THE CREST AT WOODMEN

CITY OF COLORADO SPRINGS, COLORADO

PDZ LAND USE PLAN MAJOR MODIFICATION

SITE DATA:

OWNERS/ DEVELOPER:

CREST AT WOODMEN LLC
900 TOWN AND COUNTRY LANE # 210
HOUSTON, TX 77024-2229

CIVIL ENGINEER:

J.R. ENGINEERING
5475 TECH CENTER DRIVE #235
COLORADO SPRINGS, CO 80919

APPLICANT:

N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

PARCEL #: 6308303015, 6308303020, 6308303018, 6308303021, 6308303022, 6308303023, 6308303019, 6308303017, 6308303016, 6308303024

PARCEL ADDRESSES: 6705 AND 6695 VINCENT DRIVE, AND 6765 CAMPUS DRIVE
EXISTING ZONE: PDZ/SSO (CITY FILE #: CPC P 85-72; ORDINANCE # 85-73)
PROPOSED ZONE: PDZ/AFO

	Proposed Land Use	Acreage	Non-Residential Land Use Building Square Footage (Max)	Density (Residential)
Lot 1	Commercial, Office, Industrial	17.15	405,000	
Lot 2	Commercial	10.18	150,000	
Lot 4	Commercial and Office	3.56	40,000	
Lot 5	Commercial and Office	5.77	82,000	
Lot 6	Multi-Family	11.07		25-30 DU/AC
	Total Acreage	47.73	677,000	

*ESTABLISHED IN ORD NO 20-22. NO ADDITIONAL NON-RESIDENTIAL SQUARE FOOTAGE IS BEING ADDED

LAND USE PLAN ACREAGE: 47.723 ACRES

MAXIMUM BUILDING HEIGHT: 45' LOT 1, 4, 5 AND 6
65' LOT 2 , SUBJECT TO GENERAL NOTE #5 BELOW.

BUILDING SETBACKS:

FRONT: 50' (WOODMEN ROAD BOUNDARY)
FRONT: 30' (CAMPUS DRIVE BOUNDARY)
REAR: 50' (SOUTHERN BOUNDARY)
SIDE (EAST): 70' SETBACK FROM EASTERN PROPERTY BOUNDARY, 100' SETBACK FROM ADJACENT RESIDENTIAL PROPERTY LINE

THE PROJECT IS BEING DEVELOPED AS A UNIFIED DEVELOPMENT SO ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIPHERY OF THE DEVELOPMENT AS DEPICTED ON THE PLAN AND NOT INTERNAL LOT LINES, ROADWAYS OR ACCESS DRIVES.

LEGAL DESCRIPTION

A portion of Lot 1 and all of Lots 2 and 3, Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado, being within the SW1/4 of Section 8, Township 13 South, Range 66 West, of the 6th Principal Meridian, being more particularly described as follows:

BEGINNNIG at the northwest corner of said Lot 1; thence along the west boundary of said Looart Subdivision Filing No. 8, N00°12'56"E, (Bearings are based upon Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado), a distance of 207.51 feet; thence along the north boundary of said Looart Subdivision Filing No. 8, along the following seven (7) courses:

1. N89°43'17"E, a distance of 305.02 feet;
2. N00°16'43"W, a distance of 220.96 feet;
3. S89°53'57"E, a distance of 157.45 feet;
4. N87°31'43"E, a distance of 243.73 feet;
5. S57°35'33"E, a distance of 169.54 feet;
6. N00°04'17"E, a distance of 164.40 feet;
7. S89°55'43"E, a distance of 131.23 feet;

thence along the east boundary of said Looart Subdivision Filing No. 8, the following eight (8) courses:

1. along the arc of a compound curve to the right, with an arc length of 88.83 feet, a radius of 1,596.46 feet, a delta angle of 03°11'17", and a radial bearing of S88°17'11"W;
2. along the arc of a non-tangent curve to the right, with an arc length of 88.72 feet, a radius of 164.29 feet, a delta angle of 30°56'21", and a radial bearing of N56°13'18"W;
3. S32°50'55"W, a distance of 88.00 feet;
4. S48°43'15"E, a distance of 58.23 feet;
5. along the arc of a compound curve to the right, with an arc length of 104.42 feet, a radius of 248.50 feet, a delta angle of 24°04'29", and a radial bearing of S65°21'14"W;
6. along the arc of a reverse curve to the left, with an arc length of 130.61 feet, a radius of 107.50 feet, a delta angle of 69°36'44", and a radial bearing of N45°02'04"W;
7. S44°58'07"W, a distance of 320.14 feet;
8. along the arc of a non-tangent curve to the left, with an arc length of 57.43 feet, a radius of 157.50 feet, a delta angle of 20°53'37", and a radial bearing of S65°55'30"E;

thence leaving said east boundary, along the following four (4) courses:

1. N68°17'21"W, a distance of 19.32 feet;
2. N45°22'32"W, a distance of 150.31 feet;
3. S89°37'31"W, a distance of 160.17 feet;
4. N00°22'01"E, a distance of 15.55 feet, to a point on the north boundary of said Lot 1;

thence along said north boundary, the following four (4) courses:

1. along the arc of a non-tangent curve to the left, with an arc length of 125.75 feet, a radius of 79.55 feet, a delta angle of 90°34'13", and a radial bearing of S00°12'12"E;
2. S89°47'44"W, a distance of 90.89 feet;
3. N47°35'50"W, a distance of 64.49 feet;
4. S89°25'57"W, a distance of 232.20 feet, to the POINT OF BEGINNING.

Containing 443,486 Sq. Ft. or 10.181 acres, more or less.

Together with Lots 4-6 of the Looart Subdivision Filing No. 8;
Lot 2, and Tract A of the Looart Subdivision Filing No. 7;
and Tracts B and C from the Looart Subdivision Filing No. 6A

