

Nook at Shiloh Mesa Project

CPC MPA 06-00206-A12MJ19,
CPC PUP 07-00100-A2MJ19,
CPC PUZ 19-00011, and
CPC PUD 19-00013

October 22, 2019

Daniel Sexton, AICP
Principal Planner



Applications



CPC MPA 06-00206-A12MJ19 – MAJOR MASTER PLAN AMENDMENT

A major master plan amendment for the Woodmen Heights Master Plan changing the land use designation for 20.93 acres of the planned area from Multi-Family/Regional Commercial/Office to Single Family Detached Residential with 4.35 dwelling units per acre.

CPC PUP 07-00100-A2MJ19 – MAJOR PUD CONCEPT PLAN AMENDMENT

A major PUD concept plan amendment for the Woodmen Heights Commercial Center development illustrating a new site design, layout and land use for a 20.93 acre portion of the development.

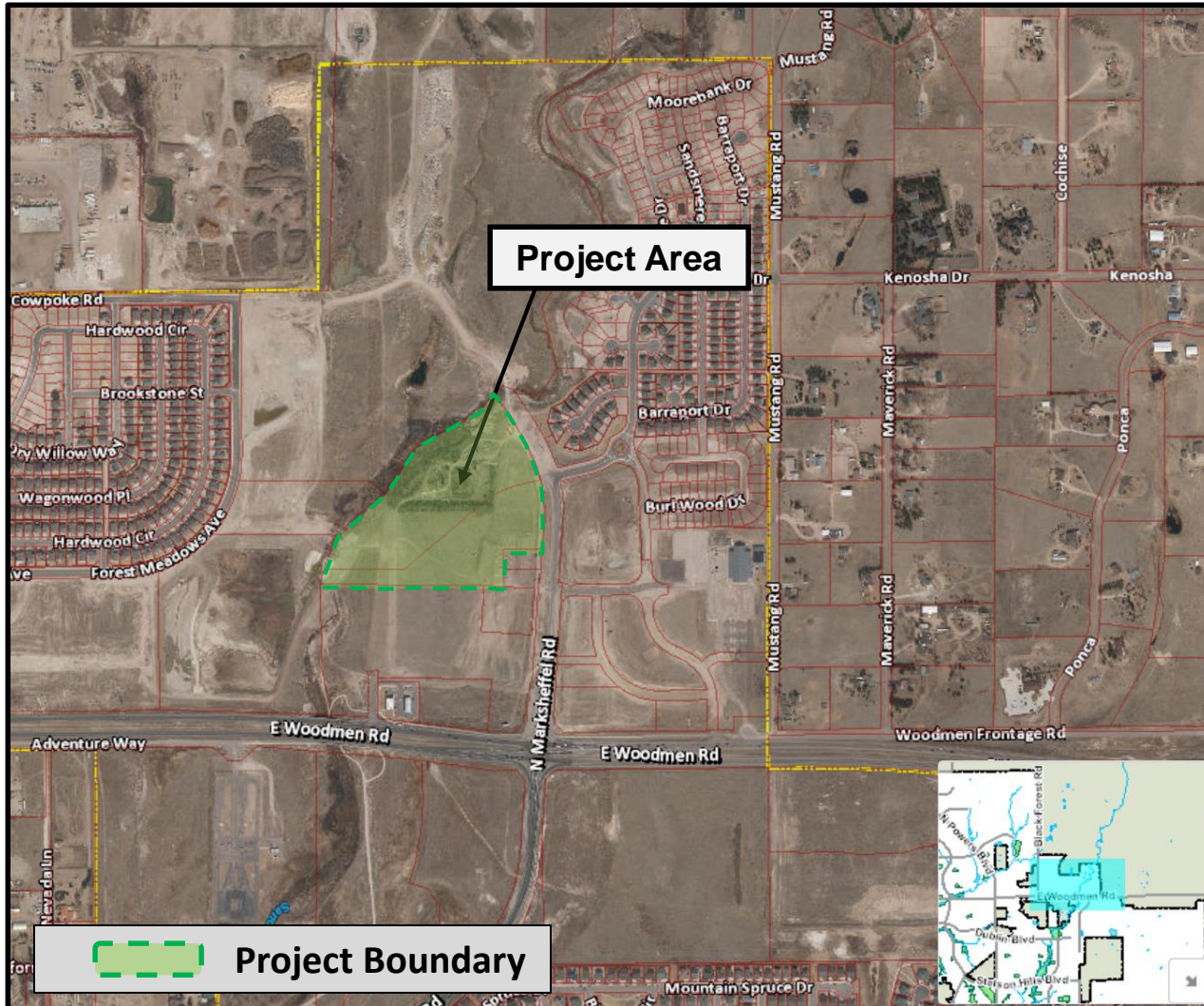
CPC PUZ 19-00011 – CHANGE OF ZONING TO PUD

A change of zone for 20.93 acres of land from PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlays) to PUD/SS/AO (Planned Unit Development: Small Lot Single-Family Detached Residential, 35-foot maximum building height, and 4.35 dwelling units per acre; with Streamside and Airport Overlays).

CPC PUD 19-00013 – PUD DEVELOPMENT PLAN

A PUD development plan for the Nook at Shiloh Mesa project illustrating a small lot single-family detached residential development with 91-lots and ancillary public and private site improvements.

Vicinity Map



General Information



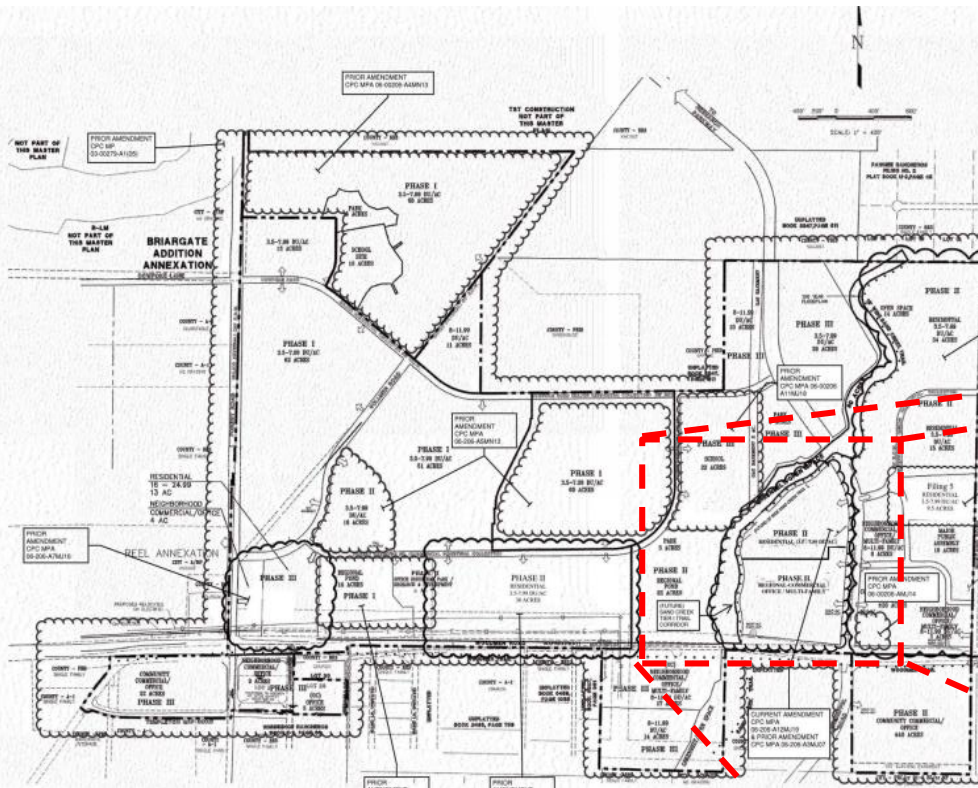
Site Details:

- 20.93 acres
- Zoned PUD/SS/AO (Planned Unit Development with Airport and Streamside Overlays)
- Per the Woodmen Heights Master Plan, the property is identified for Multi-Family/Regional Commercial/Office
- The project site is undeveloped

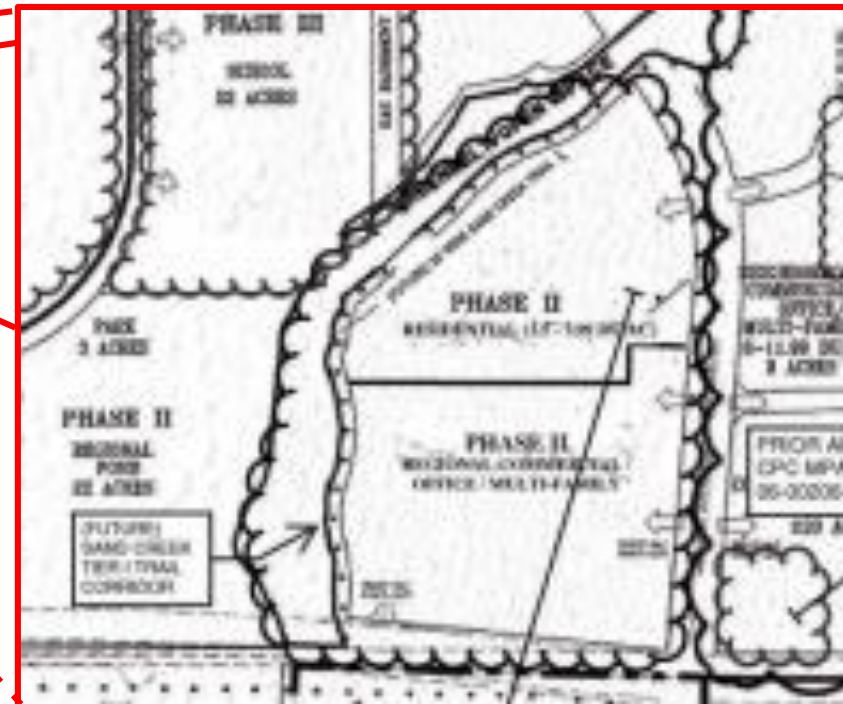
Public Notification and Involvement:

- Public notice was mailed to 90 property owners, on three occasions: during the internal review stage and prior to the Planning Commission and City Council hearings
- The site was also posted on those two occasions
- Staff received one letter in opposition, with concerns including lack of buffering and loss of natural features

Major Master Plan Amendment



Prev. Land Use: Multi –Family
/Regional Commercial/Office
Max. Bldg. Height: Single-Family
Detached Residential (4.35 DU/AC)



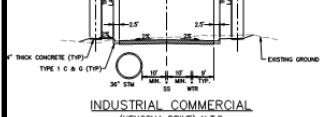
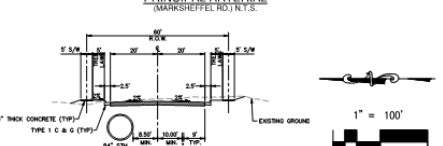
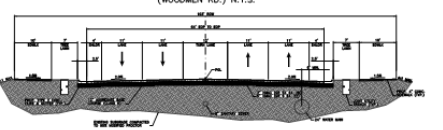
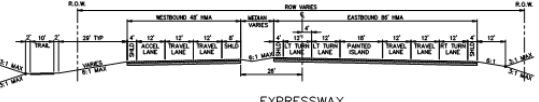
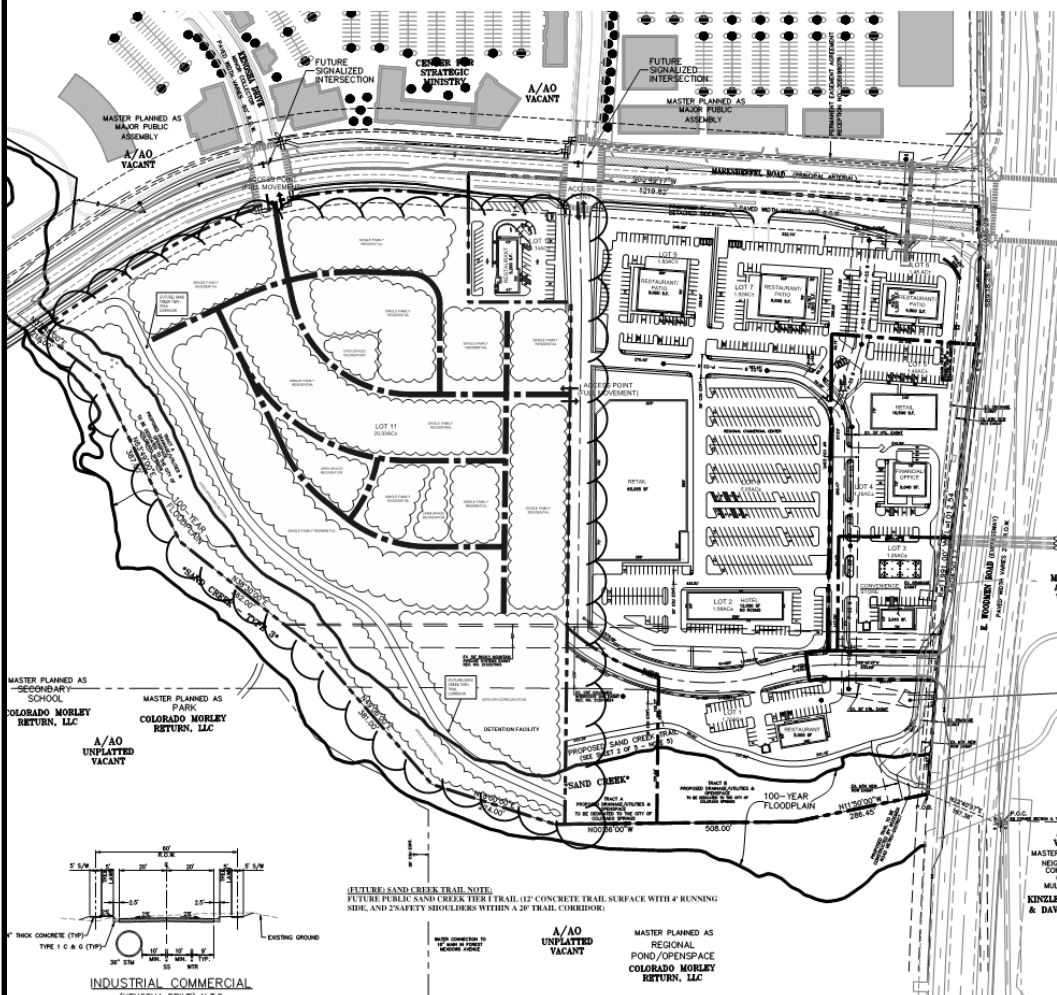
Major PUD Concept Plan Amendment



