

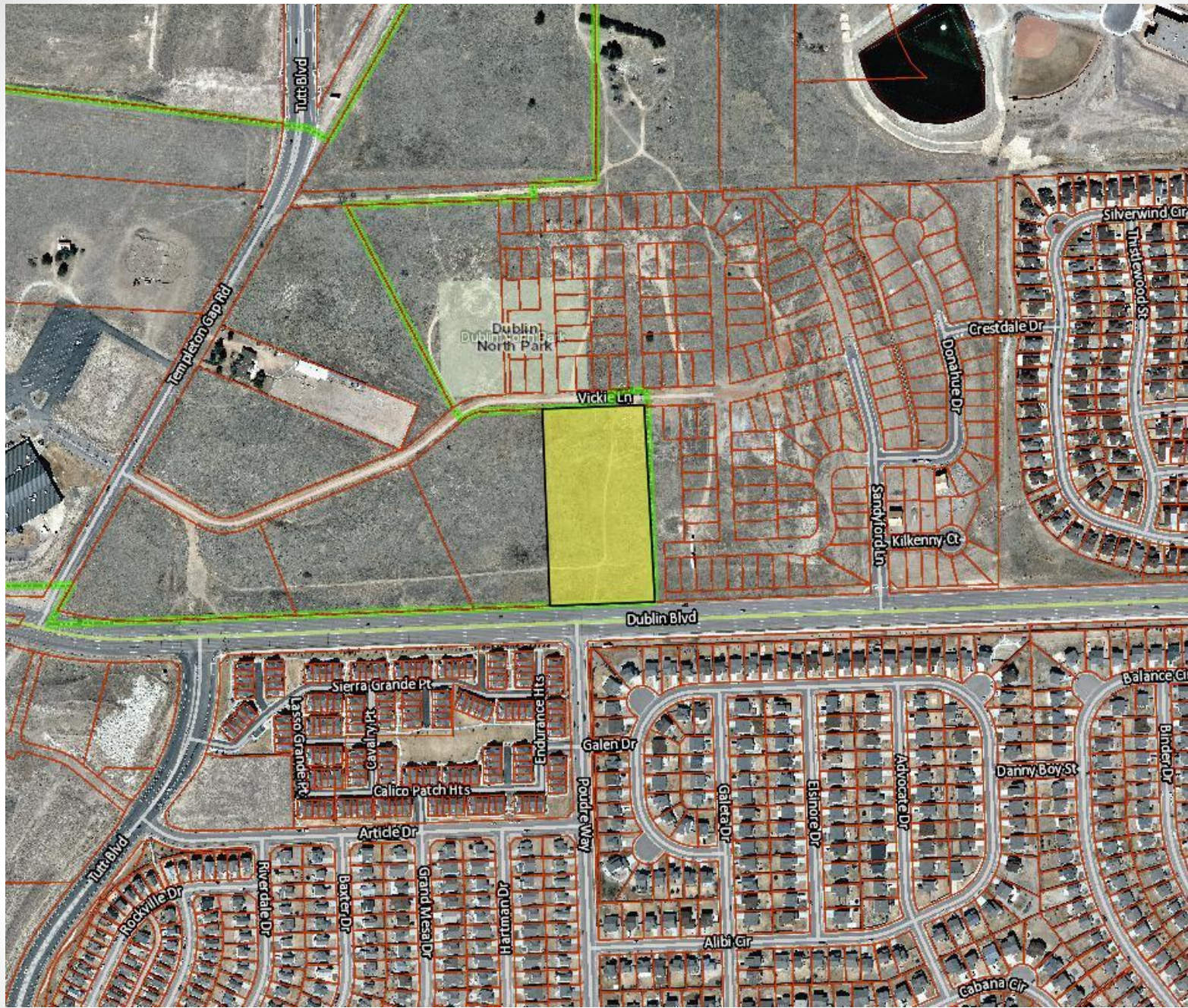
Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

City Council
January 13, 2015

Meggan Herington, Principal Planner

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

- ✓ Dublin North 1D Annexation (CPC A 13-00043);
- ✓ Dublin North Master Plan Amendment (CPC MP 06-00069-A3MJ14);
- ✓ Dublin North Phase 7 Establishment of Zoning to “PUD/AO” (Planned Unit Development with Airport Overlay) (CPC PUZ 14-00043); and
- ✓ Dublin North Phase 7 PUD Development Plan (CPC PUD 06-00108-A6MJ14).



