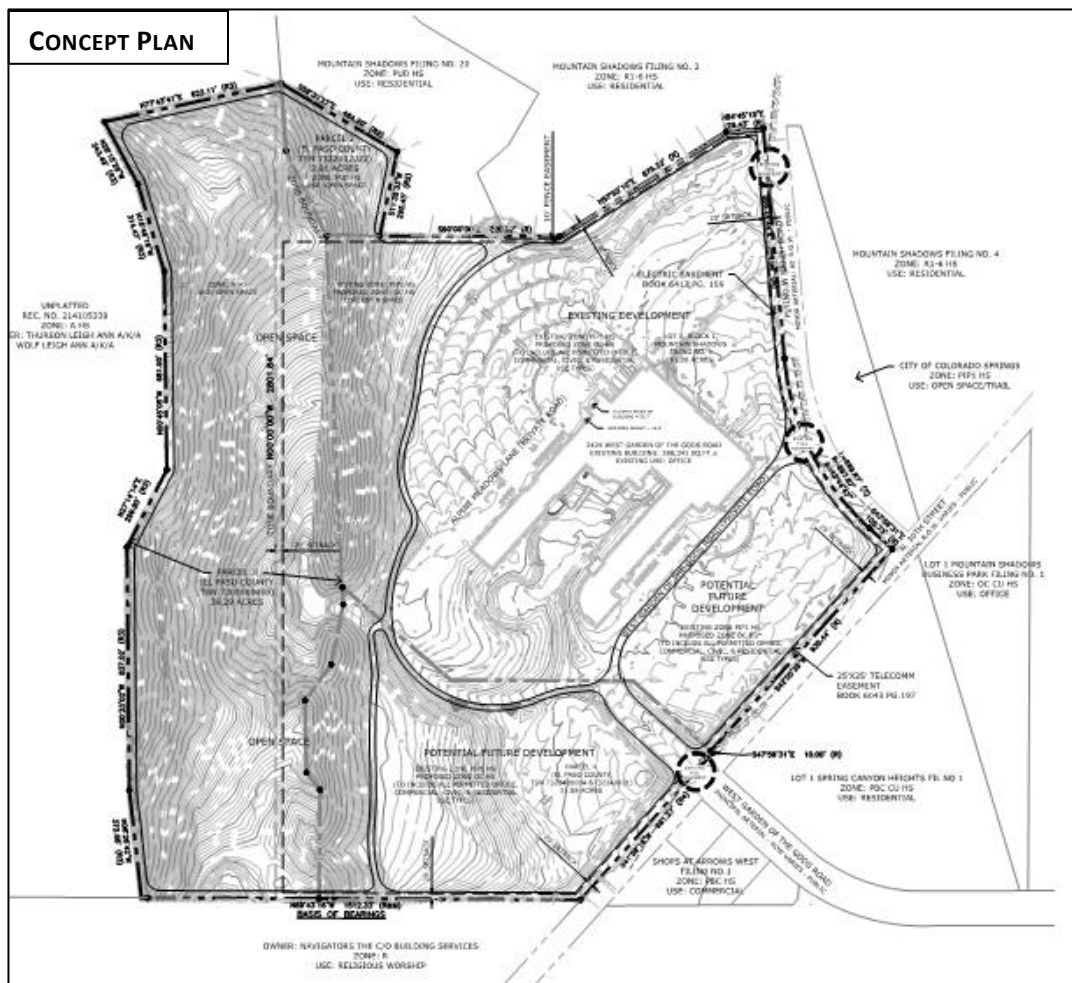
### MASTER PLAN AMENDMENT

To accompany the Zone Change, an amendment to the still operative Mountain Shadows Master Plan is required. The Master Plan currently shows the 125-acre as "MCI" on the 61.2-acre Lot, which reflects the original owner/occupant of the existing buildings. The remainder of the 125-acre ownership is identified as OIP (Office Industrial Park). The amendment to the Master Plan revises these land use designations to Office/Industrial/Commercial/Residential for the entire 125-acres, with an allowance of

up to 30 dwelling units per acre for the residential to facilitate multifamily units. This land use designation is more consistent with the range of uses permitted under the proposed OC zoning.