WOODMEN HEIGHTS COMMERCIAL CENTER PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN DECEMBER 2011

General Notes for all Preliminary Utility Plans

- This drawing is a Preliminary Utility Plan and therefore, Colorado Springs Utilities shall make the final determination of the location of water, wastewater, electric, and gas facilities, which may be different from those shown on this Preliminary Utility Plan.
- Property Owner(s) (Owner's) acknowledge that the cumulative public utilities of utility services to the property identified on this Preliminary Utility Plan are subject to the availability of utility services and regulations. Colorado Springs Utilities shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services, and the City of Colorado Springs shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services, and the City of Colorado Springs shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services.
- Owner acknowledges responsibility for the costs of installation of utility system improvements that Colorado Springs Utilities determine necessary to provide service to the property. The property owner shall be responsible for the costs of installation of utility system improvements that Colorado Springs Utilities determine necessary to provide service to the property. The property owner shall be responsible for the costs of installation of utility system improvements that Colorado Springs Utilities determine necessary to provide service to the property.
- Colorado Springs Utilities shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services, and the City of Colorado Springs shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services.
- Only with the prior written approval of Colorado Springs Utilities, Owner may cause the relocation or alteration of any existing utility facilities within the project limits, which shall include Colorado Springs Utilities facilities that have been installed on the property. Colorado Springs Utilities shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services.
- Owner, at its sole cost and expense, shall provide for and maintain any and all utility services to be installed, owned, and maintained by Colorado Springs Utilities. Colorado Springs Utilities shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services.
- The water distribution system facilities shall meet Colorado Springs Utilities criteria for water quality, reliability and pressure, including meeting requirements for fire flow. (See Colorado Springs Utilities Water System Specifications.)
- Owner recognizes that the extension of water service facilities may affect the quality of water in Colorado Springs Utilities water system. When water quality is affected, Owner shall be responsible for the costs of the Colorado Springs Utilities water system improvements necessary to maintain water quality to the system as a result of Owner's water system extension. (Water Quality Management Code.) Owner shall maintain water quality to the system as a result of Owner's water system extension. (Water Quality Management Code.)
- Owner shall construct Colorado Springs Utilities as a Public Program in the event of an emergency. Colorado Springs Utilities shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services.
- It shall be the responsibility of the project proponent to verify the grade of the earth on any Colorado Springs Utilities easement or right-of-way within the subject property of Colorado Springs Utilities (City Code 12.1.140).
- Colorado Springs Utilities approval of this Preliminary Utility Plan does not constitute a guarantee or warranty of the utility of Colorado Springs Utilities to supply water, wastewater, electric, and gas services to the property. Colorado Springs Utilities shall not be responsible for the availability of utility services, including, but not limited to, water, wastewater, electric, and gas services.
- It is the responsibility of the project proponent to verify the grade of the earth on any Colorado Springs Utilities easement or right-of-way within the subject property of Colorado Springs Utilities (City Code 12.1.140).



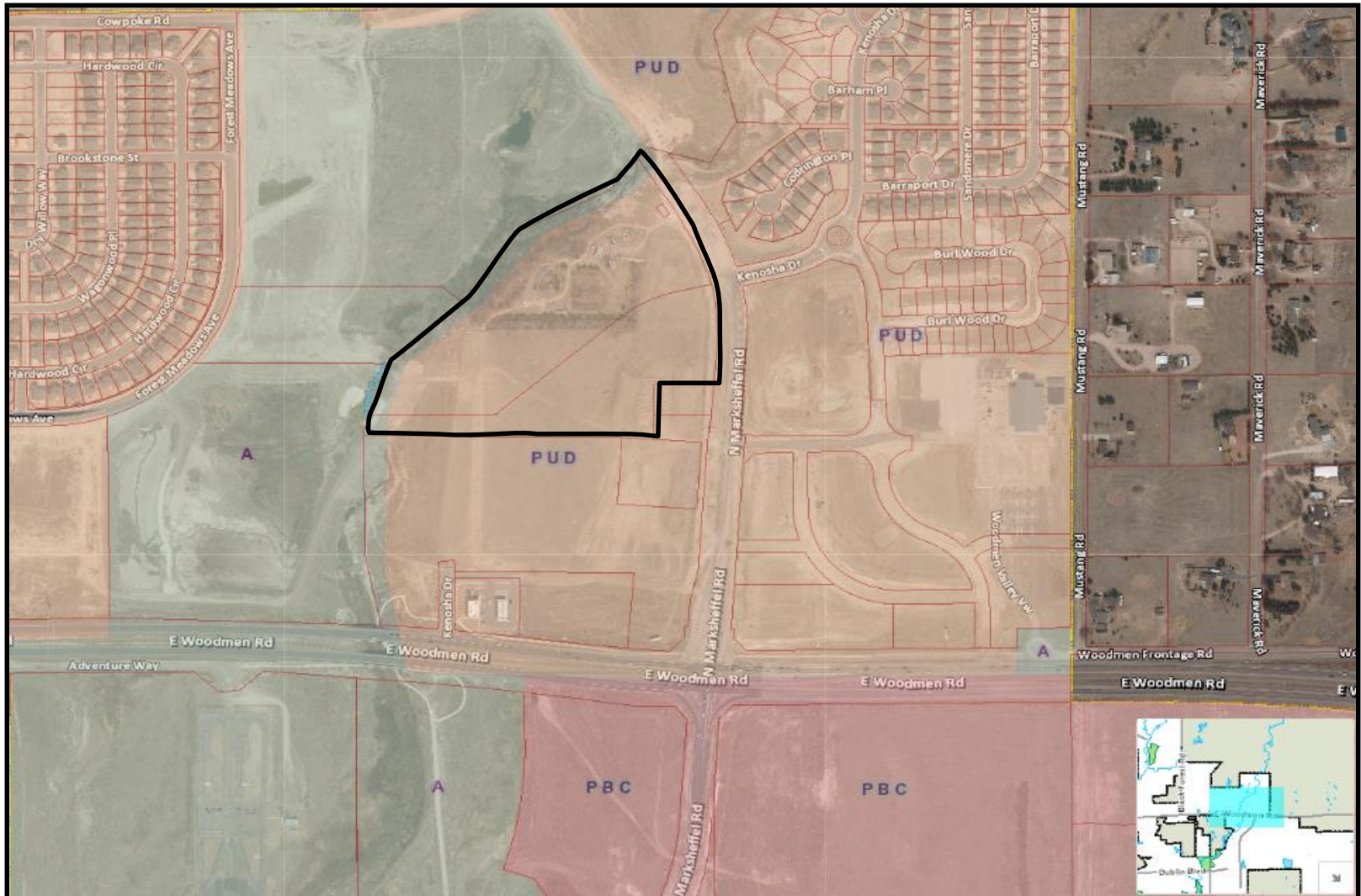
WOODMEN HEIGHTS COMMERCIAL CENTER PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN JOB NO. 42-005 DATE PREPARED JAN. 4TH, 2011 DATE REVISED APRIL 30, 2011

M&S CIVIL CONSULTANTS, P.C.