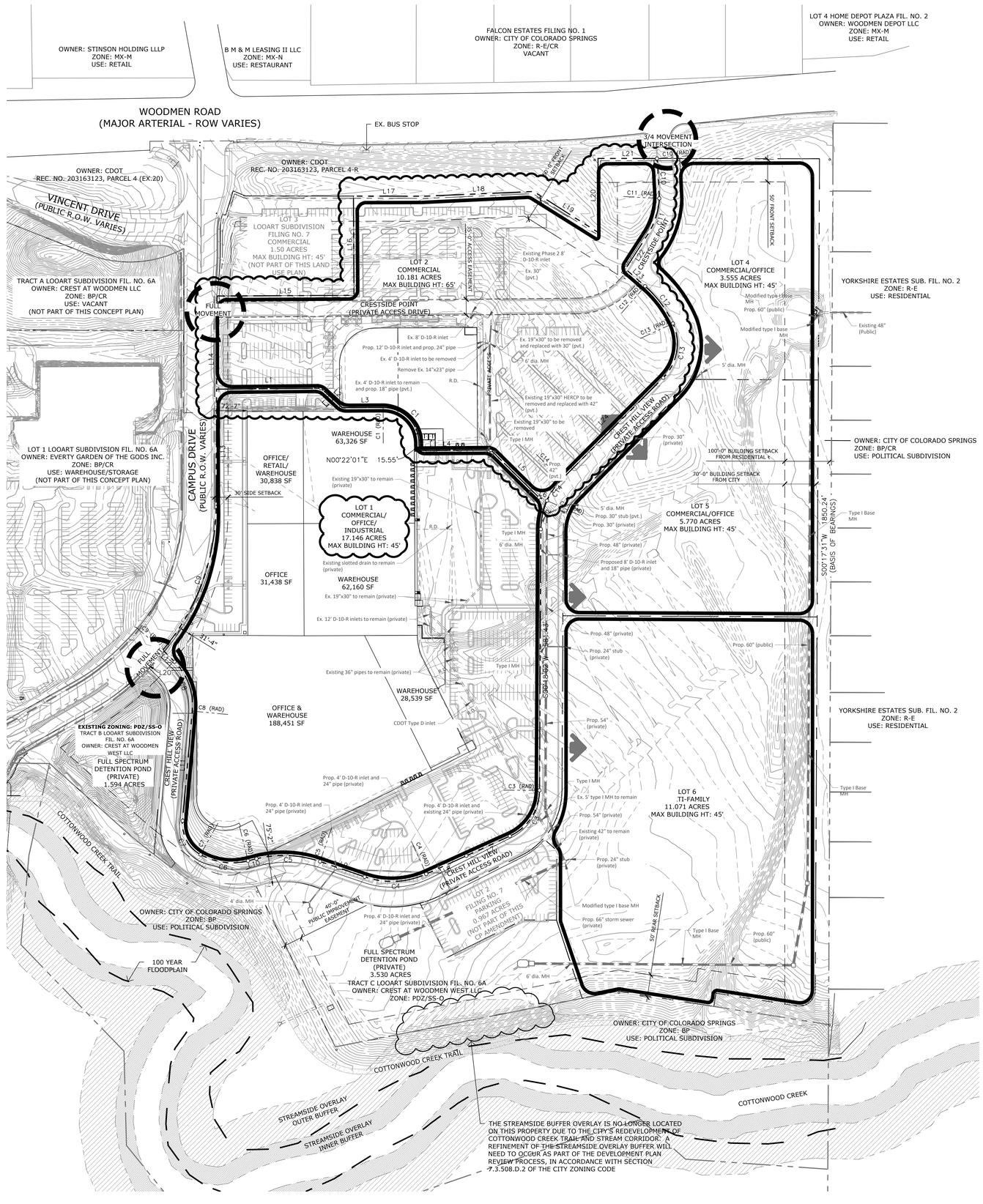
For a cumulative area of 47.723 Acres

LINE	BEARING	DISTANCE
L1	S89°25'57"W	232.20'
L2	N47°35'50"W	64.49'
L3	S89°47'44"W	90.89'
L4	S68°17'31"W	160.17'
L5	N45°22'32"W	150.31'
L6	N68°17'21"W	19.32'
L7	S65°37'10"W	106.15'
L8	S65°58'22"W	98.10'
L9	N71°00'15"W	105.18'
L10	S76°00'34"W	19.31'
L11	N05°03'13"E	245.25'
L12	N44°47'06"W	36.96'
L13	N00°12'56"E	258.37'
L14	N00°12'56"E	207.51'
L15	N89°43'17"E	305.02'
L16	N00°16'43"W	220.96'
L17	S89°53'57"E	157.45'
L18	N87°31'43"E	243.73'
L19	S57°35'33"E	169.54'
L20	N00°04'17"E	164.40'
L21	S89°55'43"E	131.23'
L22	S32°50'55"W	88.00'
L23	S48°43'15"E	58.23'
L24	S44°58'07"W	320.14'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	79.55'	125.75'	90°34'13"	S00°12'12"E
C2	157.50'	65.35'	23°46'28"	S65°55'30"E
C3	112.50'	128.27'	65°19'38"	N89°42'29"W
C4	185.50'	140.42'	43°22'18"	N24°22'54"W
C5	249.50'	143.64'	32°59'11"	S18°59'45"W
C6	145.78'	109.10'	42°52'51"	N13°59'26"W
C7	78.00'	90.07'	66°09'53"	N28°53'26"E
C8	137.02'	120.53'	50°24'04"	N84°33'44"W
C9	502.00'	350.36'	39°59'20"	N49°47'44"W
C10	1596.46'	88.83'	3°11'17"	S88°17'11"W
C11	164.29'	88.72'	30°56'21"	N56°13'18"W
C12	248.50'	104.42'	24°04'29"	S65°21'14"W
C13	107.50'	130.61'	69°36'44"	N45°02'04"W
C14	157.50'	57.43'	20°53'37"	S65°55'30"E