### CONCEPT PLAN

The Concept Plan for the 125-acre 2424 Garden of the Gods Road property shows the existing buildings to remain in place but with a wider range of use options to reflect the OC zoning. The plan also identifies two areas with future development/redevelopment potential, again with a wide range of use options reflecting the OC zone permitted uses. This includes the parking lot area that fronts 30<sup>th</sup> Street, which the owner considers has the greatest potential for redevelopment as it has good access to 30<sup>th</sup> Street and Garden of the Gods Road and high visibility. It is also buffered from the Mountain Shadows neighborhood to the north by the substantial existing buildings.



The second area with future development potential is the former overflow parking area and vacant land to the west of the main Garden of the Gods Road entrance to the property. This area also has good access and visibility to the 30<sup>th</sup> Street and Garden of the Gods Road intersection and is divided from the existing buildings operations by the internal loop road. It is also buffered from the neighborhood to the north by the existing buildings.

The Concept Plan shows the entire western portion of the site as open space due to the steep topography which makes it unsuitable for development.

## **PROJECT JUSTIFICATION**

### **Conformance with Zone Change Criteria (Section 7.5.603)**

#### **1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

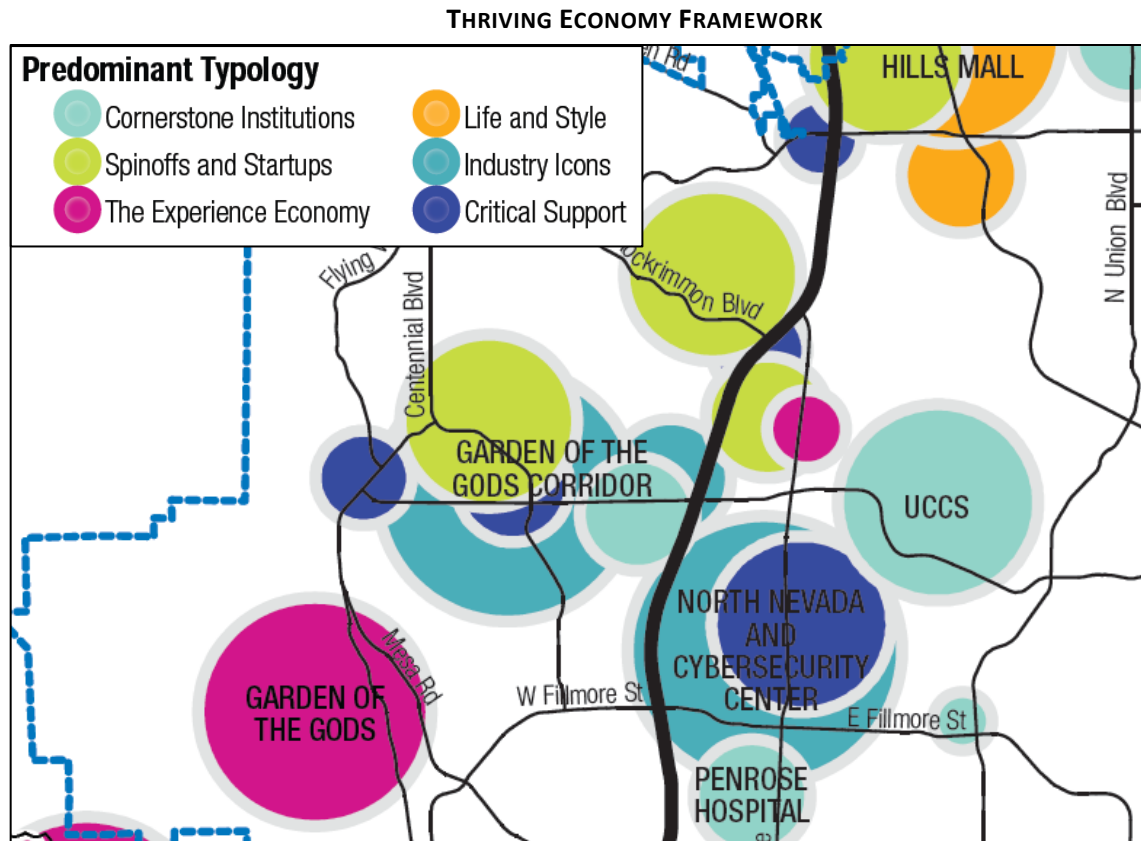
The proposed OC/HS zone is considered a less intensive zone than the existing PIP1 zone, as the permitted uses in the OC zone are generally more compatible with residential uses than the uses permitted in the PIP1 zone. For this reason, the OC zone is frequently used as a transitional zone between residential areas and more intense uses. The proposed rezone will, therefore, enhance the transition from the Mountain Shadows single-family neighborhood to the north to the industrial uses along parts of 30<sup>th</sup> Street and Garden of the Gods Road and will not be detrimental to public interest, health, safety, convenience, or general welfare.