1795 E. 9th Ave. Suite 300
Colorado Springs, CO 80905
1.778.4482

PROJECT: PUP 07-00100-A2M119 SHEET 3 OF 5

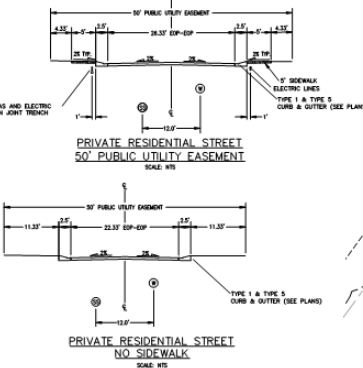
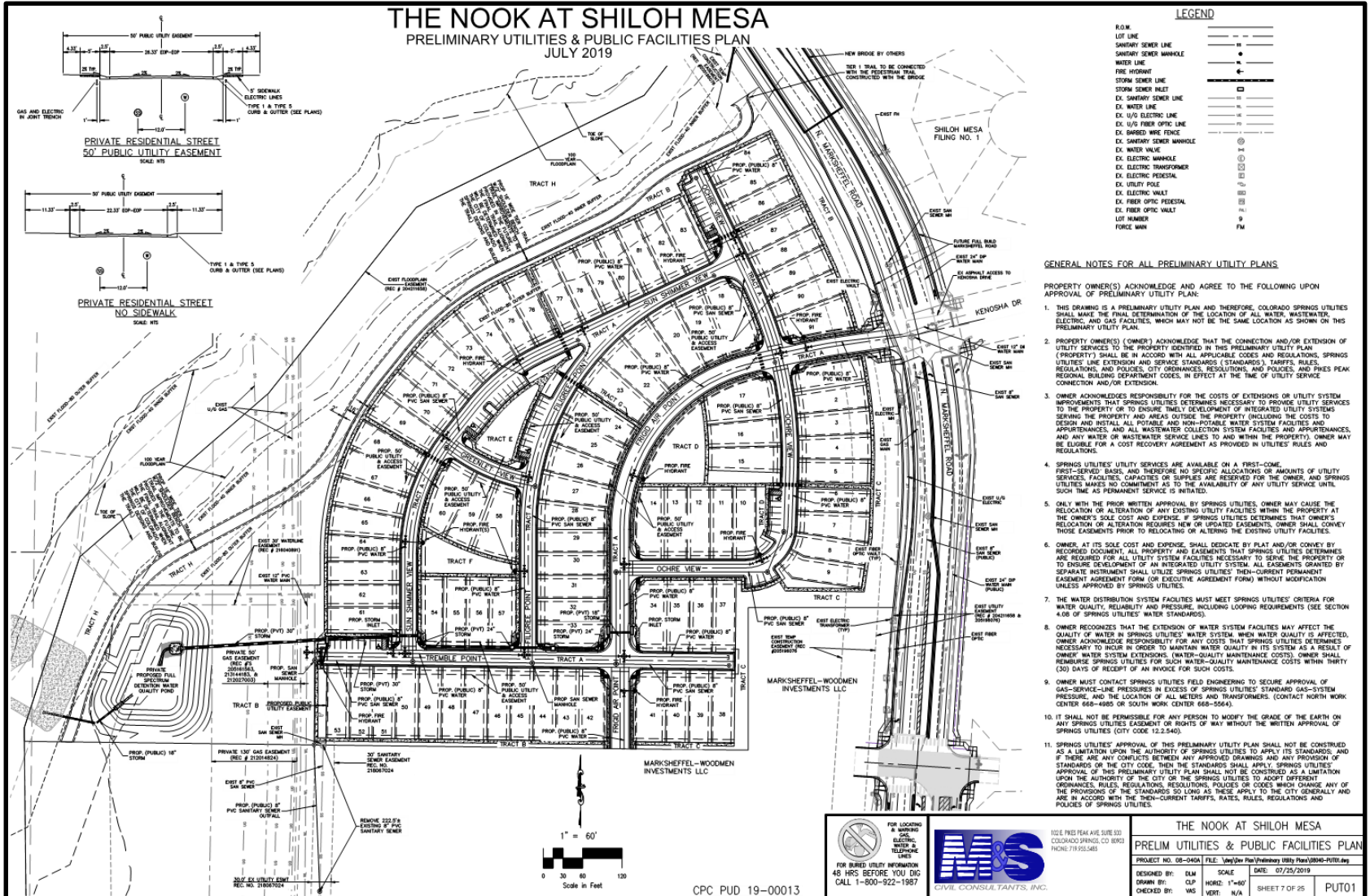
Current Zoning



PUD Development Plan



THE NOOK AT SHILOH MESA PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN JULY 2019



LEGEND

R.O.M.	Symbol
LOT LINE	---
SEWER SENDER LINE	---
SEWER SENDER MANHOLE	●
WATER LINE	---
FIRE HYDRANT	●
STORM SENDER LINE	---
STORM SENDER INLET	□
EX. SEWER SENDER LINE	---
EX. WATER LINE	---
EX. U/D ELECTRIC LINE	---
EX. U/D FIBER OPTIC LINE	---
EX. BRIDGE WIRE FENCE	---
EX. SEWER SENDER MANHOLE	⊙
EX. WATER VALVE	⊙
EX. ELECTRIC MANHOLE	⊙
EX. ELECTRIC TRANSFORMER	⊙
EX. ELECTRIC PESTICIDE	⊙
EX. UTILITY POLE	⊙
EX. ELECTRIC VAULT	⊙
EX. FIBER OPTIC PESTICIDE	⊙
EX. FIBER OPTIC VAULT	⊙
LOT NUMBER	PM
FORCE MAIN	PM

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) (OWNER) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS (STANDARDS), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PINKS PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIVE OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALTERNATE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 - SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
 - ONLY WITH THE PRIOR WRITTEN APPROVAL OF SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER, AT HIS/HER SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS SHALL BE SEPARATE INSTRUMENTS SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
 - THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.0 OF SPRINGS UTILITIES' WATER STANDARDS).
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SERVICE-LINE PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. CONTACT NORTH WORK CENTER 668-4805 OR SOUTH WORK CENTER 668-5044.
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MOOIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.2-140).
 - SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OF THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.