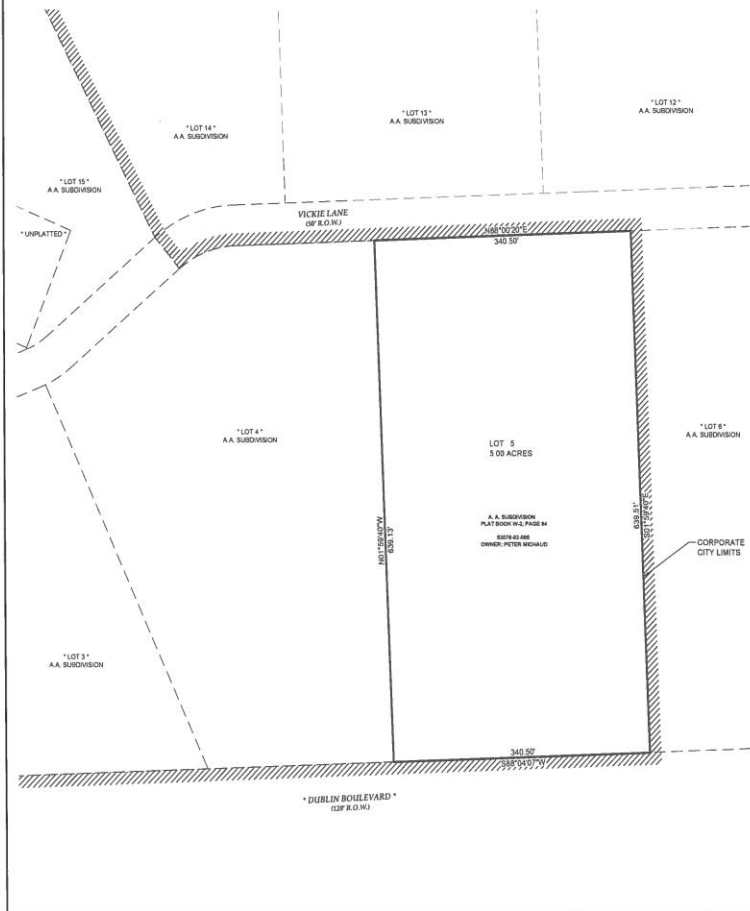
Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

ANNEXATION AGREEMENT:

- ✓ Land Use per Master Plan: Single-Family Residential;
- ✓ Public Facilities:
 - ✓ Streets: Local and Vickie Lane Extension
 - ✓ Drainage; and
- ✓ Utilities and Water Rights.

ANNEXATION PLAT DUBLIN NORTH 1D

LOT 5 A.A. SUBDIVISION BEING A PORTION OF THE SOUTH HALF OF SECTION 7,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



PERIMETER BOUNDARY • 1,958.65 FEET
CONTIGUOUS BOUNDARY • 1,320.51 FEET
PERCENT OF CONTIGUITY • 67.28%
AREA • 5.00 ACRES

SURVEYOR'S STATEMENT:

I, PAUL J. HUSSONG, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAUL J. HUSSONG, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 2394
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

KNOW ALL MEN BY THESE PRESENTS:

THAT PETER MICHAUD, BEING THE PETITIONER FOR THE ANNEXATION OF THE HERETOFORE DESCRIBED REAL PROPERTY LOT 5 A.A. SUBDIVISION, EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF VICIE LANE ADJACENT TO THE NORTH LINE OF SAID LOT 5 ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED AT BOOK W-2, PAGE 94, OF THE RECORDS OF SAID EL PASO COUNTY, AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS

IN WITNESS WHEREOF:

THE AFORESAID PETER MICHAUD, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2013 A.D.