LAND USE CASE HISTORY

File Number	Land Use Action	Date	Description of Action
North Hill Ranch Addition Annexation	Ordinance 76-96	8/10/1976	Annexation
CPC DP 78-65	Phase 1 of Master Plan	1978	
PD DP 85-72-A1(88)	Minor Amendment	1978	Per City Department Letter
DS DP 85-72-A1(88)	Minor Amendment	1988	Temporary structure to house federal express loading dock
AR DP 04-00619	Major Amendment	2004	Overall Site Plan
AR DP 04-00619-MM01	Minor Amendment	2004	Dock Relocation
AR DP 04-00619-A1MN16	Minor Amendment	8/13/2016	Relocated docking / loading area
AR DP 04-00619 A2MJ17	Major Amendment to Development Plan	5/12/2018	Extension of Campus Drive
AR FP 17-00719	Subdivision Plat - Looart Sub. Filing 6	5/12/2018	Platting of Campus Drive
A3MN 18	Minor Amendment	2018	Crest at Woodmen West Parking Lot
A4MN 18	Minor Amendment	2018	North Parking Lot
AR FP 19-00448	Major Amendment to Development Plan - Phase 1	8/14/2019	Created 2 lots and 3 tracts
AR DP 04-00619-A4-MN18	Minor Amendment Phase 1	5/13/2019	Reconfigure parking lot/landscape changes
AR DP 04-00619-A5MN18	Minor Development Plan Amendment - Phase 3	8/13/2019	Reconfigure parking lot on east & south side
AR DP 04-00619-A6MJ19 & AR DP 04-00619-A7MN19	Minor Amendment Development Plan - Phase 1 & 2	11/14/2019	Irrigation Plan
AR DP 04-00619-A7MN19	Minor Amendment, Concept Plan and Development Plan - Phase 2	11/14/2019	Irrigation Plan
CPC 16-00124-A1MN19 (CSP)	Coordinated Sign Plan	10/31/2019	Coordinated Sign Plan
AR DP 04-00619-A8MN19	Minor Development Plan Amendment - Phase 3	5/27/2020	Remove one of the previously approved building sites and add 60 parking spaces.
CPC PUZ 20-00044, CPC PUP 20-00045, and Ordinance 20-52	PUD Concept Pland and PUD Zone Change	8/11/2020	Zone Change from PIP-1/cr/SS to PUD/SS. Establish lot configuration and land uses for redevelopment
AR FP 20-00149	Final Plat Looart Subdivision Filing 7	9/24/2020	Created 6 lots
CPC PUP 20-00045-A1MJ21	PUD Concept Plan Amendment	8/12/2021	Adjusted lot lines for lots 4, 5 and 6. Created three lots from Lot 1 (Lot 1a, Lot 1b, and Lot 1)
AR FP 21-00170	Final Plat Looart Subdivision Filing 8	9/2/2021	Adjusted lot lines for lots 4, 5 and 6. Created three lots from Lot 1 (Lot 1a, Lot 1b, and Lot 1)
LUPL-24-0008	PDZ Land Use Plan Amendment	TBD	Revised to increase building height limitation of lots 2 and 3 from 45' to 65'.



VICINITY MAP

ADA NOTE

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.

GEOHAZARD DISCLOSURE STATEMENT

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED FEBRUARY 6, 2020, WHICH IDENTIFIED THESE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY: ARTIFICIAL AND UNDOCUMENTED FILL, STEEP SLOPES . IT IS ALSO SUBJECT TO A GEOLOGIC HAZARD VALIDATION LETTER PREPARED BY CTL THOMPSON, DATED MARCH 12, 2021. COPIES OF SAID REPORT AND LETTER HAVE BEEN PLACED WITHIN FILE #CPC PUP 20-00045 AND #CPC PUP 20-00045-A1MJ21, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT OR LETTER.
2. ADDITIONAL SITE SPECIFIC GEOTECHNICAL EVALUATIONS WILL BE REQUIRED UPON DEVELOPMENT OF LOT 2, FILING 6A.

