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# NEW BUSINESS CALENDAR

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## CITY PLANNING COMMISSION AGENDA

ITEM NO.: 4.A-4.C

STAFF: Lonna Thelen

FILE NO(S):

A. - CPC ZC 14-00141 – QUASI-JUDICIAL

B. - CPC CP 13-00108-A1MN14 – QUASI-JUDICIAL

C. - CPC DP 14-00143 – QUASI-JUDICIAL

**PROJECT:** BARNES CENTER APARTMENTS FILING NO. 1

**APPLICANT:** VENDURA RESIDENTIAL

**OWNER:** BARNES CENTER INC AND CYPRESS PARTNERS LTD



### **PROJECT SUMMARY:**

1. Project Description: This project includes concurrent applications for a zone change, a concept plan amendment and a development plan for a 14.4-acre site located north of Barnes Road and west of Powers Boulevard. The applicant is requesting a zone change from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay). In addition, the applicant is proposing a concept plan amendment to show the extension of Integrity Center Point to the property and a development plan for the property. **(FIGURE 1 AND FIGURE 2)** A final plat is being processed administratively for one lot. Concept plan amendments and development plans are normally reviewed administratively. But because they were filed concurrently with a zone change application – which requires Planning Commission and City Council action – City Code requires that all concurrently filed applications to be reviewed by the highest review authority.
2. Applicant's Project Statement: **(FIGURE 3)**
3. Planning and Development Department's Recommendation: Approval of the applications, subject to modifications.

### **BACKGROUND:**

1. Site Address: To be determined at plat recordation
2. Existing Zoning/Land Use: A / vacant
3. Surrounding Zoning/Land Use: North: A / single-family  
South: PBC / vacant  
East: R-1-6000 / Powers Boulevard  
West: A and County zoning / single-family
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: High Chaparral, 1985
6. Master Plan/Designated Master Plan Land Use: High Chaparral Master Plan / Multi-family
7. Subdivision: not platted
8. Zoning Enforcement Action: none
9. Physical Characteristics: The site is primarily grasses with steep slopes from the east to the west. The high point is adjacent to Powers Boulevard on the northeast side of the site. Currently there is a berm and existing trees along the east property line.

**STAKEHOLDER PROCESS AND INVOLVEMENT**: A neighborhood meeting was held on October 8, 2014. 13 people attended this meeting. For internal review, the public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 69 property owners within 500 feet. Comments from multiple neighbors were received. **(FIGURE 4)** The concerns presented by the neighborhood include compatibility of the apartments with the existing land uses, traffic generated by the apartments, noise from Powers, drainage concerns, aquifer concerns, and concerns about access to Integrity Center Point. The site will be posted and postcards mailed prior to the Planning Commission's public hearing.

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

1. Review Criteria / Design & Development Issues:  
The High Chaparral Master plan **(FIGURE 5)** that was approved in 2014 shows this area as residential 12-24.99 dwelling units per acre. The proposed project includes a zone change to R-5 (multi-family residential) and a development plan for a 272 unit apartment complex. This proposed project is in compliance with the approved High Chaparral Master plan as the proposed density is 18.8 dwelling units per acre. The project includes 12 apartment buildings, 3 buildings that have garages on the first floor and apartments on the second floor, and a 2-story club house with an outdoor pool and spa.

Multi-family residential is considered a transitional use from commercial uses to single-family residential uses. The proposed apartment complex is providing a transition from the Powers Boulevard corridor to single-family, as well as, providing a transition from commercial to single-

family. A sound wall and a berm have been designed along the east property line to buffer the residents of the apartment complex from Powers. The height of the apartment complex structures, the grade difference from the site to the properties to the west and north, Integrity Center Point right-of-way along with the landscaping adjacent to it, the 6' cedar fence proposed along the northern property line, and the detention pond will provide buffers to the large lot single-family lots to the west and north. There are many local examples where apartment complexes are across the street from single-family homes. A sound wall has been installed along Powers to ensure residents have a buffer from Powers traffic. In addition, the windows on the eastern-most building will have dual pane windows with a sound transmission class rating of 27-29 or higher. The buildings will act as a noise buffer to the properties to the west and are significantly taller than the existing berm along Powers Boulevard.

The site is accessible from Barnes Road by going north on Integrity Center Point. A signal will be installed at Barnes and Integrity Center Point prior to the opening of the apartment complex. Integrity Center Point will continue north to access the property master planned for commercial, but will not connect with Chaparral Road or allow the properties west of the site to access Integrity Center Point. The master plan was designed to keep the commercial and high density residential traffic separated from the single-family residential traffic on Chaparral Road.

