
CITY PLANNING COMMISSION AGENDA

ITEM NOS: B.1-B.3

STAFF: LARRY LARSEN

FILE NO: CPC MPA 05-00230-A1MJ13 - LEGISLATIVE

FILE NO: CPC PUZ 13-00073 - QUASI-JUDICIAL

FILE NO: CPC PUD 13-00074 - QUASI-JUDICIAL

PROJECT: CUMBRE VISTA APARTMENTS

APPLICANT: YOW ARCHITECTS

OWNER: CUMBRE VISTA, LLC



PROJECT SUMMARY:

1. Project Description: This project includes the following applications: 1.) the Powerwood 3-6 Master Plan Amendment (**FIGURE 1**), 2.) a change of zone district from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay for multi-family residential use, 12 to 18 dwelling units per acre and maximum building height of 45 feet), and 3.) the Cumbre Vista PUD Development Plan; (**FIGURE 2 & 3**). The property is located southeast of the Tutt Boulevard and Sorpresa Lane intersection and consists of 12.99 acres.

The applications would allow for the development of the Cumbre Vista Apartment project. The project proposes 204 apartments units, ten buildings, a clubhouse and a private recreational area.

Note: This property was reviewed and approved for annexation, a master plan and zoning to A (Agricultural) in 2006. However, the annexation process was not completed and the annexation plat was not recorded. The City Council recently re-approved the annexation and authorized the City Council President to sign the annexation plat and annexation agreement. The proposed applications include changes to the previously approved master plan and zone district.

2. Applicant's Statement: (**FIGURE 4**)
3. Planning and Development Department's Recommendation: Approve the applications subject to conditions

BACKGROUND:

1. Site Address: Not applicable.
2. Existing Zoning/Land Use: A/AO (Agricultural with Airport Overlay) / vacant (**FIGURE 5**)
3. Surrounding Zoning/Land Use:
North: R-1-6000 (Single-Family Residential) / single-family residences (Cumbre Vista)
South: PUD (Planned Unit Development) & PF (Public Facilities) / vacant (planned multi-family residential apartments & City Utilities water tank storage facilities)
East: PUD (Planned Unit Development) / single family residences (Woodmen Vista)
West: A (Agricultural) & C-6 (General Business) / vacant (planned multi-family residential and commercial)
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Powerwood No. 7 (2006)
6. Master Plan/Designated Master Plan Land Use: Powerwood 3-6 / residential (pending approval of the proposed amendment to increase the density to 12 to 17.99 dwelling units per acre)
7. Subdivision: Unplatted
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The majority of the site slopes towards the northwest. The site has no significant vegetation (grasses and shrubs) or natural features.

STAKEHOLDER PROCESS AND INVOLVEMENT:

This project has been subject to intense neighborhood involvement, review, and constructive input. It has been the subject of four neighborhood meetings.

During the pre-application stage, the first neighborhood meeting was conducted on July 19, 2012 at the Cottonwood Creek YMCA Recreation Center, after the initial notification resulted in the neighborhood's desire to conduct the meeting. Approximately 80 persons attended the meeting. The proposal described at that time included 286 apartment units. Neighborhood concerns included: market demand for apartments, grading, quality, access to site, affordability, shared park use with the existing neighborhood, traffic generation and distribution, security and crime concerns, school impacts, applicant's willingness to negotiate with the neighborhood, and the project's participation in the Woodmen Heights Metro District (WHMD). Many e-mails and a petition in opposition to the project were received at that time.

The second pre-application neighborhood meeting was conducted on August 8, 2012 at the Stetson Hills Police Station. Approximately 75 persons attended the meeting. The meeting was conducted together with Councilperson Dougan, in order to explain the planning review process for this project to the neighborhood. Efforts to focus on process related issues and avoid discussing the project itself were somewhat successful.

The third pre-application neighborhood meeting was conducted on September 13, 2012 at the Stetson Hills Police Station. Approximately 35 persons attended the meeting. This meeting was conducted by the developer to explain three possible project alternative scenarios. Neighborhood concerns included: the City's pre-application review of the 286 unit project; wall enclosures, consideration of single-family dwellings, protecting the private access easement, the review process, grading and building elevations, traffic concerns, and WHMD participation. The developer asked the neighborhood to support Alternative #3, the 204 unit proposal.

The neighborhood organized themselves, evaluated the three alternatives, and together came to the conclusion to support Alternative #3, subject to conditions. A copy of the October 21, 2012 neighborhood meeting summary is attached. **(FIGURE 6)** On November 1, 2012 representatives of the neighborhood met with the developer and City staff to offer their support for Alternative #3 and their conditions. The developer agreed to the conditions. The six conditions are discussed in the Design and Development Issues section of this report.

The fourth pre-application neighborhood meeting was conducted on July 9, 2013 at the Woodmen Chapel Church. Approximately 20 persons attended the meeting. This meeting was to inform the neighborhood that the plans will address the conditions and that the submittal of the plans was forthcoming.

The standard City notification process for the internal review included posting the property with a notice poster and mailing postcards to approximately 250 property owners within 1,000 feet of the project area.

The same posting and notification process will be utilized prior to the CPC public hearing.

All applicable agencies and departments were asked to review and comment. No significant concerns were identified. All issues and concerns were incorporated into the development plan or provided as conditions of approval. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911 and the US Air Force Academy. Final compliance will be verified and confirmed prior to issuance of a building permit.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Design and Development Issues: Once the neighborhood decided to support the 204 unit apartment proposal, subject to the following conditions, the previous issues and concerns were addressed as part of the normal development review process and plan evaluation.

Architectural Design: The neighborhood requested that the structures' exterior finish match and compliment the aesthetics of their Cumbre Vista neighborhood, including tan and brown, earth toned stucco and stone. The developer agreed and the result is shown on the development plan's building elevation plan sheets.

Playground: The neighborhood requested that the project include on-site private recreational amenities similar to the existing Cumbre Vista neighborhood park, including playground equipment and a basketball court. The neighborhood also asked that the location of the facilities, shown on an early plan draft in the northeast corner, be moved to the northwest corner. The developer agreed and the result is shown on Sheet 1 of the development plan.

Median Landscaping: The neighborhood requested that the existing median located within Tutt Boulevard be landscaped and maintained by the developer. The developer agreed to the landscaping and the result is shown on Sheets 3, 4, 6, and 8 of the development plan's preliminary landscape plan. The Woodmen Heights Metro District has agreed to maintain the landscaping within the median and is stipulated as a modified plan note.

Perimeter Wall: The neighborhood requested that a perimeter wall be installed to match the existing Cumbre Vista wall. The developer agreed to install the wall on the west and north sides of the project only, since an existing fence was previously installed along the east side and is not necessary along the south side. The neighborhood representatives agreed. The wall is shown on Sheet 1 of the development plan.

Woodmen Heights Metro District: The neighborhood requested that the project and developer participate in, and not buy out, the Woodmen Heights Metro District. The developer agreed and this is shown as a plan note on the cover sheet of the development plan.

2. Conformance with the City Comprehensive Plan: This project will be consistent with the City Comprehensive Plan. The Plan's 2020 Land Use Map currently identifies this area as a "Potential Annexation Area" and will be re-designated as "General Residential" upon annexation and approval of the master plan amendment.

The following City Comprehensive Plan goals, objectives and policy statements apply to this project:

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern: Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities: Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Objective LU 5: Develop Cohesive Residential Areas: Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city.

Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern: Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area: In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Policy LU 601: Assure Provision of Housing Choices: Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

Objective N 1: Focus On Neighborhoods: Create functional neighborhoods when planning and developing residential areas. Regard neighborhoods as the central organizing element for planning residential areas. Rely on neighborhood-based organizations as a means of involving residents and property owners in the decision-making process.

Objective N 3: Vary Neighborhood Patterns: Integrate a variety of housing types and densities with amenities, services, and retail uses to generate opportunities and choices for households. When the character, context and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing choice, and public gathering space, while having a positive impact on the neighborhood.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area: Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will be Compatible with the Surrounding Area: New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

It is the finding of the City Planning and Development Staff that the Cumbre Vista Apartments project will be consistent with the City's Comprehensive Plan 2020 Land Use Map and the Plan's goals, objectives and policies for General Residential use upon approval of the proposed master plan amendment.

3. Conformance with the Area's Master Plan: This site will be added and included as part of the Powerwood 3-6 Master Plan and be designated for residential use with a density of 12 to 18 dwelling units per acres upon approval of the proposed master plan amendment.

It is the finding of the City Planning and Development Staff that the Cumbre Vista Apartments project will be consistent with the Powerwood 3-6 Master Plan upon approval of the proposed master plan amendment.

STAFF RECOMMENDATIONS:

Item No: B.1 CPC MPA 05-00230-A1MJ13 – Master Plan

Approve the Amendment to the Powerwood 3-6 Master Plan, based upon the finding that the plan complies with the review criteria of City Code Section 7.5.408, subject to the following conditions:

1. Prior to scheduling the public hearing before the City Council for the master plan amendment, the zone change, and development plan applications, the annexation plat and agreement must be recorded.
2. Provide Engineering Development Review's approval of the Master Development Drainage Plan.

Item No: B.2 CPC PUZ 13-00073 – Change of Zone District

Approve the change of zone district of zone district from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay for multi-family residential use, 12 to 18 dwelling units per acre and maximum building height of 45 feet), based upon the finding that it complies with the findings of City Code Section 7.5.603.B and the PUD establishment criteria found in City Code Section 7.3.603.

Item No: B.3 CPC PUD 13-00074 – Development Plan

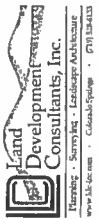
Approve the Cumbre Vista Apartment PUD Development Plan, based upon the finding that the plan complies with the PUD development plan review criteria in City Code Section 7.3.606, subject to compliance with the following technical and informational plan modifications:

Technical Modifications:

1. Provide Engineering Development Review's approval of the Final Drainage Report.
2. On the Cover Sheet, Site Data, add the final PUD zone change ordinance number & provisions under proposed zoning.
3. On the Cover Sheet, modify plan note #9 to read: "It shall be the responsibility of the developer to install all landscaping within the Tutt Boulevard median and the Woodmen Heights Metro District has agreed to maintain said landscaping".
4. On the Cover Sheet, remove plan note #10.
5. On the Cover Sheet, in plan note #14, add "sidewalks" to the first sentence and remove the last sentence.
6. On Sheet 1, clearly show the extension of the sidewalks within the Tutt and Sorpresa right-of-ways.
7. On Sheet 1, clearly show the 30-foot private access easement.
8. On Sheet 11, relocate the stormwater outlet out of the 30-foot private access easement.

Land Development Consultants, Inc.

2850 Serendipity Circle West, Colorado Springs, CO 80917
 (719) 528-6133 Fax (719) 528-6848



Project: POWERWOOD 3-6 MASTER PLAN (POWERWOOD NO. 7 AMENDMENT)

Project Consultants

Pam Cherry, Planner
 Land Development Consultants, Inc.
 (719) 528-6133
 3520 Austin Bluffs Parkway
 Colorado Springs, CO 80918

Roger Berge, Civil Engineer (Amendment)
 Berge-Brewer & Associates, Inc.
 (719) 227-7181
 711 N Cascade
 Colorado Springs, CO 80903

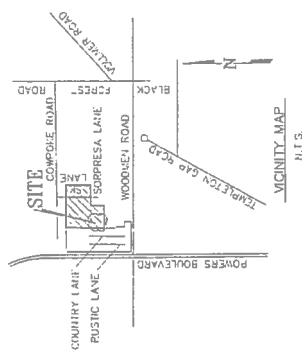
Jeff Hodsdon, Traffic Engineer
 Leigh, Scott, and Cleary Inc.
 (719) 633-2868
 516 N Tejon
 Colorado Springs, CO 80903

Joe Goode, Geotechnical Engineer (Amendment)
 Entech Engineering, Inc.
 (719) 531-5599
 505 Eklon Drive
 Colorado Springs, CO 80907

Gerritt Slater, Engineer
 Matrix Design Group, Inc.
 (719) 575-0100
 2825 Professional Place, Suite 202
 Colorado Springs, CO 80904

Index of Drawings

Sheet No.	Title
1	Master Plan Notes
2	Master Plan
3	Land Suitability Analysis
4	Preliminary Grading Plan Powerwood 7
5	Master Facilities Plan Powerwood 7

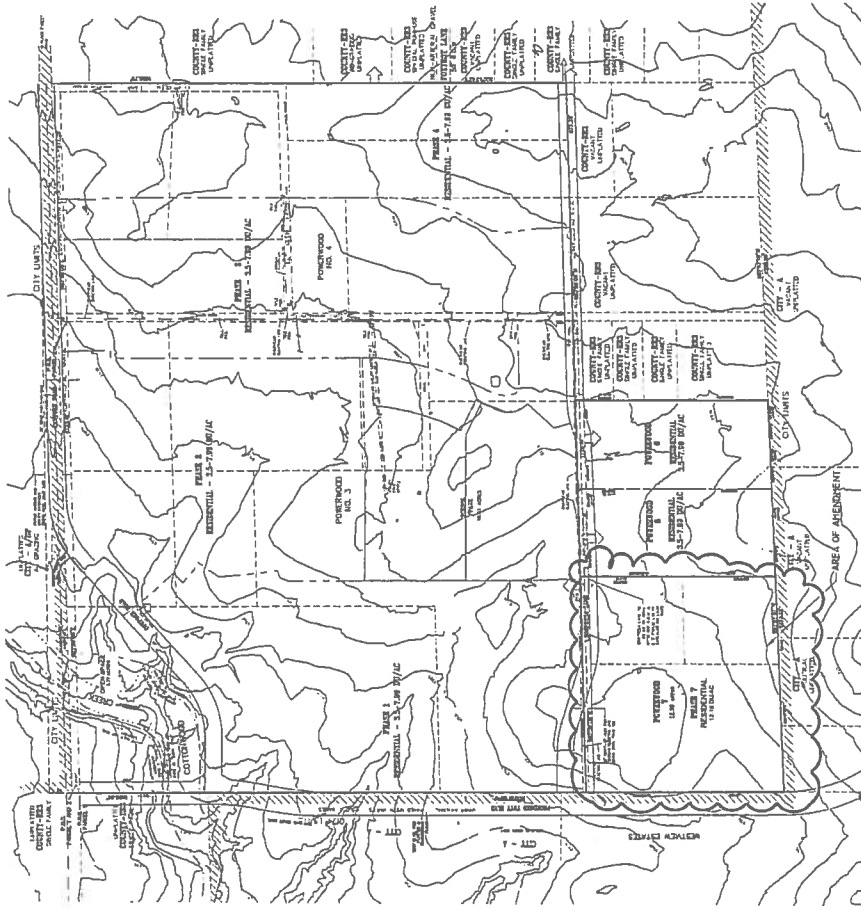
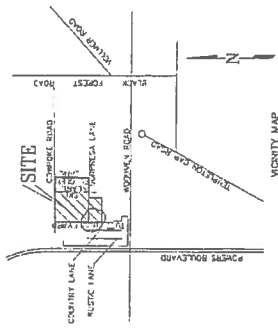
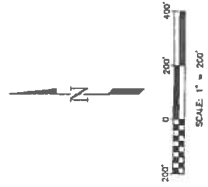