PETER MICHAUD _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

THE ABOVE AND AFORESAID INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2013 A.D. BY PETER MICHAUD

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

KNOW ALL MEN BY THESE PRESENTS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVES THE ANNEXATION PLAT FOR "DUBLIN NORTH 1D"

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BY ACTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____ 2014 A.D.

CITY CLERK _____

PRESIDENT OF CITY COUNCIL _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 2014 A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY COLORADO

SURCHARGE _____ WAYNE W. WILLIAMS, RECORDER

FEE: _____

BY _____ DEPUTY

NO.	REVISIONS	DATE
1.	REVISIONS	08/28/2013
2.	REVISIONS	08/28/2013
3.	REVISIONS	08/28/2013

EDWARD-JAMES SURVEYING, INC.
1000 Dublin Blvd., Suite 100
Colorado Springs, CO 80907
Office: (719) 576-1218
Fax: (719) 576-1247



**DUBLIN NORTH 1D
ANNEXATION PLAT**

LOT 5 A.A. SUBDIVISION BEING A PORTION OF THE SOUTH HALF OF SECTION 7,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

DRAWN BY	DLM
CHECKED BY	JLS
H SCALE	1" = 60'
JOB NO.	0710.00
DATE CREATED	03/12/13
DATE FILED	07/24/14
SHEET NO.	1 OF 1

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

MASTER PLAN:

- ✓ Residential (3.5 to 7.99 dwelling units per acre)
- ✓ Single-Family Detached
- ✓ Access: Existing Vickie Lane
- ✓ New Internal City streets.



THIS IS THE ORIGINAL AND AUTHENTIC COPY OF THE RECORDS OF THE CITY OF COLORADO SPRINGS. ANY REPRODUCTION OF THESE RECORDS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COLORADO SPRINGS IS PROHIBITED. ANY REPRODUCTION OF THESE RECORDS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COLORADO SPRINGS IS PROHIBITED.

THE INFORMATION HEREON HAS BEEN PREPARED BY THE CITY OF COLORADO SPRINGS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COLORADO SPRINGS.

DATE: 4/18/2014
 DRAWN: JRA
 CHECKED: BFW

Dublin North Master Plan Master Plan Amendment

NORTHEAST COLORADO SPRINGS

DATE: 4/18/2014
 DRAWN: JRA
 CHECKED: BFW

REVISIONS	
DATE	DESCRIPTION

OVERALL MASTER PLAN MAP
 SHEET NO. 2
 OF 2 SHEETS
 CPG MFP
 06-0006-03M(1)4



DUBLIN NORTH LEGAL DESCRIPTION:

ALL OF LOTS 6, 8, 12, 13, 14 AND A PORTION OF LOTS 7, 9, 11 AND A PORTION OF VIOLE LAKE OF A. SUBDIVISION AS PLATTED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK #2 AT PAGE 44, DUBLIN NORTH FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 26473796, DUBLIN NORTH FILING NO. 2 AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 2782284 BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASE OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF LOTS 10 THROUGH 12 AS PLATTED IN A. SUBDIVISION RECORDED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK #2 AT PAGE 34 BEING MONUMENTED AT THE WESTERLY END BY A NO. 6 REBAR AND BEING MONUMENTED AT THE EASTERLY END BY A REBAR WITH A "P" PLACED ON STAKES 13 FEET BEING ASSIGNED TO BEAR NORTH 0° 15' 11" WEST.