CPC PUD 19-00013

FOR LOCKING & MARKING LOCAL WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

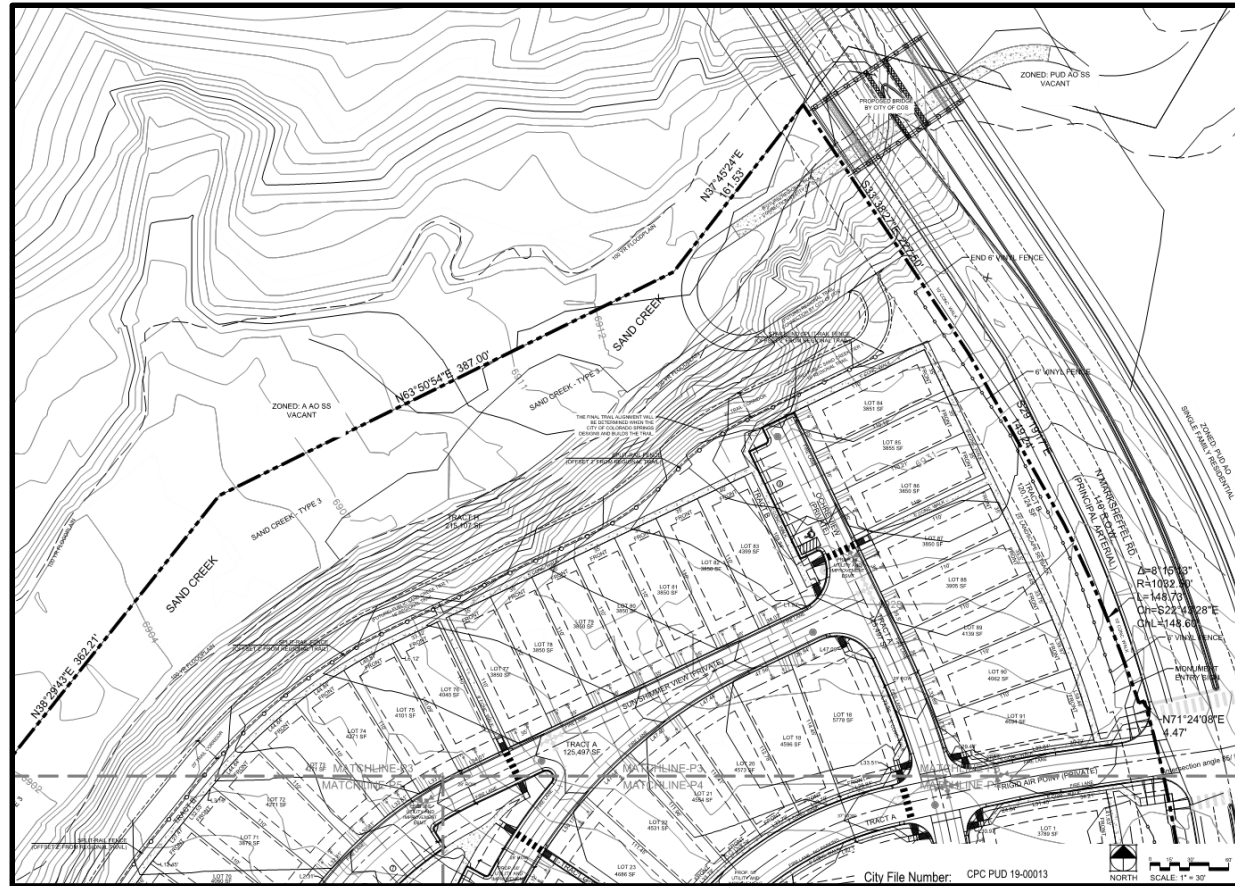
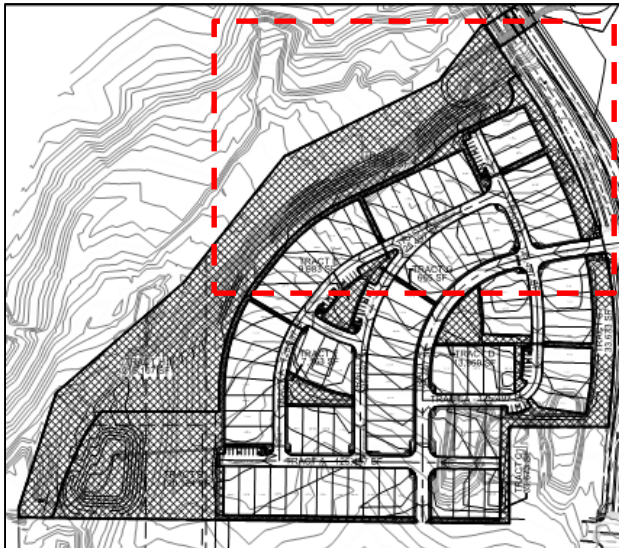
1025 PEEK AVE, SUITE 300
COLORADO SPRINGS, CO 80909
PHONE: 719.570.5481