[Signature]
 2013 Minor Amendment
 Prepared November 2013

APPROVED CITY FILE NO.: CPC MP 05-00250-A/1M113
 LDC Project No: 05219

FIGURE 1

POWERWOOD 3-6 MASTER PLAN (POWERWOOD NO. 7 AMENDMENT)



2013 Minor Amendment
 residential to multi-family density revision
 Approved November 2013

APPROVED CITY FILE NO.: CPC MP 05-00230-A MMN13

PROJECT NO.	05019
DATE	03/20/14
SHEET	2 of 3

REVISIONS	
NO.	DESCRIPTION
1	CITY COMMENTS
2	CITY COMMENTS
3	CITY COMMENTS
4	CITY COMMENTS

Land Development Consultants, Inc.
 Planning, Surveying, Engineering, Architecture

BY	DATE
MM	11/14
JAC	03/20/14
MM	03/20/14

FIGURE 1

NEGOTIATING POINTS

- 1 - Stucco (Exterior finishing and color palette that matches and complements the aesthetics of Cumbre Vista(CV) - Stucco and stone siding consistent with community)
-Addressed as noted. (ref.: attached plans)
- 2 - Playground (equipment and basketball area essentially replicating playground equipment in the CV park)
-Noted. Equipment shown on provided plans.
- 3 - Landscaping median fronting complex property on Tutt
-Schematic landscaping shown. Final landscape plans addressing extent of landscape to be provided with DP submittal.
- 4 - Swap planned playground/green space area on NE corner with 2-story bldg on NW corner.
-Addressed as noted. ref.: attached plans
- 5 - Wall around project (match CV exterior wall along Tutt and Sorpresa, substantial fence/wall around remaining property border.
-Addressed as noted. Final detail addressing matched materials to be provided with DP submittal (ref.: attached plans)
- 6 - Join Woodmen Heights Metro District, rather than buy out.
-Noted and agreed upon. This process is subject to DP approvals.

HIGHER GROUND DESIGNS
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 2616 RESEARCH LANE, SUITE 111
 COLORADO SPRINGS, CO 80917
 PHONE 719-588-1123

CUMBRN VISTA APARTMENTS
 COLORADO SPRINGS, CO

PREPARED FOR:
 SOPRESSA & TUTT BLVD.
 COLORADO SPRINGS, CO

FOR NUMBER: **429-13**

DATE: 7-5-13

PROJECT: LP-01

SCALE: 2/12

DESIGNED BY: J.M.
 CHECKED BY: J.M.
 DATE: 7-5-13

NOT FOR CONSTRUCTION (FOR APPROVAL ONLY)

SOIL PREP NOTES

1. SOIL TESTS SHALL BE PERFORMED BY THE SOIL SURVEYOR OF EL PASO COUNTY, TEXAS, IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. SOIL TESTS SHALL BE PERFORMED AT THE FOLLOWING LOCATIONS:

3. SOIL TESTS SHALL BE PERFORMED AT THE FOLLOWING LOCATIONS:

4. SOIL TESTS SHALL BE PERFORMED AT THE FOLLOWING LOCATIONS:

FERTILIZER NOTES

1. FERTILIZER APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. FERTILIZER APPLICATIONS SHALL BE PERFORMED AT THE FOLLOWING LOCATIONS:

3. FERTILIZER APPLICATIONS SHALL BE PERFORMED AT THE FOLLOWING LOCATIONS:

4. FERTILIZER APPLICATIONS SHALL BE PERFORMED AT THE FOLLOWING LOCATIONS:

INSTALLATION NOTES

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

TURF/SEED MANAGEMENT NOTE

1. ALL TURF AND SEEDS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. ALL TURF AND SEEDS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

3. ALL TURF AND SEEDS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

DOCUMENT DISCLAIMER NOTE

VICINITY MAP
 NOT TO SCALE

PROJECT SITE DATA

LAND USE: MULTI-FAMILY
 ZONING: PUD
 CLIMATE ZONE: FOOTHILLS AND PLAINS
 PLANT COMMUNITY: FOOTHILLS SHOUBLAND, LOWER ELEVATION REPURBAN PRYON-JANPER WOODS

FINAL LANDSCAPE PLAN SUBMITTAL NOTE

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

IRRIGATION SYSTEM DESCRIPTION NOTE

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

CITY AFFIDAVIT NOTE

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

SEEDING NOTES

1. ALL SEEDS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

2. ALL SEEDS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS AGRICULTURE MECHANICAL CODE, CHAPTER 101, SUBCHAPTER 101.001, SECTION 101.001(1) AND 101.001(2).

SITE CATEGORY CALCULATIONS

CLIMATE ZONE: FOOTHILLS AND PLAINS

PLANT COMMUNITIES

1. BENTON WOODLAND
 2. FRAMER
 3. FOOTHILLS SHOUBLAND
 4. LOWER ELEVATION REPURBAN
 5. PRYON-JANPER WOODS
 6. DOUGLASS-PRYON

HYDROZONES (SUPPLEMENTAL WATER)

1. LOW (7 TO 15 IN. / YR)
 2. MODERATE (15 TO 32 IN. / YR)
 3. HIGH (32 IN. / YR OR MORE)

SCHEMATIC LANDSCAPE DIAGRAM
 NOT TO SCALE

LANDSCAPE CATEGORY	AREA (SQ FT)	PERCENTAGE
1. BENTON WOODLAND	1000	10%
2. FRAMER	2000	20%
3. FOOTHILLS SHOUBLAND	3000	30%
4. LOWER ELEVATION REPURBAN	4000	40%
5. PRYON-JANPER WOODS	5000	50%
6. DOUGLASS-PRYON	6000	60%

VEHICLE CATEGORY	AREA (SQ FT)	PERCENTAGE
1. PASSENGER VEHICLE	1000	10%
2. LIGHT TRUCK	2000	20%
3. HEAVY TRUCK	3000	30%

LANDSCAPE CATEGORY	AREA (SQ FT)	PERCENTAGE
1. BENTON WOODLAND	1000	10%
2. FRAMER	2000	20%
3. FOOTHILLS SHOUBLAND	3000	30%
4. LOWER ELEVATION REPURBAN	4000	40%
5. PRYON-JANPER WOODS	5000	50%
6. DOUGLASS-PRYON	6000	60%