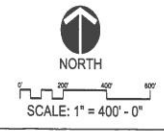
COMMENCING AT THE NORTHEAST CORNER OF SAID DUBLIN NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°12'27"W AND ON THE EAST BOUNDARY OF SAID A. SUBDIVISION A DISTANCE OF 1,320.95 FEET TO THE SOUTHWEST CORNER OF SAID A. SUBDIVISION; THENCE S89°02'57"W AND ON THE SOUTH BOUNDARY LINE OF SAID A. SUBDIVISION A DISTANCE OF 1,486.75 FEET TO THE SOUTHWEST CORNER OF LOT 15 SAID A. SUBDIVISION; THENCE N01°08'07"W AND ON THE WEST LINE OF SAID LOT 15 A DISTANCE OF 888.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, A. SUBDIVISION; THENCE N01°08'07"W AND ON THE NORTH LINE OF LOT 14, A. SUBDIVISION THE FOLLOWING TWO (2) COURSES:

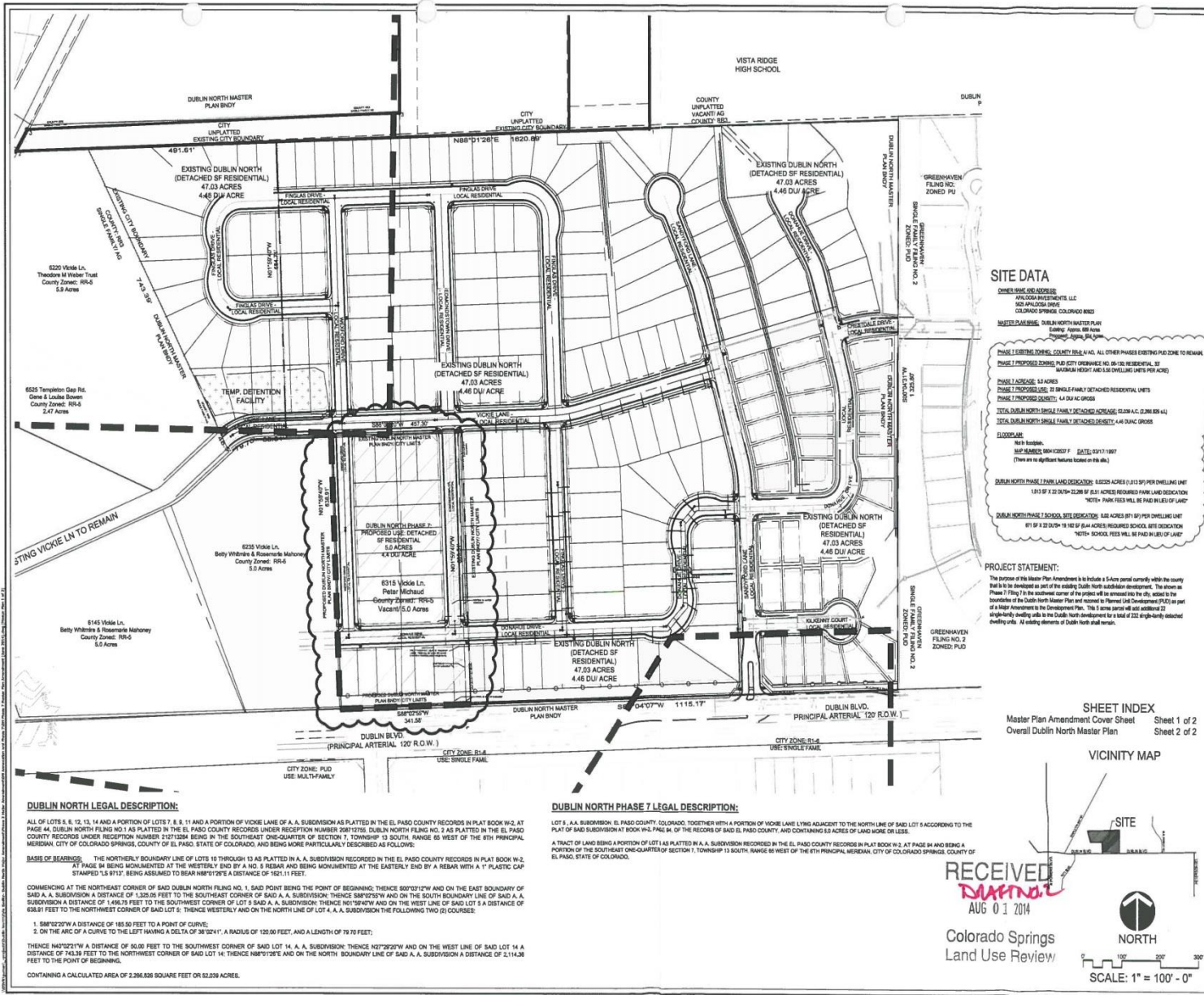
- S08°02'27"W A DISTANCE OF 185.50 FEET TO A POINT OF CURVE;
 - ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°02'41", A RADIUS OF 120.00 FEET, AND A LENGTH OF 76.76 FEET;
- THENCE N49°02'27"W A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, A. SUBDIVISION; THENCE N01°09'07"W AND ON THE WEST LINE OF SAID LOT 14 A DISTANCE OF 142.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, THENCE N49°02'27"W AND ON THE NORTH BOUNDARY LINE OF SAID A. SUBDIVISION A DISTANCE OF 2,114.38 FEET TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 2,266.68 SQUARE FEET OR 0.5239 ACRES.