THE NOOK AT SHILOH MESA
PRELIM UTILITIES & PUBLIC FACILITIES PLAN

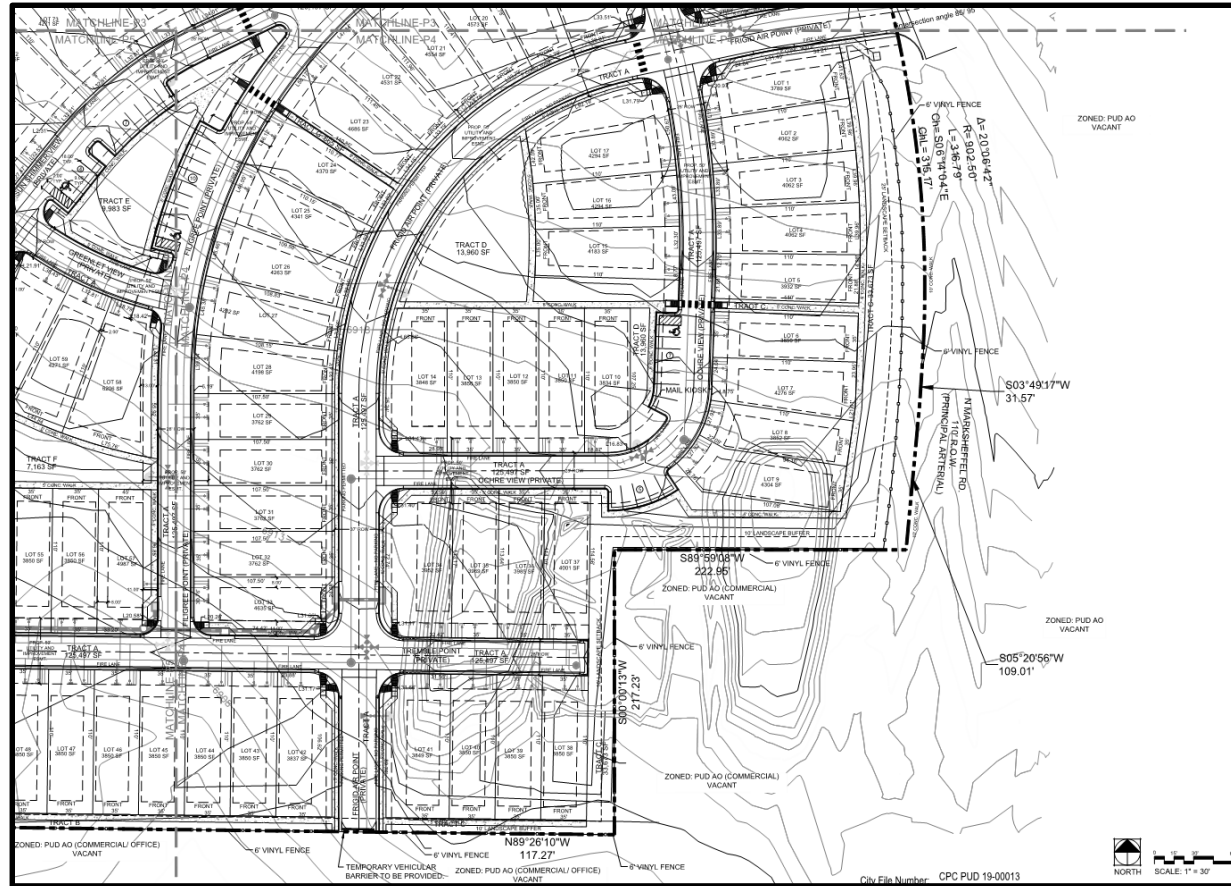
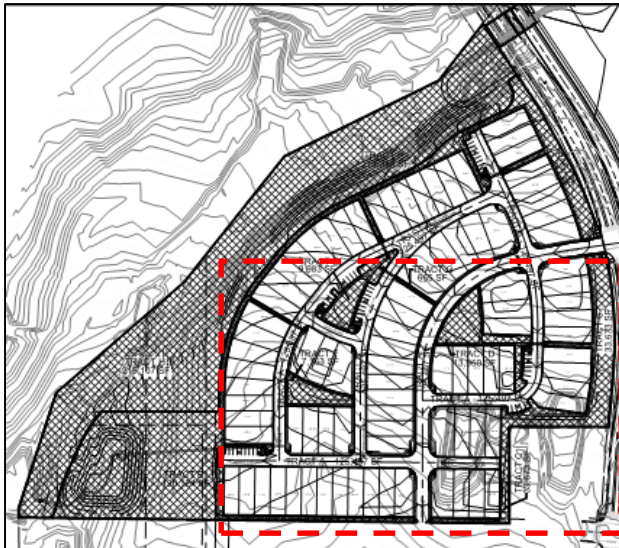
PROJECT NO. 08-040 FILE: VaryDev Plan/Preliminary Utility Plan/0804-PUTE-ULY

DESIGNED BY: ELM SCALE DATE: 07/25/2019
DRAWN BY: CLP HORIZ: 1"=60'
CHECKED BY: WJC VERT: 1/4" SHEET 7 OF 25 PUT01

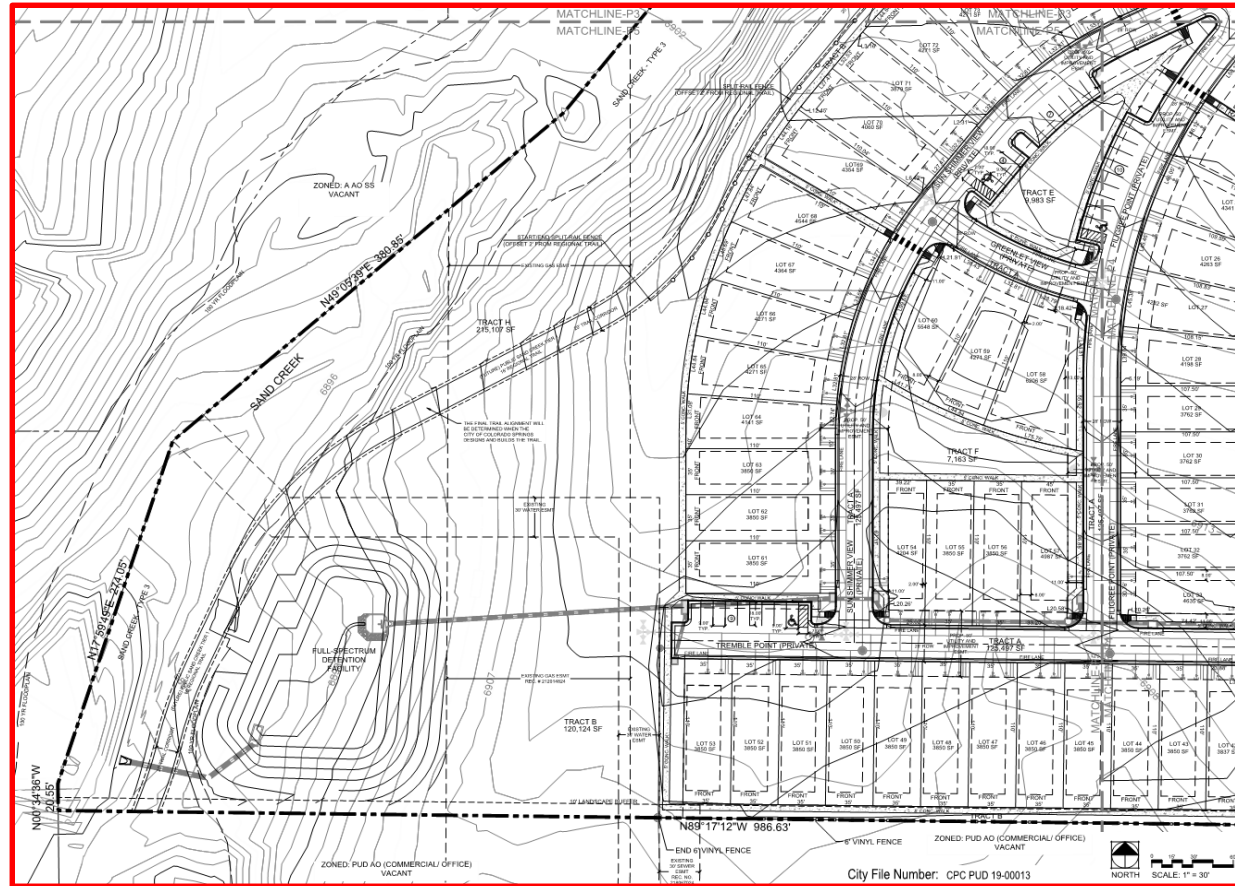
PUD Development Plan, cont.