FIGURE 3

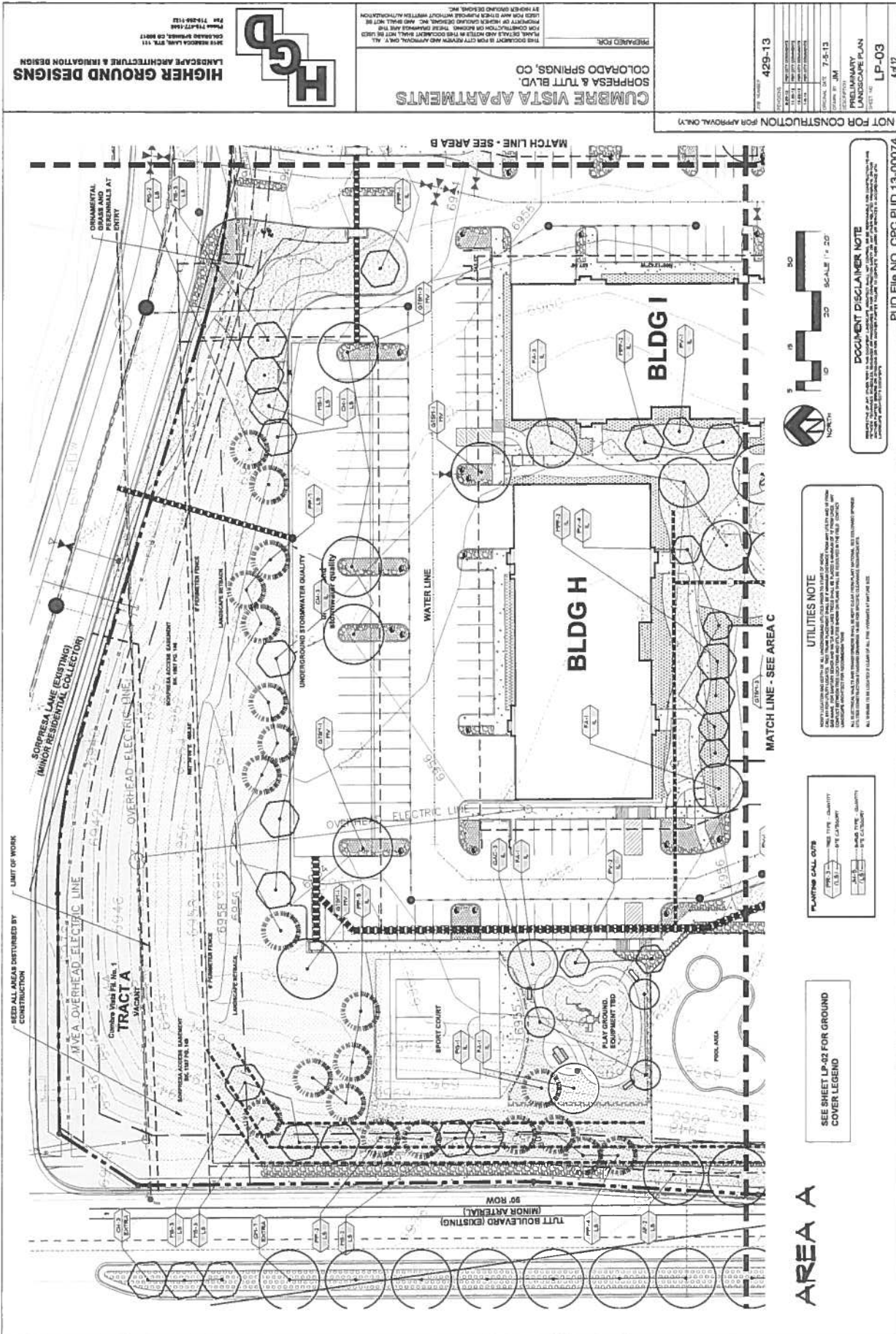


FIGURE 3

HIGHER GROUND DESIGNS
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

CUMBR VISTA APARTMENTS
 COLORADO SPRINGS, CO

SOPRESSA & TUTT BLDG.
 PREPARED FOR

NOT FOR CONSTRUCTION (FOR APPROVAL ONLY)

429-13
 7-8-13

LANDSCAPE
 DETAILS AND LEGEND
 LP-08
 9/12

PLANT SCHEDULE

Symbol	Abbr	Quant	Botanical Name	Common Name	Key from App. B	Nature's Nurseries Size
EVERGREEN TREES:	TBD	1	Blue Spruce	Blue Spruce	D	12" x 42"
	TBD	1	Colorado Spruce	Colorado Spruce	D	12" x 42"
	TBD	1	White Pine	White Pine	D	12" x 42"
	TBD	1	Blue Spruce	Blue Spruce	D	12" x 42"
DECIDUOUS TREES:	TBD	1	Red Maple	Red Maple	0	30"
	TBD	1	White Birch	White Birch	0	30"
	TBD	1	Black Cherry	Black Cherry	0	30"
	TBD	1	Amelanchier	Amelanchier	0	30"
	TBD	1	Red Maple	Red Maple	0	30"
	TBD	1	White Birch	White Birch	0	30"
	TBD	1	Black Cherry	Black Cherry	0	30"
	TBD	1	Amelanchier	Amelanchier	0	30"
	TBD	1	Red Maple	Red Maple	0	30"
	TBD	1	White Birch	White Birch	0	30"
EVERGREEN SHRUBS:	TBD	1	Blue Spruce	Blue Spruce	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Spruce	Blue Spruce	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Spruce	Blue Spruce	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Spruce	Blue Spruce	0	30"
DECIDUOUS SHRUBS:	TBD	1	Red Maple	Red Maple	0	30"
	TBD	1	White Birch	White Birch	0	30"
	TBD	1	Black Cherry	Black Cherry	0	30"
	TBD	1	Amelanchier	Amelanchier	0	30"
	TBD	1	Red Maple	Red Maple	0	30"
	TBD	1	White Birch	White Birch	0	30"
	TBD	1	Black Cherry	Black Cherry	0	30"
	TBD	1	Amelanchier	Amelanchier	0	30"
	TBD	1	Red Maple	Red Maple	0	30"
	TBD	1	White Birch	White Birch	0	30"
ORNAMENTAL GRASSES:	TBD	1	Blue Grass	Blue Grass	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Grass	Blue Grass	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Grass	Blue Grass	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Grass	Blue Grass	0	30"
PERENNIALS:	TBD	1	Blue Grass	Blue Grass	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Grass	Blue Grass	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Grass	Blue Grass	0	30"
	TBD	1	Colorado Spruce	Colorado Spruce	0	30"
	TBD	1	White Pine	White Pine	0	30"
	TBD	1	Blue Grass	Blue Grass	0	30"

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
 • CONTRACTOR TO INSTALL WOOD MULCH AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
 • REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.

B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
 • TREE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 • DO NOT REUSE SOIL FROM EXISTING PLANTING PIT.
 • AFFERED BACK SHALL BE 50% SOIL FROM PLANTING PIT AND 50% ORGANIC MATERIAL.
 • PREPARED GRADE SHALL BE 1" BELOW FINISH GRADE.
 • TOP 1" OF SOIL SHALL BE 50% ORGANIC MATERIAL AND 50% SOIL FROM PLANTING PIT.
 • FOR POT BOUND PLANTS ONLY, PLACE 4:5 VERTICAL CUTS IN ROOT BALL. P. DEEP PLANT FITTAMENTE!

C TYPICAL GROUND PLANE TREATMENT
NOT TO SCALE

NOTES:
 • CONTRACTOR TO INSTALL WOOD MULCH AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
 • REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.

D SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
 • TREE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 • DO NOT REUSE SOIL FROM EXISTING PLANTING PIT.
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 • FOR POT BOUND PLANTS ONLY, PLACE 4:5 VERTICAL CUTS IN ROOT BALL. P. DEEP PLANT FITTAMENTE!