FEMA FLOODPLAIN NOTE

1. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0516G, EFFECTIVE DECEMBER 7, 2018.

USAFA NOTE

1. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND HOSTED SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

GENERAL NOTES

1. PROHIBITED USES INCLUDE: CAMPGROUND; CREMATORY SERVICES; ANY USES UNDER FUNERAL SERVICES; HOOKAH BAR; ANY USES UNDER MEDICAL MARIJUANA FACILITY; SEXUALLY ORIENTED BUSINESSES; TEEN CLUB/YOUTH ADULT CLUB, HUMAN SERVICE ESTABLISHMENTS, CONSTRUCTION AND/OR CONTRACTOR YARDS AND MINING OPERATIONS.
2. PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN BY USE PER CITY CODE 7.4.203.
3. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, AND APPROVED DEVELOPMENT PLAN MUST BE SECURED, AND THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
4. ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 218032700 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
5. LOT 2 IS AT A MUCH LOWER GRADE THAN THE ADJACENT WOODMEN ROAD. TO ALLOW ADEQUATE VISIBILITY, COMMERCIAL ANCHOR TENANTS WITH THE MAIN ENTRANCE FACING NORTH IN THE AREA SHOWN ON THE LAND USE PLAN AS LOT 2 (TO BE REPLATTED AS LOT 2, LOOART SUBDIVISION FILING NO. 9) MAY HAVE MAXIMUM BUILDING HEIGHTS FOR PARAPETS AS FOLLOWS:
   A. UP TO 67% OF THE PRIMARY (NORTH) ELEVATION OF THE BUILDING MAY HAVE A PARAPET WITH A HEIGHT UP TO 55', PROVIDED THE DEPTH OF THE PARAPET IS NO MORE THAN 72-INCHES FROM THE FACE OF THE BUILDING, AS VIEWED FROM THE EAST OR WEST.
   B. UP TO 40% OF THE PRIMARY (NORTH) ELEVATION OF THE BUILDING MAY HAVE A PARAPET WITH A HEIGHT UP TO 65', PROVIDED THE DEPTH OF THE PARAPET IS NO MORE THAN 72-INCHES FROM THE FACE OF THE BUILDING, AS VIEWED FROM THE EAST OR WEST.
   C. THE REMAINDER (33% MINIMUM) OF THE PRIMARY ELEVATION AND ALL OTHER ELEVATIONS OF THE BUILDING IN THE AREA SHOWN ON THE LAND USE PLAN AS LOT 2 (TO BE REPLATTED AS LOT 2, LOOART SUBDIVISION FILING NO. 9) MUST HAVE A MAXIMUM HEIGHT OF NO MORE THAN 45'.
6. THE TWO PRIVATE FULL SPECTRUM DETENTION PONDS ARE OWNED AND MAINTAINED BY THE CREST AT WOODMEN WEST LLC.

LEGEND:

- ACCESS POINT / INTERSECTION
- ACCESS POINT
- PROPERTY LINE
- STREAMSIDE INNER BUFFER
- STREAMSIDE OUTER BUFFER
- EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER
- EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER

Land Planning
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PLANNING | LANDSCAPE ARCHITECT

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THE CREST AT WOODMEN

PDZ LAND USE PLAN MAJOR MODIFICATION

6765 CAMPUS DRIVE,
COLORADO SPRINGS, CO 80920

PROJECT INFO
DATE: 5/21/2024
PROJECT MGR: K. JOHNSON
PREPARED BY: B. SWENSON

ISSUE REVISION	DATE:	BY:	DESCRIPTION:
	5/20/2024	JBS	INITIAL SUBMITTAL
	7/24/2024	JBS	PER CITY COMMENTS
	8/28/2024	JBS	PER CITY COMMENTS
	10/3/2024	JBS	PER CITY COMMENTS
	10/29/2024	JBS	PER CITY COMMENTS

SHEET TITLE: PDZ LAND USE PLAN

SHEET NUMBER: 1 OF 1

PLAN FILE #: LUPL-24-0008

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