#### **2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.**

The objective of the zone change, and associated Master Plan Amendment and Concept Plan, is to allow a wider variety of uses on this property in order to encourage greater occupancy of the existing buildings and make better use of the under-utilized parts of the site. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands. Policy UP-2.A supports infill and land use investment throughout the mature and developed areas of the city.

PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.





The Thriving Economy Framework Plan shows the Garden of the Gods Road corridor as a major employment corridor with a focus on Industry Icons, Spinoffs and Startups, and Critical Support. The 2424 Garden of the Gods property is shown as a Critical Support center. PlanCOS strategies to support these typologies include:

*Strategy TE-1.C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment*

*Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.*

*Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places.*

*Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.*

These strategic objectives of PlanCOS are met through the intent to broaden the use opportunities for the existing building, increase the density of development on the site, and the potential for introducing multifamily residential uses to meet workforce needs. The site is located within an employment hub, has excellent access to various multi-use trails, and a transit service is present on 30<sup>th</sup> Street and Garden of the Gods Road.

**3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.**

It is proposed to amend the Mountain Shadows Master Plan from "MCI" and OIP (Office Industrial Park) to Office/Industrial/Commercial/Residential, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units. This land use designation is more consistent with the range of uses permitted under the proposed OC zoning. This proposed change is analyzed under the Master Plan review criteria below.

**4. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

The project is not a Mixed-Use zone district.

#### **Conformance with Master Plan Amendment Criteria (Section 7.5.408)**

The majority of the review criteria in Section 7.5.408 of the Zoning Code relate to new Master Plans. Those that are relevant to the proposed amendments to Mountain Shadows Master Plan are as follows:

**A. COMPREHENSIVE PLAN:** See above analysis under Zone Change.

**B. LAND USE RELATIONSHIPS:**

**1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.**

The changes to this relatively small portion of the 1760-acre Mountain Shadows Master Plan does not materially impact the overall mix of uses in the Master Plan area and does not alter the existing street

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network. The proposed land use classification change from Office Industrial Park to Office/Industrial/Commercial/Residential will create a development pattern on this 125-acre property that is in itself a mix of mutually supportive and integrated residential and nonresidential uses. The site currently has and will continue to have excellent pedestrian and bicycle connections to external streets.

**2. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The proposed land-uses are generally less intense than the primarily industrial focus of the original Master Plan land use classification. While new development is proposed on under-utilized areas of the site, these will be screened from the residential neighborhood to the north by the substantial existing buildings on the site. Any new activity will be focused toward 30<sup>th</sup> Street and will not create additional noise or traffic in the adjacent neighborhood.

**3. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

The Master Plan amendment will introduce the option for new residential development on the site, which is likely to be multifamily units. This will provide additional housing choice in terms of density, type of residential, and levels of affordability. There is currently a need for rental accommodation, especially in close proximity to employment centers.

**4. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.**

As noted above, any new activity/development will be focused toward 30<sup>th</sup> Street and will be buffered from the adjacent neighborhood by the existing buildings. Open space is proposed along the western portion of the property which will provide a transition to the west.

**C. PUBLIC FACILITIES:**

**1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.**

The site has excellent access to a number of multi-use trails; the Foothills trail along Flying W Ranch Road adjacent to the site's east boundary and on the south side of 30<sup>th</sup> Street, which in turn connects to the Sinton Trail to the east, the Palmer-Mesa Trail to the south and to Garden of the Gods park and trail system to the west.

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**2. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.**

An addendum to the MCI Master Development Drainage Report, prepared by TerraNova Engineering, is included with this submittal. This report analyses conformance with the Douglas Creek Drainage Basin Planning Study and the drainage criteria manual.

**D. TRANSPORTATION:**

**1. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.**

A Traffic Impact Study, prepared by SM Rocha LLC, is included with this submittal and evaluates potential traffic impacts of the proposed change in land use classification. It concludes that site-generated traffic is not expected to create any negative impact to traffic operations of the surrounding roadway system, which is currently operating well within capacity.