FIGURE 3

CUMBRE VISTA APARTMENTS PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN JANUARY 2014

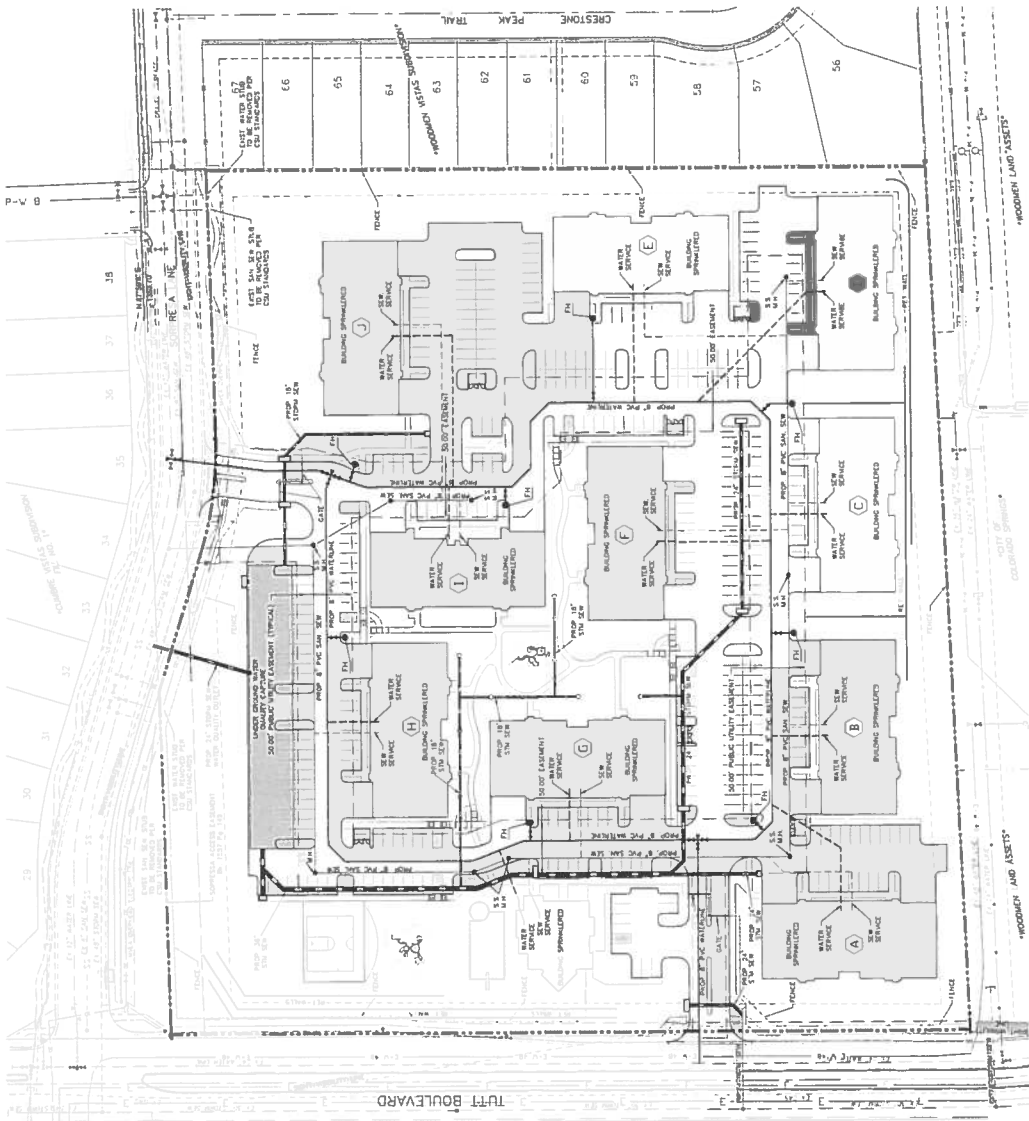
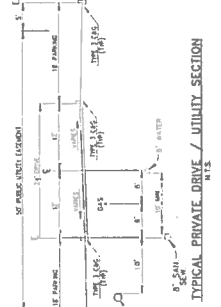
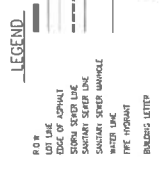


GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
 PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING APPROVAL OF PRELIMINARY UTILITY PLAN:

- THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION AS TO WHETHER THE UTILITY PLAN IS ACCURATE AND COMPLETE. THE UTILITY PLAN IS NOT TO BE USED FOR CONSTRUCTION OF UTILITY SERVICES.
- PROPERTY OWNER(S) WARRANTS AND REPRESENTS THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROJECT IS NECESSARY FOR THE PROJECT AND THAT THE PROJECT IS NOT BEING DEVELOPED FOR ANY OTHER PURPOSE. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS UTILITIES AND THE COLORADO SPRINGS UTILITIES DEPARTMENT. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS UTILITIES AND THE COLORADO SPRINGS UTILITIES DEPARTMENT. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS UTILITIES AND THE COLORADO SPRINGS UTILITIES DEPARTMENT.
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NOTE: THESE SPECIFICATIONS SHALL BE LOCATED WITHIN 15' OF ALL BUILDINGS ARE TO BE FULLY SPRINKLERED TO MEET FIRE CODE.



CUMBRE VISTA APARTMENTS
 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
 PROJECT NO. 09-020 FILE: VCSA09-020_Prelim_Utility_Plan.dwg
 DESIGNED BY: WAS SCALE: DATE: 1/7/2014
 DRAWN BY: BLD MORE: 1'-50'
 CHECKED BY: WAS VERT: N/A SHEET 11 OF 14 PUT