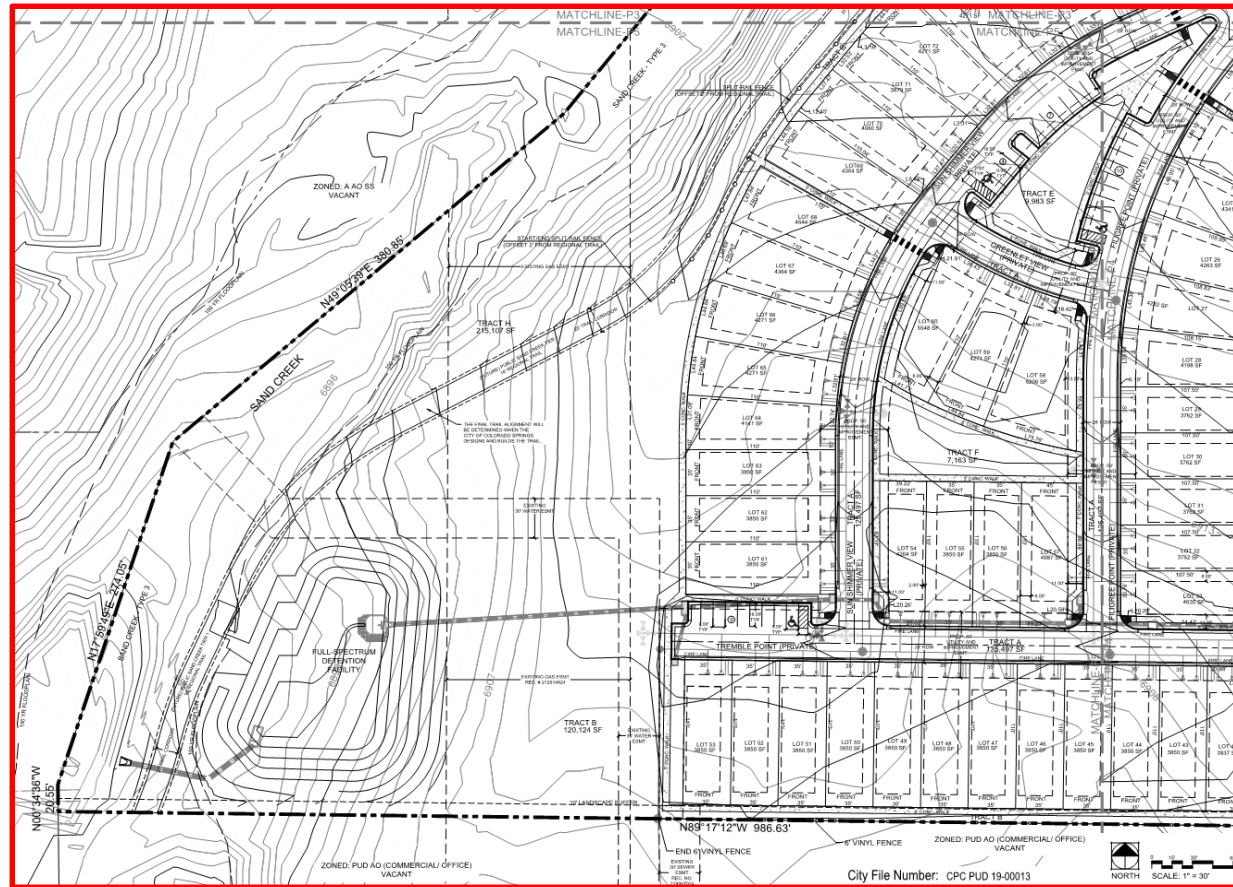
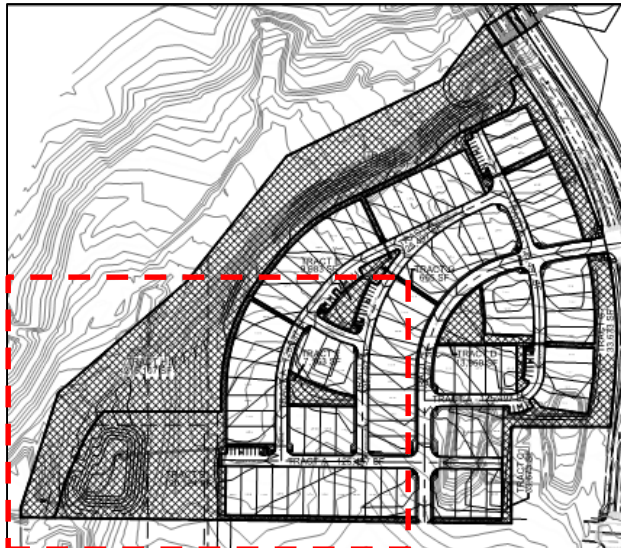
PUD Development Plan, cont.



PUD Development Plan, cont.



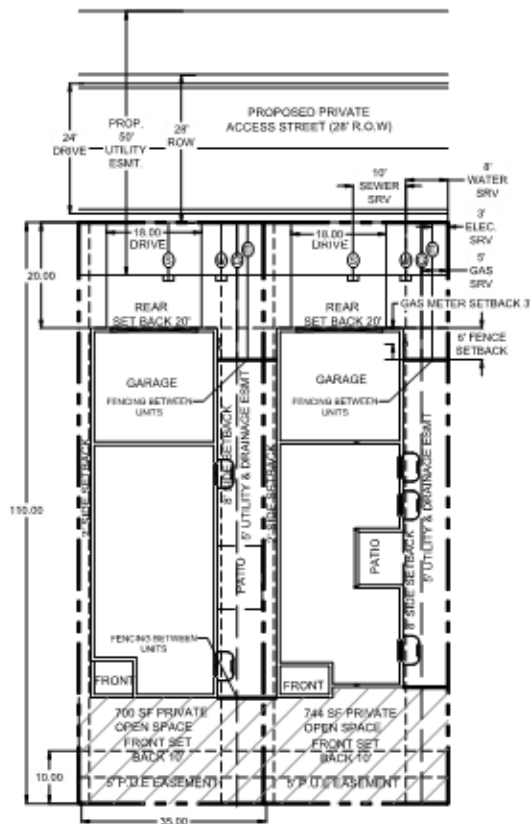
PUD Development Plan, cont.



PUD Development Plan, cont.

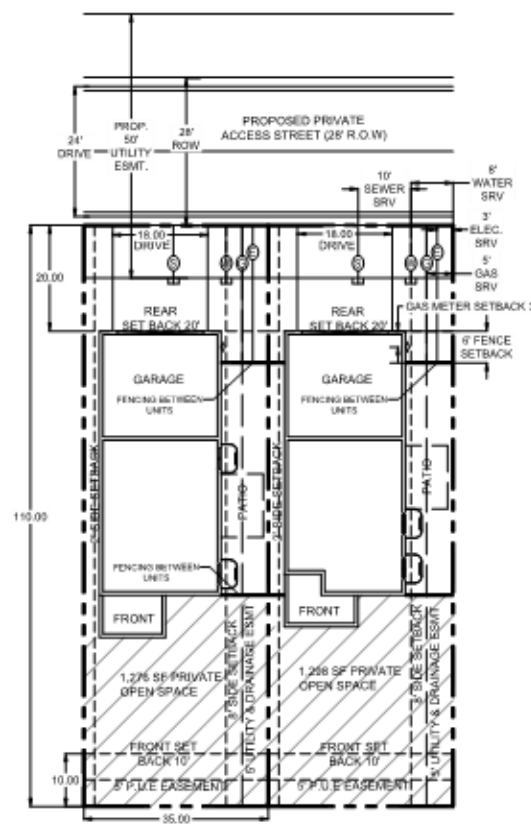


TYPICAL LOT DETAILS:



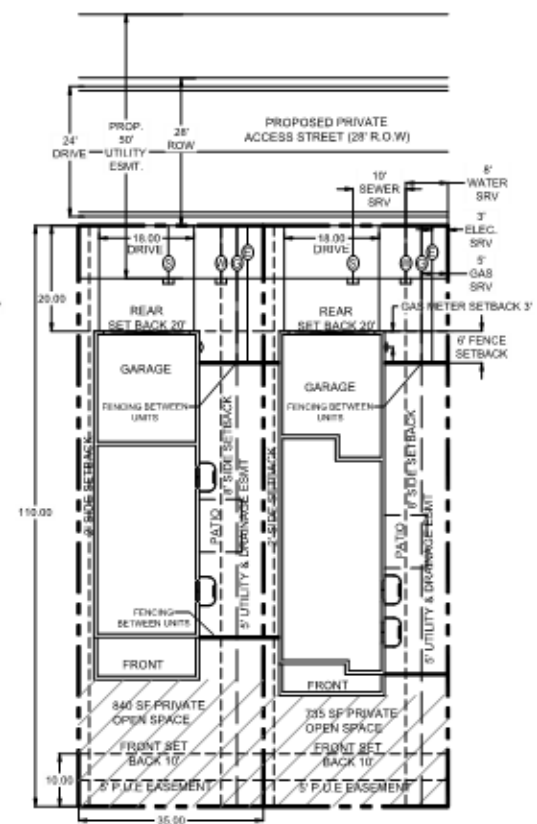
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UNIT TYPE:
1986.1SW-S



UNIT TYPE:
1727.1SW - S

UNIT TYPE:
1730.1SW - S



UNIT TYPE:
1871SW - S

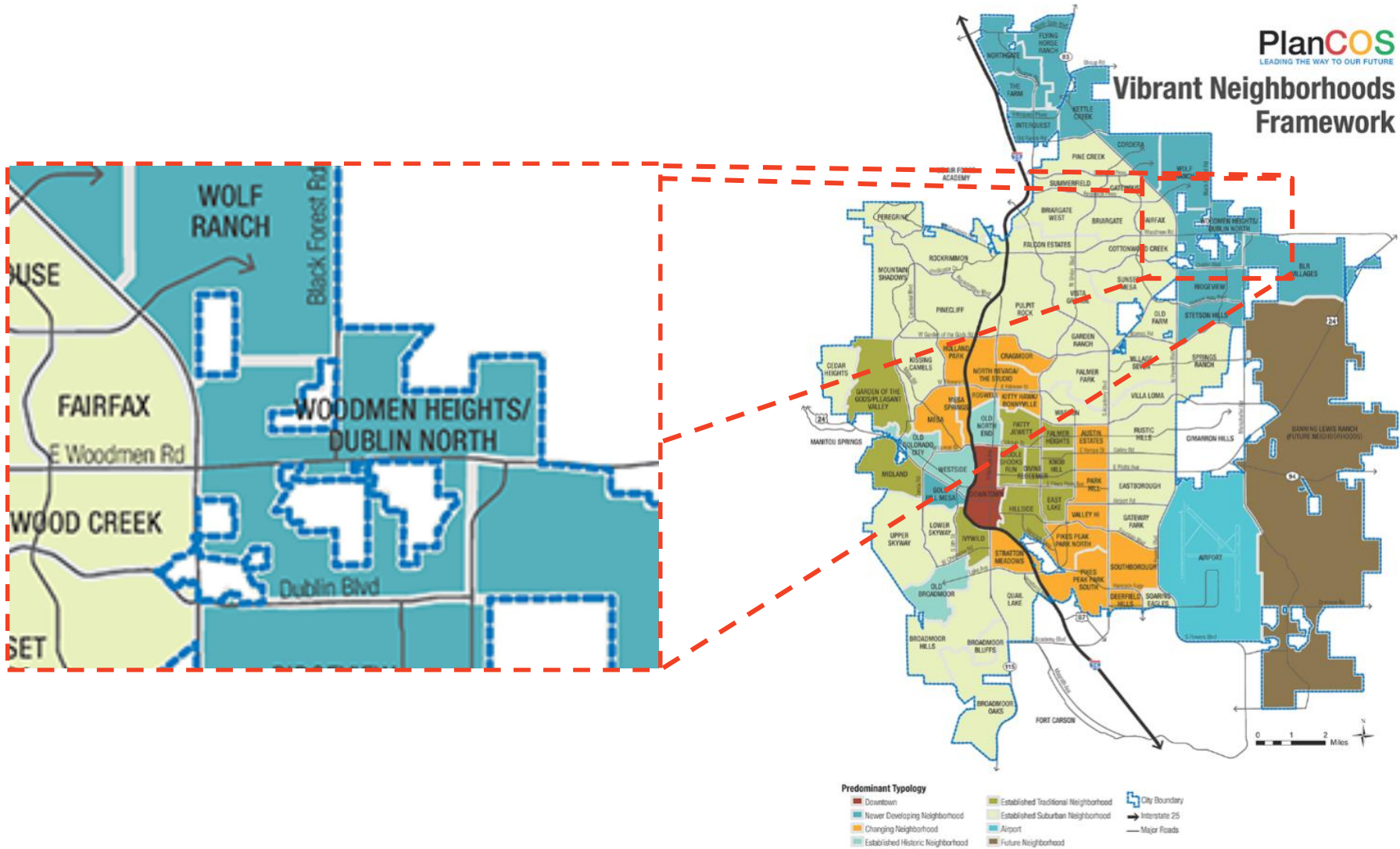
UNIT TYPE:
1644SW - S

PlanCOS: Vibrant Neighborhoods Framework Map



PlanCOS
LEADING THE WAY TO OUR FUTURE

Vibrant Neighborhoods Framework



Recommendations



CPC MPA 06-00206-A12MJ19 – MAJOR MASTER PLAN AMENDMENT

Approve a major master plan amendment for the Woodmen Heights Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

CPC PUP 07-00100-A2MJ19 – MAJOR PUD CONCEPT PLAN AMENDMENT

Approve a major PUD concept plan amendment for the Woodmen Heights Commercial Center development, based upon the findings that the request meets the review criteria for granting a PUD concept plan, as set forth on City Code Section 7.3.605, and a concept plan, as set forth in City Code Section 7.5.501(E).

CPC PUZ 19-00011 – CHANGE OF ZONING TO PUD

Approve a zone change from (PUD/AO/SS) Planned Unit Development with Airport and Streamside Overlay Zones to (PUD/SS/AO) Planned Unit Development: Small Lot Single-Family Detached Residential, 35-foot maximum building height, and 4.35 dwelling units per acre; with Streamside and Airport Overlay Zones, based upon the findings that the request meets the review criteria for the establishment and development of a PUD zone, as set forth in City Code Section 7.3.603, and zone change as set forth in City Code Section 7.5.603.

Recommendations, cont.



CPC PUD 19-00013 – PUD DEVELOPMENT PLAN

Approve a PUD development plan for the Nook at Shiloh Mesa project, based upon the findings that the request meets the review criteria for granting a PUD development plan, as set forth on City Code Section 7.3.606, and a development plan, as set forth in City Code Section 7.5.502(E).

PUD Development Plan, cont.