DUBLIN NORTH PHASE 7 LEGAL DESCRIPTION:

LOT 5, A. SUBDIVISION, EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF VIOLE LAKE LYING ADJACENT TO THE NORTH LINE OF SAID LOT 5 ACCORDING TO THE PLAT OF SAID SUBDIVISION AT BOOK #2, PAGE 46, OF THE RECORDS OF SAID EL PASO COUNTY, AND CONTAINING 4.1 ACRES OF LAND MORE OR LESS.

A TRACT OF LAND BEING A PORTION OF LOT 9 AS PLATTED IN A. SUBDIVISION RECORDED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK #2 AT PAGE 34 AND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.





William Grant
 Surveyors
 772 North Weber Street, Suite 120
 Colorado Springs, CO 80904
 Phone: 719.578.8888
 Fax: 719.578.8888

THIS IS AN INSTRUMENT OF SERVICE AND NOT A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Dublin North Master Plan Master Plan Amendment

NORTHEAST COLORADO SPRINGS

DATE: 4/16/2014
 DRAWN: LRA
 CHECKED: WFB

REVISIONS	
DATE	BY / COMMENTS
01/19/11	WFB / 10/11/11 - Phase 1

MASTER PLAN COVER SHEET

SHEET NO. **1**

CDC MP
 06-00069-A3 M J 1 5

SITE DATA

OWNER NAME AND ADDRESS:
 ANGLIA INVESTMENTS, LLC
 502 APOLLO DRIVE
 COLORADO SPRINGS, CO 80904

MASTER PLAN NAME: DUBLIN NORTH MASTER PLAN
 Edition: April 2014

PHASE 1 EXISTING ZONING: COUNTY PLD 4. ALL OTHER PHASES EXISTING ZONE TO REMAIN
PHASE 1 PROPOSED ZONING: PLD CITY (OVERLAP) AND 5.54 RESIDENTIAL (BY MAXIMUM HEIGHT AND 5.54 DWELLING UNITS PER ACRE)

PHASE 1 ACREAGE: 5.9 ACRES
PHASE 1 PROPOSED USE: SF SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
PHASE 1 PROPOSED DENSITY: 4.4 DU/AC GROSS

TOTAL DUBLIN NORTH SINGLE-FAMILY DETACHED ACREAGE: 62.84 AC (2,868,834 sq ft)
TOTAL DUBLIN NORTH SINGLE-FAMILY DETACHED DENSITY: 4.45 DU/AC GROSS

FLOODPLAIN:
 FEMA Flood Map: 10P-18888-B-0107 F DATE: 03/17/1997
 (There are no significant features located on this site.)