CUMBRE VISTA APARTMENTS
 PRELIMINARY UTILITY PLAN
 DATE: 1/7/2014
 DATE REVISED: JAN. 7, 2013

FIGURE 3

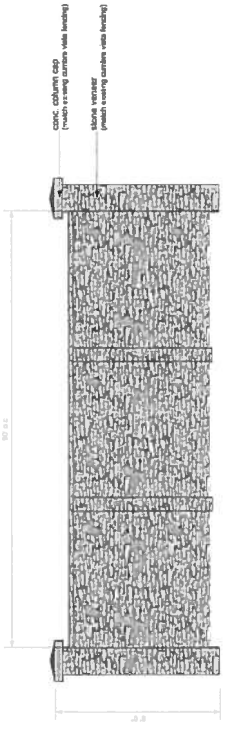


YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

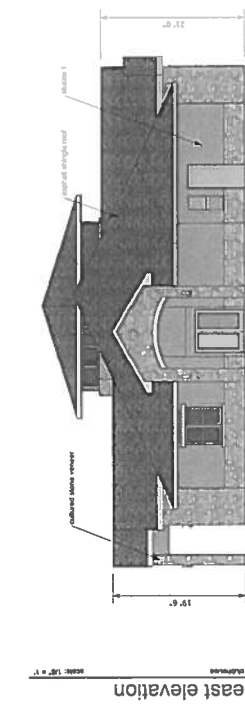
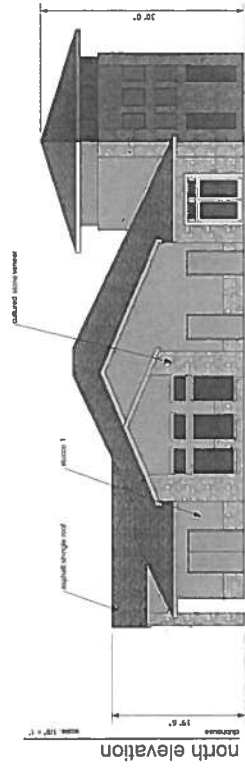
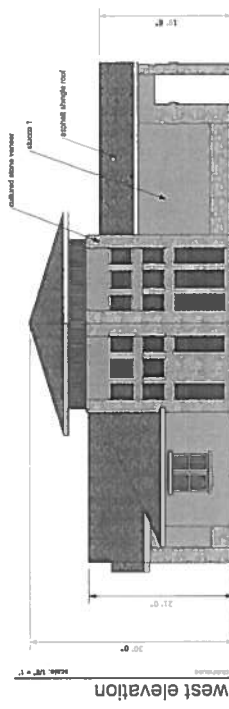
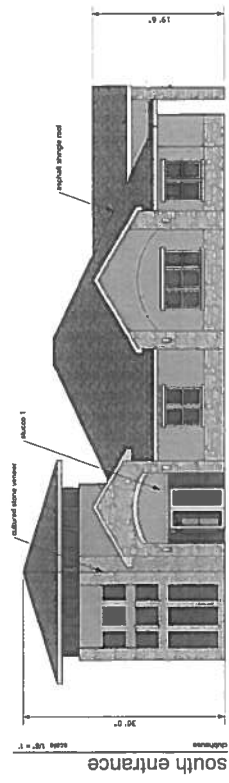
Structural
 Electrical
 Mechanical
 Plumbing

Cumbré Vista Apartments
 Apartment Elevators
 Sorpresa & Tut
 Colorado Springs, Colorado 80924

SHEET NO. 12 OF 12 ELEVATIONS	COMPANY Blaw Holdings NAME address 13300 Northgate Estates Dr. Site 203 city/state Colorado Springs, CO 80921 PHONE NO. PROJECT FILE NO. approved city file no.: CPC PUD 13-00074
--	--



perimeter fence detail
 shown with dimensions



OWNER INFO
 company Blaw Holdings
 name
 address 13300 Northgate Estates Dr. Site 203
 city/state Colorado Springs, CO 80921
 phone no.
 project file no.
 approved city file no.: CPC PUD 13-00074

FIGURE 3



YOW ARCHITECTS PC
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 115 S. Weber Colorado Springs, Colorado 475-8133

Structural
 Electrical
 Mechanical
 Plumbing

Cumbre Vista Apartments
 Sorpresa & Tuttle
 Colorado Springs, Colorado 80924

Division
 13



OWNER INFO
 company name
 address
 city/state
 phone no
 previous city file no.
 approved city file no. CPC PUD 13-00074

FIGURE 3



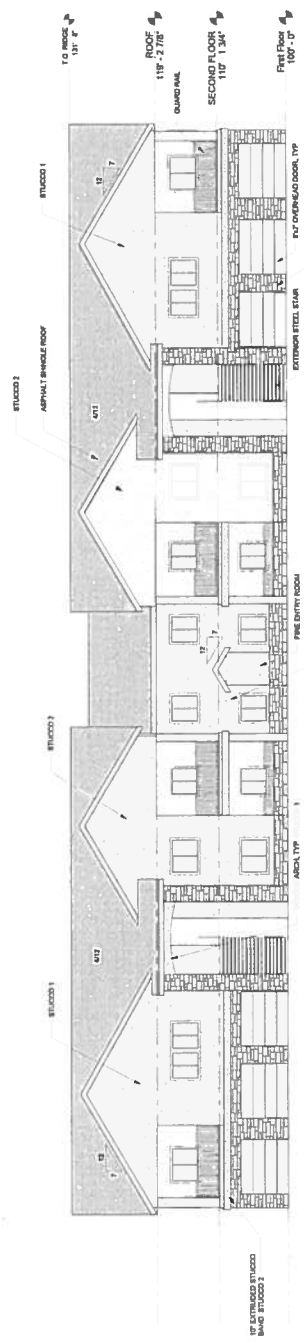
YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

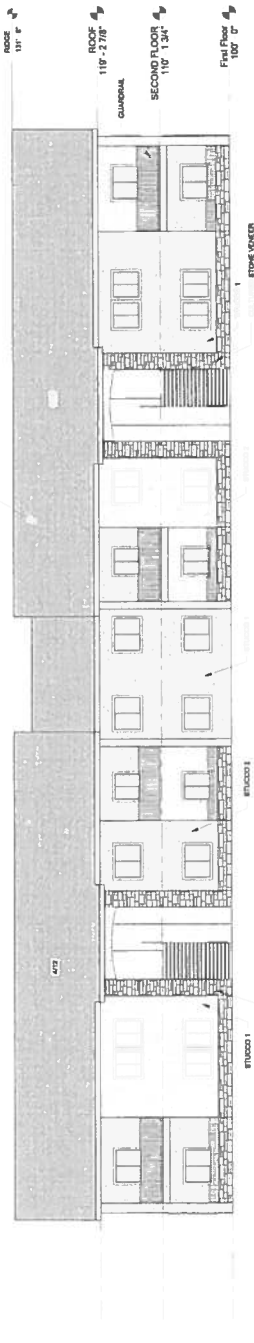
Cumbre Vista Apartments
 Apartment Elevators
 Sorpresa & Tuttle
 Colorado Springs, Colorado 80924

Sheet No. 14
 Elevation

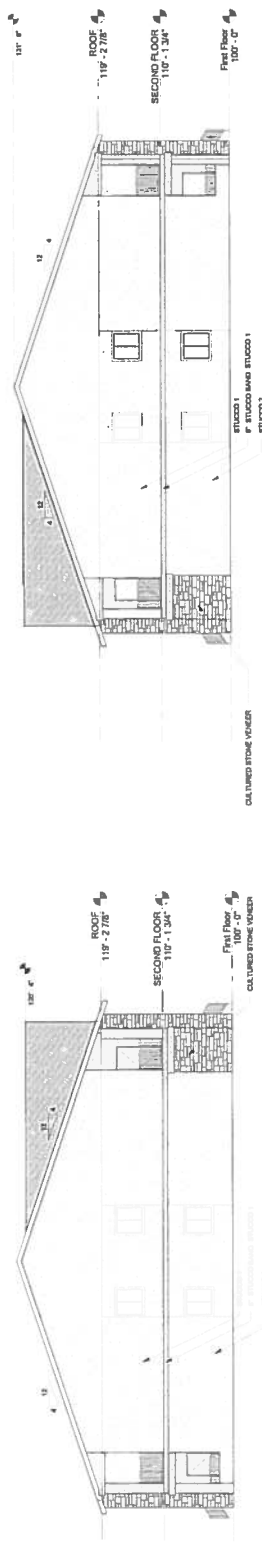
Approved by: _____
 Date: _____



1 FRONT ELEVATION
 1/8" = 1'-0"



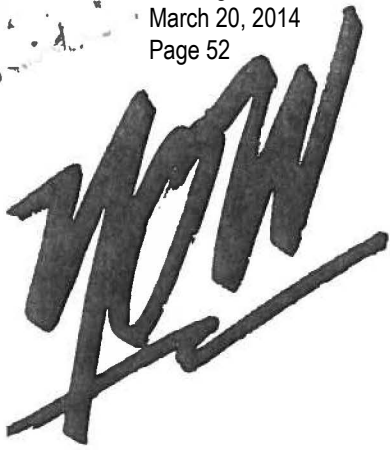
3 REAR ELEVATION STOR
 1/8" = 1'-0"