**Concept Plan Review Criteria (Section 7.5.501.E)**

**1. WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE, AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?**

The proposed Concept Plan shows a mix of office/industrial/commercial/residential uses to better utilize the existing buildings and the parts of the site with redevelopment potential. The range of proposed uses is compatible with the existing mix of uses in and around the site, which include commercial uses and apartments on the opposite side of 30<sup>th</sup> Street, a religious ministry and mission training organization to the south, and substantial areas of existing and planned areas of office and industrial use to the east, west and south.

Any new activity/development will be focused toward 30<sup>th</sup> Street and will be buffered from the adjacent neighborhood by the existing buildings. Open space is proposed along the western portion of the property which will provide a transition to the west.

**2. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?**

The proposed density and types of land uses are compatible with the surrounding mix of residential, industrial and commercial development. The proposed maximum building height is 45-feet, which will allow for adequate light and air both on and off the site. This detailed site design of any new development will be assessed further with future development plans.

**3. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?**

The permitted uses and bulk requirements will adhere to the OC zone standards, which are intended to be compatible with adjacent residential areas. The current PIP1 zone requires a 100-foot setback to adjacent residential areas, which is currently in place along the northern boundary. The Concept Plan does not propose any new building in this area in order to maintain that separation. Any new building will be focused on the 30<sup>th</sup> Street frontage. The Concept Plan also includes a substantial open space area along the western portion of the property. The site is currently well landscaped; new landscaping will be addressed in future Development Plans and will be consistent with the City's Landscape Ordinance.

**4. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?**

The property currently provides multiple access points to adjacent roadways and these will all be maintained. No additional external access points are proposed. Internal circulation, loading and service areas and pedestrian connectivity is as existing.

**5. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?**

The objective of the Concept Plan is to enhance the efficiency and sustainability of this under-utilized property. The opportunity to increase the leasing potential of the existing building and to add new development to the site will make better use of the existing streets, utilities, parks and schools, none of which are operating at full capacity. Schools in District 11 are under capacity and will not be overburdened. Utilities, parks, and other public facilities were considered with the original master plan and are not likely to be overburdened by the proposed new and expanded uses on the site.

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**6. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?**

The proposed mix of uses on the site is compatible with the surrounding area. Any new activity will be focused toward 30<sup>th</sup> Street and will be buffered from the residential neighborhood to the north by the existing buildings and will not create additional noise or traffic in the neighborhood.

**7. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?**

The substantial existing buildings and parking on the northern part of the site provide a transition and buffer to the proposed areas with future development potential adjacent to 30<sup>th</sup> Street. The open space on the west part of the site provides a transition to adjacent properties to the west.

**8. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN?**

The above analysis of the relevant review criteria demonstrates that the proposed Concept Plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.







# PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 5/18/20

Pre-Application No.: KW 20-54

Applicant(s) Present: Andrea Barlow and others

Lot Size: 83 acres

Site Location: 2424 W Garden of the Gods

TSN: 7322402001, 7322400021, 73224000+

Project Description: rezone from PIP1 to OC

Zone: PIP1/HS

**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 type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                  | <input type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> Historic Preservation Board  | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                |
| <input type="checkbox"/> Annexation   | <input checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM      |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Minor Improvement Plan   | <input type="checkbox"/> Vacation of Plat   |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>  | <input type="checkbox"/> Nonuse Variance / Warrant  | <input type="checkbox"/> Vacation of Public Right-of-Way  |
| <input checked="" 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 checked="" 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: Mountain Shadows  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 checked="" type="checkbox"/> Traffic Impact Analysis           | <input type="checkbox"/> Drainage Report           |
| Contact: <u>Patrick Morris, 719-385-5075</u>          | Contact: <u>Zaker Alazzeh, 719-385-5468</u>                           | Contact: <u>TJ Gajda 719-385-7719</u>              |
| <input type="checkbox"/> Hydraulic Grade Line         | <input type="checkbox"/> Wastewater Master Facility Report            | <input type="checkbox"/> Land Suitability Analysis |
| <input type="checkbox"/> Elevation Drawings           | <input checked="" 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):*

The applicant proposes rezoning 83 acres of land west of the intersection of Flying Ranch Road & 30th Street from PIP1 to OC, a portion of the property is currently developed and used as primarily office uses.  
 The site is contained entirely in the Mountain Shadows Master Plan. Comprehensive Planning has determined that there is still 39% vacant land in this area making the plan Operative. A major master plan amendment will be required. If the applicant disagrees with our determination they may provide additional information to support their perspective that the plan is implemented (85% build-out).