Integrity Center Point is planned to be built to the apartment complex entrance, but will not be fully constructed from the apartment complex entrance northward to the adjacent property. The property to the north is master planned as commercial and the access for this commercial property, in accordance with the master plan, is from Integrity Center Point. The ultimate need for the building of Integrity Center Point will depend on how and when the property to the north develops. The developer will be responsible for grading the roadway and installing the curb, gutter, and sidewalk along the east side of Integrity Center Point north of the apartment complex entrance. An easement will be provided to the property owner to the north for construction and use of Integrity Center Point. If the property to the north develops with a commercial land use, the property owner to the north will be responsible for construction of Integrity Center Point north of the apartment complex. The curb and gutter on the west side of the road, any required retaining walls and the pavement mat will be the responsibility of the property owner to the north.

El Paso County was asked to review this project because a four lot enclave is adjacent to a portion of this development. Their response noted that the project did a good job of buffering the adjacent single-family land use. **(FIGURE 6)** In addition, contact was made with State Water Resources engineer to ensure there was no adverse impact to the neighboring El Paso County property owner's well. **(FIGURE 7)** The State reported that they did not see an adverse impact at this time.

The proposed concept plan and zone change for the property are in conformance with the Master Plan and the necessary review criteria for the concept plan and zone change.

2. Conformance with the City Comprehensive Plan:

*Objective LU 2: Develop A Land Use Pattern That Preserves the City's Natural Environment, Livability, And Sense of Community*

A focused pattern of development makes more efficient use of land and natural and financial resources than scattered, "leap frog" development. In contrast to dispersed patterns of development, a consolidated pattern helps to decrease traffic congestion and facilitates the ability of the City to provide needed services and public facilities, such as street maintenance, public transit, police and fire protection, and emergency services.

A more focused land use pattern should be planned to better protect open spaces and natural resources, deliver public facilities and services more effectively, provide a greater range of options for housing in neighborhoods, preserve the unique character of the community, and make available a greater range of choices in modes of transportation.



*Strategy LU 203b: Concentrate and Mix Uses*

Concentrate and mix activities and uses in and around defined centers in order to create more diversity and synergy between uses, combine destinations, support more effective transit service, and provide viable pedestrian and bicycle access and circulation.

*Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.*

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

*Objective LU 4: Encourage Infill and Redevelopment*

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

The City Comprehensive Plan supports mixed residential and commercial uses as well as encouraging infill development. This site has never been developed while the properties in all directions have been developed. Residential development of the area according to the development plan will provide a mix of land uses that can utilize the existing and proposed shopping and possibly employment of the surrounding neighborhood.

3. Conformance with the Area's Master Plan:

The Master Plan for this area is the High Chaparral Master Plan. The site under review is designated as residential 12-24 dwelling units per acre in the High Chaparral Master Plan. The proposed project is consistent with the master plan designation for the site.

**STAFF RECOMMENDATION:**

**Item No.: 4.A CPC ZC 14-00141 – ZONE CHANGE**

**Approve** the zone change from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay) for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B,

**Item No.: 4.B CPC CP 13-00108-A1MN14 – CONCEPT PLAN**

**Approve** the concept plan amendment for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E.

**Item No.:4.C CPC DP 14-00143 – DEVELOPMENT PLAN**

**Approve** the development plan for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to compliance with the following conditions and/or significant design, technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan

1. Include the ordinance number under general data on page 1 for the ordinance created for the R-5 zone district.
2. Label the elevations of the existing contours on the grading plans.
3. Label the proposed 50' public utility easement on Integrity Center Point as also being for drainage.

4. Clarify the note on sheet 12 regarding the relocation of the proposed temporary SWQ pond to make it permanent. It is not clear where the removal of the future public ROW and the adjacent development are located or where the pond is proposed to be relocated.
5. Show a barricade on Integrity Center Point north of the access into the apartment complex to prevent people from driving on the graded roadway. Make the barricade larger than 6" in height.
6. Move the escrow note that is on page 20 to page 1.



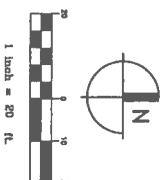


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 JOHN D. & TERRY A.  
 CLINE  
 TRACT 9  
 SHADLEBACK ESTATES



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 5



- LEGEND**
- ROW/PROPERTY LINE
  - - - EXISTING GROUND CONTOUR
  - PROPOSED FINISHED GRADE CONTOUR
  - PROPOSED STORM DRAIN PIPE
  - PROPOSED STORM DRAIN NILET
  - STRAW BALE NILET PROTECTION
  - SILT FENCE
  - SECURITY FENCE
  - PROPOSED RETAINING WALL
  - RAISED STEPMALL
  - DEEPENED FOOTING

**STANDARD GRADING AND EROSION CONTROL PLANS NOTES**

ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS GENERAL PROVISIONS NOTED IN THE DRAINAGE CENTER MANUAL, VOLUME 2 AND THE OWNER INSPECTION REQUIREMENTS (D.C.M. VOL. 2, SEC. 3.2).