4 ROOF SIDE ELEVATION STOR
 1/8" = 1'-0"

OWNER INFO
 company / name: Bahi Holdings
 address: 13330 Northgate Estates Dr., Ste 200
 city/state: Colorado Springs, CO 80921
 phone no: _____
 approval city file no: CPC PUD 13-00074
 approved city file no: _____

FIGURE 3



YOW ARCHITECTS PC
115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903
(719)475-8133 www.yowarch.com

July 10, 2013

Larry Larsen
Senior Planner
Land Use Review
30 S. Nevada Avenue, Ste 105
Colorado Springs, CO 80901

RE: Cumbre Vista Apartments (TSN: 5300000567)
Minor Amendment to Master Plan
Zone Change
Development Plan

DESCRIPTION:

This submittal is for approval of multiple applications which are to include, an amendment to a Master Plan, a Development Plan and associated Zone Change. The 12.15 acre site, currently vacant, is located at the southeast corner of the Tutt Blvd and Sorpresa Lane Intersection. The included parcels are currently County zoned RR-5. The proposals for the Zone Change and Development Plan are to address a consistent use and zoning for a proposed multi-family project. Additionally the proposed changes address needed updates to the Master Plan which are intended to coordinate this new use and density.

With the Master Plan Amendment no major changes or proposals are being requested which modify the current plan significantly. The amendment aims solely to update the proposed use and associated density.

With the Development Plan and Zone Change further definition is given to the above mentioned development proposal for a multi-family project. Prior to submittal of the attached applications and plans, multiple neighborhood meetings were conducted and input regarding layout, density, and overall impacts to the area were discussed and accommodated to much of the neighbors satisfaction. From these meetings and plan reviews, a common goal and plan for the multi-family project was put into to place.

Ultimately a plan reducing the number of buildings, revised amenities and location of such was presented to the neighborhood group and reflected in the attached plans. These plans aimed at addressing concerns in regards to views, amenities and presence fitting of the Overall Cumbre Vista development. The following items were considered and addressed per the neighborhood meetings.

- Buildings located near the single family subdivision were setback at an increased distance from the single family homes across Sorpresa for increased privacy and view consideration.

- Two story buildings were located at these locations near the single family in lieu of three story.

- Adequate on site amenities were provided to deter the future residents from adding traffic to the nearby park.

D. Gene Yergensen, Architect
Director of Operations

Steven L. Obering, Architect
Director of Planning

Lawrence Whittaker, Architect
Director of Architecture

Jonathan Romero, Planner
Associate Director of Planning

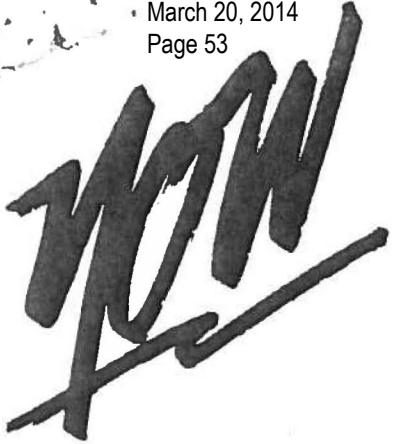
Tom Martin, AIA Architect
Project Architect

Jerry H. White, Architect
Project Architect

Brad McFarland, Architect
Project Architect

Jonathan Whittaker, Architect
Project Architect

Debra Obering, Office Manager
Bev Whittaker, Finance Officer



Letter of Intent, Cumbre Vista Apartments
Wednesday, July 10, 2013
Page #2

- Treatments of the clubhouse and apartments overall design aesthetic were addressed to compliment the Cumbre Vista design aesthetic.

Proposal for the multi-family development is seen as being consistent with the intent and purpose of the Zoning Code for approval. The accompanying zone change addresses the recently annexed sites zoning to meet the needs of the use and compliments the surrounding uses in a compatible manner furthering consistency with the Powerwood Master Plan. In addition impacts to the surrounding areas, as noted above, have been considered and implemented into the design and layout of the proposed development. These considerations aim at complimenting the surrounding neighborhood and minimizing impacts and unnecessary burdens to current and future development.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



Jon Romero, Planner
YOW Architects pc

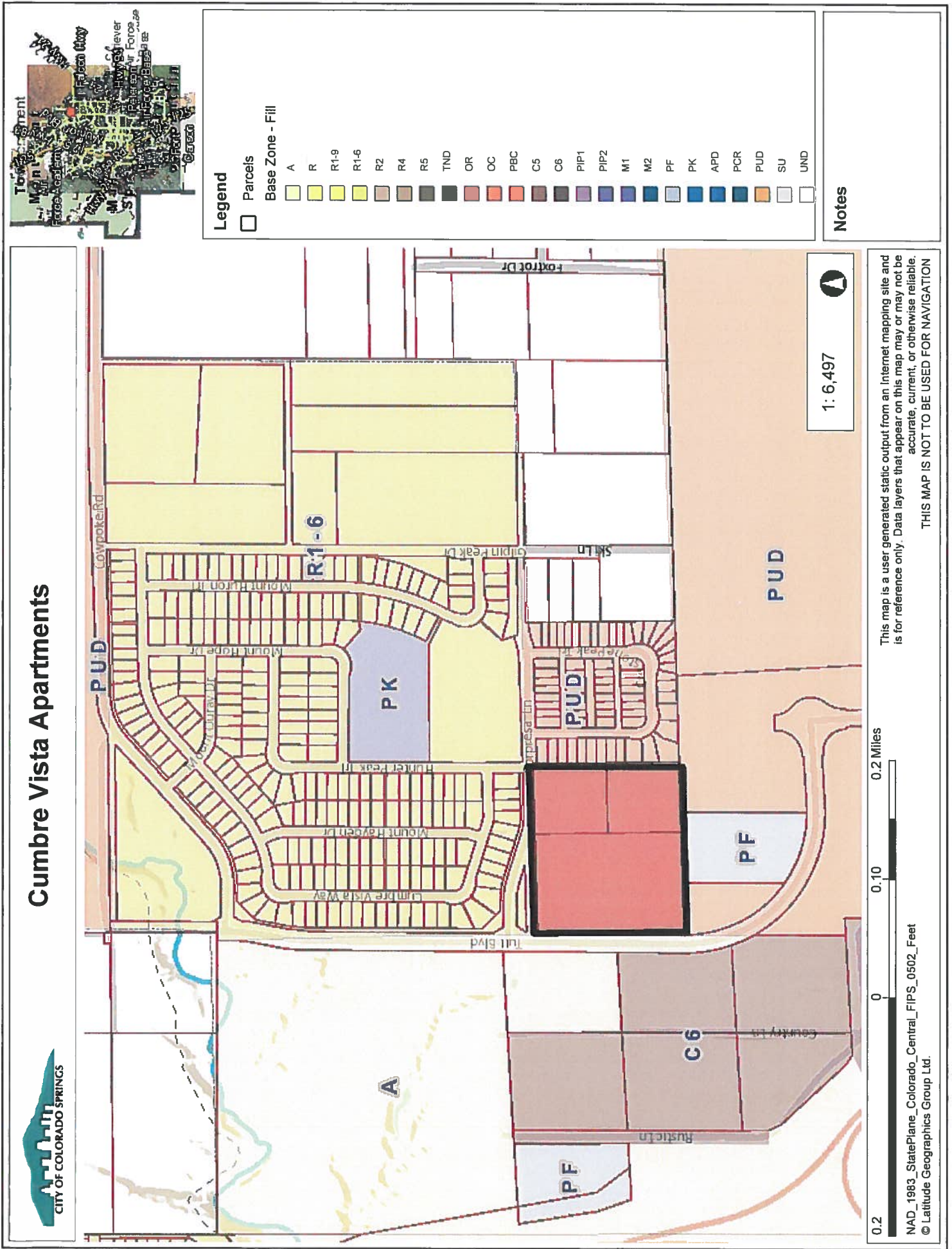


FIGURE 5

Cumbre Vista Community Meeting, October 21st

Overview

- ▣ **Background on the situation**
- ▣ **Review recent actions**
- ▣ **Discuss this evening's tasks**