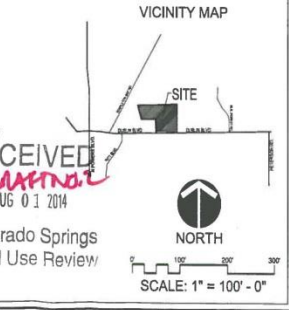
DUBLIN NORTH PHASE 1 PARK LAND DEDICATION: 14,023 ACRES (1,113,371 PER DWELLING UNIT
 1.013 SF OF 22.0247' x 22.028' OF 61.51' ACRES REQUIRED PARK LAND DEDICATION
 *NOTE: PARK FEES WILL BE PAID IN LIES OF LAND

DUBLIN NORTH PHASE 1 SCHOOL SITE DEDICATION: 5.96 ACRES (911 SF) PER DWELLING UNIT
 811 SF OF 22.0247' x 22.028' OF 61.51' ACRES REQUIRED SCHOOL SITE DEDICATION
 *NOTE: SCHOOL FEES WILL BE PAID IN LIES OF LAND

PROJECT STATEMENT:

The purpose of this Master Plan Amendment is to include a 5-acre parcel currently within the county park to be developed as part of the existing Dublin North subdivision development. The above area is Phase 7 (Fig 7) in the southeast corner of the project will be annexed into the city, subject to the boundaries of the Dublin North Master Plan as shown on the attached Final Land Dedication (PLD) as part of a Master Amendment to the Development Plan. This 5-acre parcel will be subdivided into single-family dwelling units in the Dublin North development for a total of 222 single-family detached dwelling units, all existing elements of Dublin North park remain.

SHEET INDEX
 Master Plan Amendment Cover Sheet Sheet 1 of 2
 Overall Dublin North Master Plan Sheet 2 of 2



Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

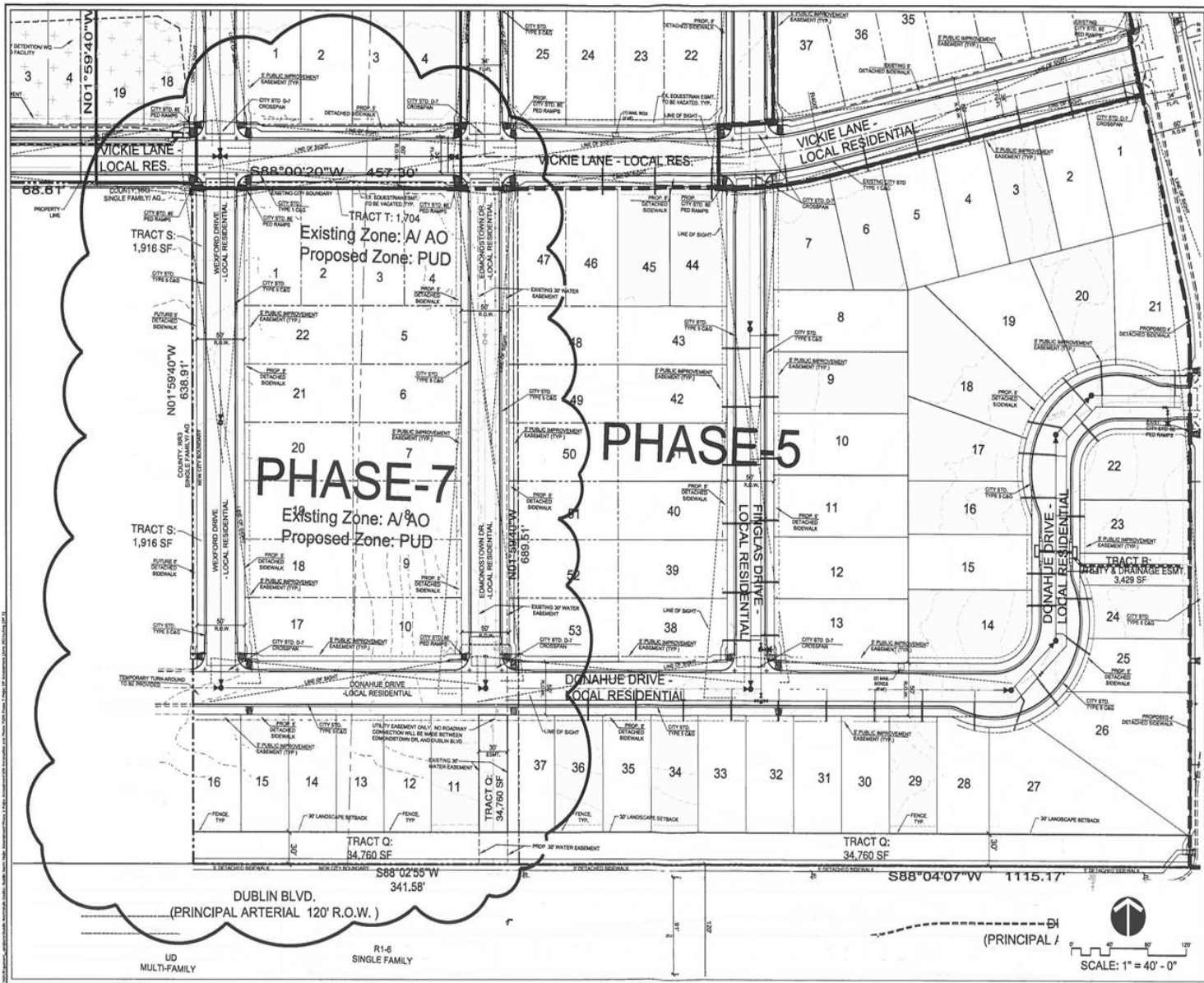
ZONE ESTABLISHMENT:

- ✓ "PUD/AO" Planned Unit Development with Airport Overlay (Residential Single-Family Detached, 5.66 Dwellings per Acre and 30' Maximum Building Height)

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

DEVELOPMENT PLAN:

- ✓ 22 Single-Family Residential Lots
- ✓ Access: Existing Vickie Lane
- ✓ New Internal City streets.
- ✓ Landscaping



William Grant
 772 North Weber Street, Suite 100
 Denver, CO 80202
 Phone: 303.733.1000
 Fax: 303.733.1001
 Email: info@williamgrant.com

DATE: 01/16/2014
 DRAWN: JWA
 CHECKED: WFB

REVISIONS

DATE	BY	COMMENTS

SITE PLAN

SHEET NO. **5** OF 8 SHEETS

CPC PUD
 06-00108-A6-N114

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

DESIGN AND DEVELOPMENT ISSUES:

- ✓ Fiscal Impact Analysis
- ✓ Land Use Compatibility

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

FINDINGS:

- ✓ Compliance with City Comprehensive Plan;
- ✓ Compliance with City Annexation Plan;
- ✓ Compliance with the Dublin North Master Plan, as proposed to be amended;
- ✓ Compliance with PUD zone district determination review criteria found in City Code Sections 7.5.603B. and 7.3.603; and
- ✓ Compliance with the PUD Development Plan review criteria found in City Code Section 7.3.606

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

CITY PLANNING COMMISSION & STAFF RECOMMENDATION:

- ✓ Approve the Dublin North 1D Annexation;
- ✓ Approve the Dublin North Master Plan Amendment;
- ✓ Approve the zone district determination to “PUD/AO” Planned Unit Development / Airport Overlay; and
- ✓ Approve the Dublin North Phase 7 PUD Development Plan.

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

QUESTIONS?