NO CLEARING, GRADING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNED OFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERS.

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATION TAKING PLACE CALL CITY STORMWATER INSPECTIONS: 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, RECORDED OF THE SITE OF THE SITE, SHALL BE CLEARED AT THE END OF EACH DAY.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DOMINANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MONITORED WITHIN AN INTERNAL STATE FOR MORE THAN 60 DAYS. ALL STOCKPILES SHALL BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO REVIEW BY THE CITY ENGINEERS. THE CITY ENGINEERS' REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PLAN. THE CITY ENGINEERS' REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE PLAN. THE CITY ENGINEERS' REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE PLAN. THE CITY ENGINEERS' REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE PLAN.

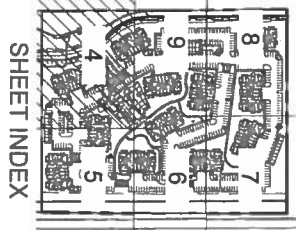
THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER OR ACCESS TO UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES OR PROVIDE INTERNAL ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

**EROSION CONTROL CRITERIA**

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE. UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN AT THIS TIME. RESEED ALL DISTURBED AREAS WITH AN ACCEPTABLE SEED MIX.

THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT FENCES SHALL BE APPROVED BY THE CITY ENGINEERS. THE SILT FENCES SHALL BE REPAIRED OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

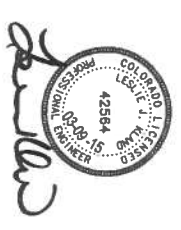
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 CYPRESS PARTNERS LTD  
 4-BANKS ROAD LLC



NO. 14-2026-00

**Barnes Center Apartments**  
 Filing No. 1  
 Colorado Springs, CO

**VEDURA**  
 RESIDENTIAL  
 6720 N. SCOTSDALE ROAD, #109  
 SCOTSDALE, AZ 85253  
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 03-09-15  
 Proj Mgr: TK  
 Dwn By: DW

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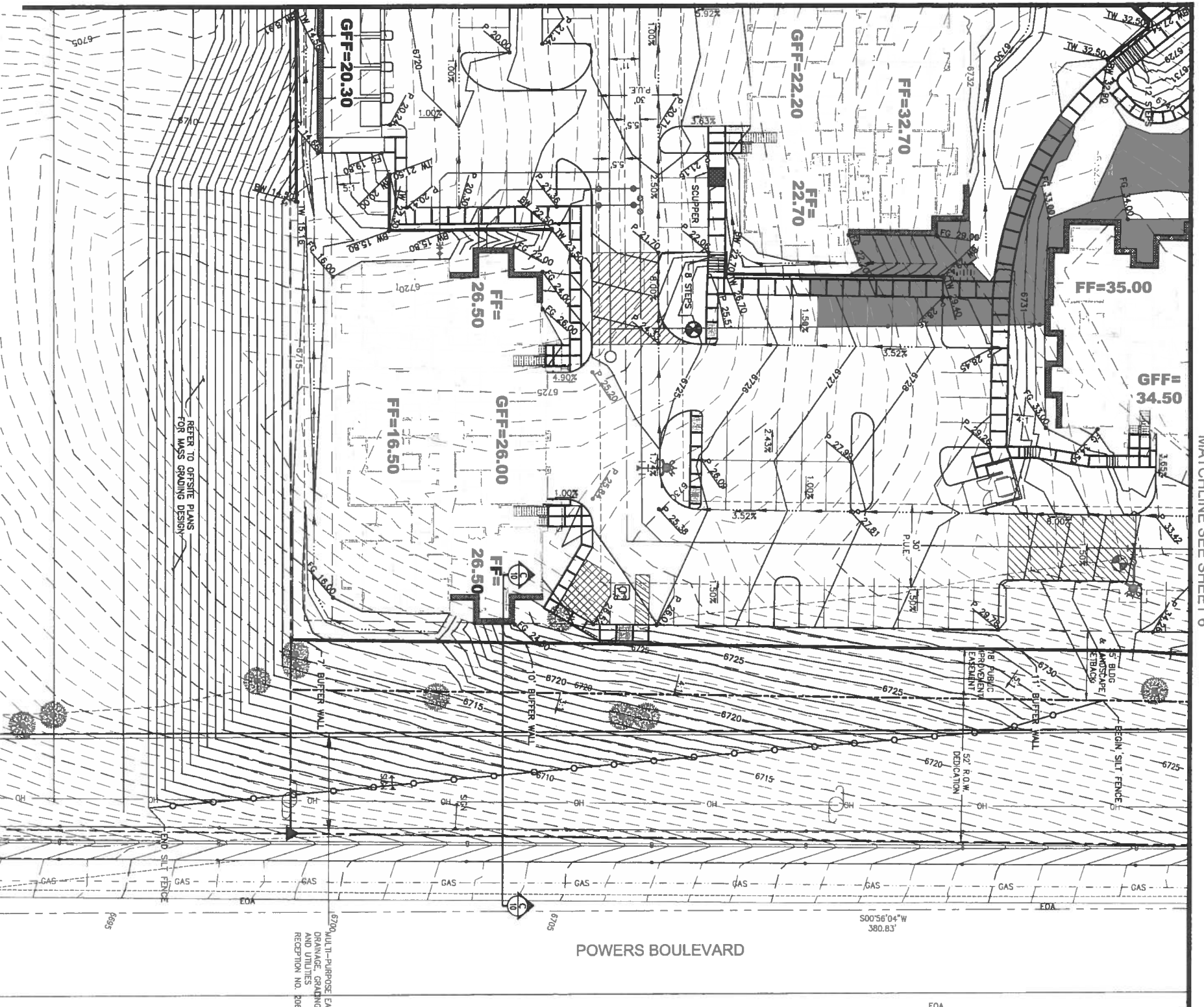
**DEVELOPMENT PLAN**  
 SUBMITTAL