Background

- ▣ **Mr. Bahr asked for a community position regarding a new concept—scoped down from his original 286 unit concept**
 - **New concept is 204 unit, class A apartment complex on 12.18 acre parcel**
 - **Current density requirement is 8-12 units per acre—146 units maximum**
 - **Mr. Bahr does not want to begin proceed with this, if it faces community opposition**
- ▣ **His other two business options are:**
 - **19 duplex and 24 four-plex rental properties**
 - **Low income apartments, section 8 housing**

Recent Actions

- ▣ **Small committee met twice to organize actions for response to Mr. Bahr**
- ▣ **First meeting planned:**
 - **HOA mailing that requested votes on the three options**
 - **And submission of desired community minimum requirements this 204-unit complex should adhere to (concessions from Mr. Bahr/negotiating points for the community)**
- ▣ **Second meeting reviewed results of responses to above requests**

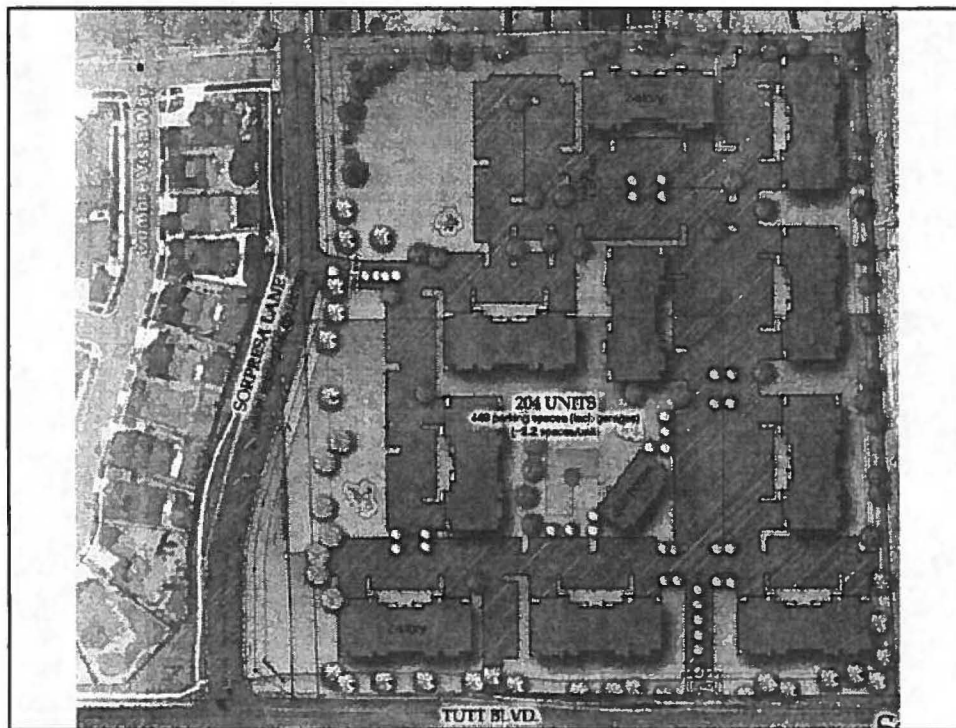
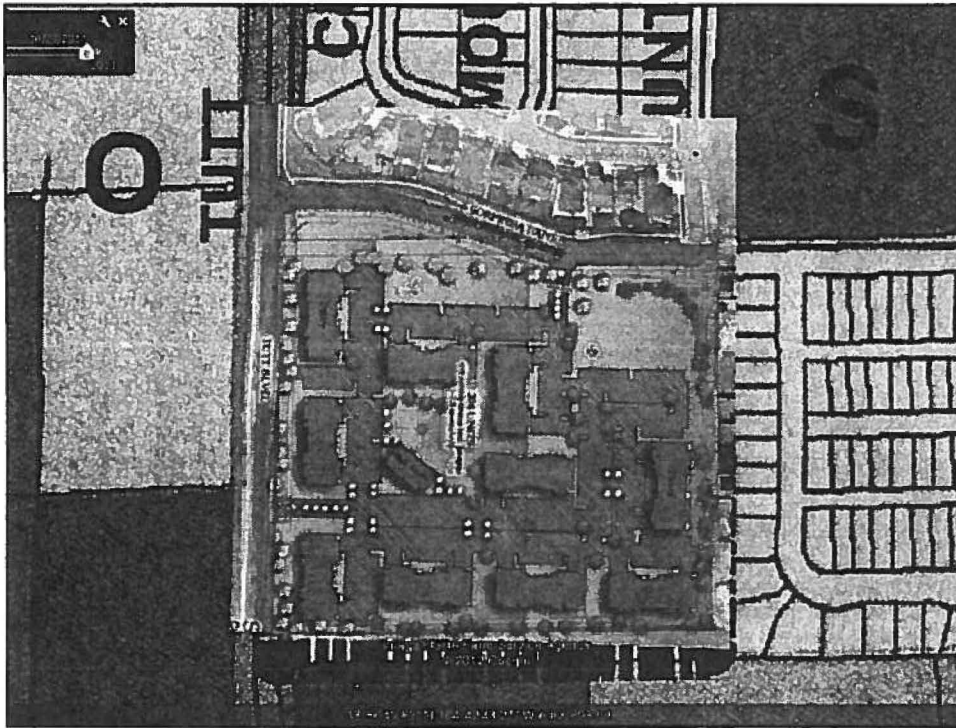


FIGURE 6 4

Top Negotiating Points

Priority	Item
1	Stucco (exterior finishing and color palette that matches and compliments the ascetics of Cumbre Vista (CV) – stucco, stone and siding consistent with the community)
2	Playground (equipment and basketball area essentially replicating the playground equipment in the CV park)
3	Landscaping median fronting complex property on Tutt
4	Swap planned playground/ green space area on NE corner with 2-Story building on NW corner
5	Wall around project (match CV exterior wall along Tutt and Sorpresa, substantial fence/wall around remaining property border)
6	Join Woodman Heights Metro District, rather than buy out of



Way Ahead

- ▣ **Conclusions from today presented to HOA meeting, 24 October**
 - **100% Voted in Support of Proposal**
- ▣ **Meet with Mr. Bahr**
- ▣ **Mr. Bahr proceeds with agreed to project**
- ▣ **Monitor project as it moves through city planning commission and execution**