Staff recommends submittal of the following applications: Major Master Plan Amendment, zone change with a concept plan.

*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: \$10,874.00

Number of Plans: 1 hard copy & digital submission of all materials

**Katelynn Wintz, AICP**  
 Senior Planner  
 Land Use Review  
 Planning & Community Development

30 S. Nevada Avenue, Suite 105      Phone: (719) 385-5192  
 P.O. Box 1575, MC 155              Fax: (719) 385-5167  
 Colorado Springs, CO 80901-1575    [katelynn.wintz@coloradosprings.com](mailto:katelynn.wintz@coloradosprings.com)

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

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Date: August 26, 2020

Planner: Katelynn Wintz

Planner email: [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov)

Planner phone number: (719) 385-5192

Applicant Email: [abarlow@nescolorado.com](mailto:abarlow@nescolorado.com) ; [bswenson@nescolorado.com](mailto:bswenson@nescolorado.com)

Applicant Name: Andrea Barlow and Brooks Swenson

TSN: 7300000458, 7322400004, 7322400021, 7322402001, 7322402022

Site Address (to be used on postcard): 2424 Garden of the Gods Road

**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.*

**Major Master Plan Amendment**

Request by 2424 GOCR LLC, with representation by NES Inc., for approval of a major master plan amendment. If approved the proposed application would allow for an amendment to the Mountain Shadows Master Plan from Office Industrial Park to Office, Industrial, Commercial and Residential uses. The size is zoned PIP-1, PUD, A - HS (Planned Industrial Park, Planned Unit Development, Agriculture - Hillside Overlay), is 125 acres in size, and is located at 2424 Garden of the Gods Road.

**Zone Change**

Request by 2424 GOCR LLC, with representation by NES Inc., for approval of a zone change. The change of zone will convert the proposed 93.43 acres PIP-1/HS (Planned Industrial Park, Hillside Overlay) to OC/HS (Office Commercial, Hillside Overlay) The size is zoned PIP-1/HS (Planned Industrial Park, Hillside Overlay), is 93.43 acres in size, and is located at 2424 Garden of the Gods Road.

**Concept Plan**

Request by 2424 GOCR LLC, with representation by NES Inc., for approval of a concept plan. If approved the proposed application would allow for a mix of office, industrial, commercial and residential land uses. The size is zoned PIP-1, PUD, A - HS (Planned Industrial Park, Planned Unit Development, Agriculture - Hillside Overlay), is 125 acres in size, and is located at 2424 Garden of the Gods Road.

**POSTCARD**

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

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[Type text]

- This project proposes a master plan amendment to allow a mix of new land uses including Office, Commercial, Residential and Industrial
- A Zone Change to OC/HS (Office Commercial with Hillside Overlay)
- A Concept Plan for future development

## **POSTER**

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*Fill out applicable information below.*

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

**A Master Plan Amendment to allow Office, Commercial Residential uses. A Zone Change from Industrial to Office Commercial and a Concept Plan for proposed future development.**

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

This is the file number area.

**Planning and Development Distribution Form**  
**Major Master Plan Amendment**

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

Planner Intake Date: **KW 8/24/20**

Admin Receive Date: **8/26/20**

Project Name: **Mountain Shadows MP Major Amendment - 2424 GOG Rd**

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

**2. Date buckslip comments are due** (21 calendar days after submittal): **9/15/20**

**3. HOA:** (Note HOA number or write N/A)  
*(Add emails for HOA to mailing list if no contact email info)*

**4. STANDARD DISTRIBUTION:**

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

ID#	Division Name	Email/Distribution Notes
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>
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner(MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@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>
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 Alazzeah, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, 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:catherinemcgarry@elpasoco.com">catherinemcgarry@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@springsgov.com">jcooper@springsgov.com</a>
54	<input type="checkbox"/> Budget/Finance	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> For: Financial Impact Analysis Preparation

### 5. 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 type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input checked="" 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:terrybert@ellicottschools.org">terrybert@ellicottschools.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

### 6. MILITARY INSTALLATION (if within 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.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>
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:10CES.CENP.USAFADDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFADDEVREVIEWGRP@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>

**7. 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>
35	<input type="checkbox"/> Landscape Review	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a>
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>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input checked="" 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>
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:Craigdossey@elpasoco.com">Craigdossey@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@falconfire.org">tharwig@falconfire.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bfire.org">chief@bfire.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 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
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

**8. 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:**