**PRELIMINARY GRADING WITH EROSION CONTROL**  
**4 Of 46**

CPC DP 14-00143

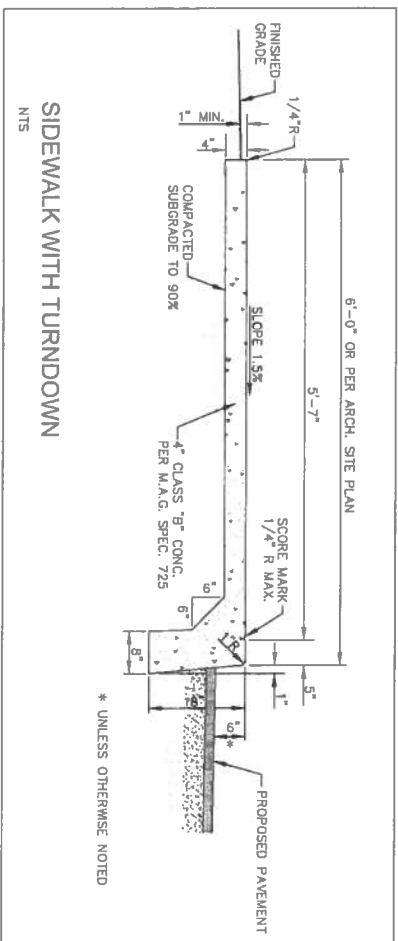
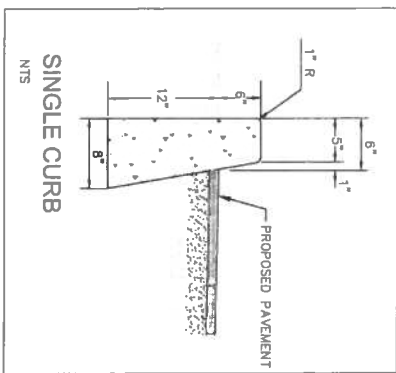
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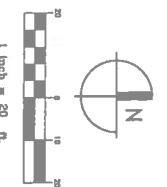


POWERS BOULEVARD

MULTI-PURPOSE EASEMENT FOR DRAINAGE, GRADING, SLOPE AND UTILITIES RECEPTION NO. 208101589



BENCHMARK SEE GENERAL NOTE 10



- LEGEND**
- ROW/PROPERTY LINE
  - - - EXISTING GROUND CONTOUR
  - PROPOSED FINISHED GRADE CONTOUR
  - PROPOSED STORM DRAIN PIPE
  - STRAW BALE INLET PROTECTION
  - SILT FENCE
  - SECURITY FENCE
  - PROPOSED RETAINING WALL
  - RAISED STEINWALL
  - DEEPENED FOOTING

**DATA**

DATE 03-09-15  
 Proj Mgr/IK  
 Dwn By: DW

**CONTACT**

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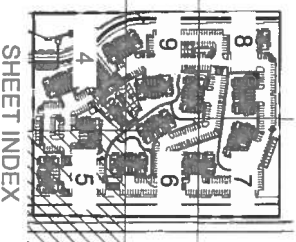


**SEAL CLIENT PROJECT**



**VEDURA RESIDENTIAL**  
 6720 N. SCOTTSDALE ROAD, #109  
 SCOTTSDALE, AZ 85253  
 (480) 922-9200 P  
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NO. 14-2026-00  
**Barnes Center Apartments**  
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 Colorado Springs, CO



SHEET INDEX

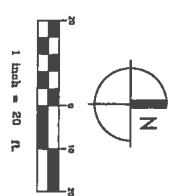
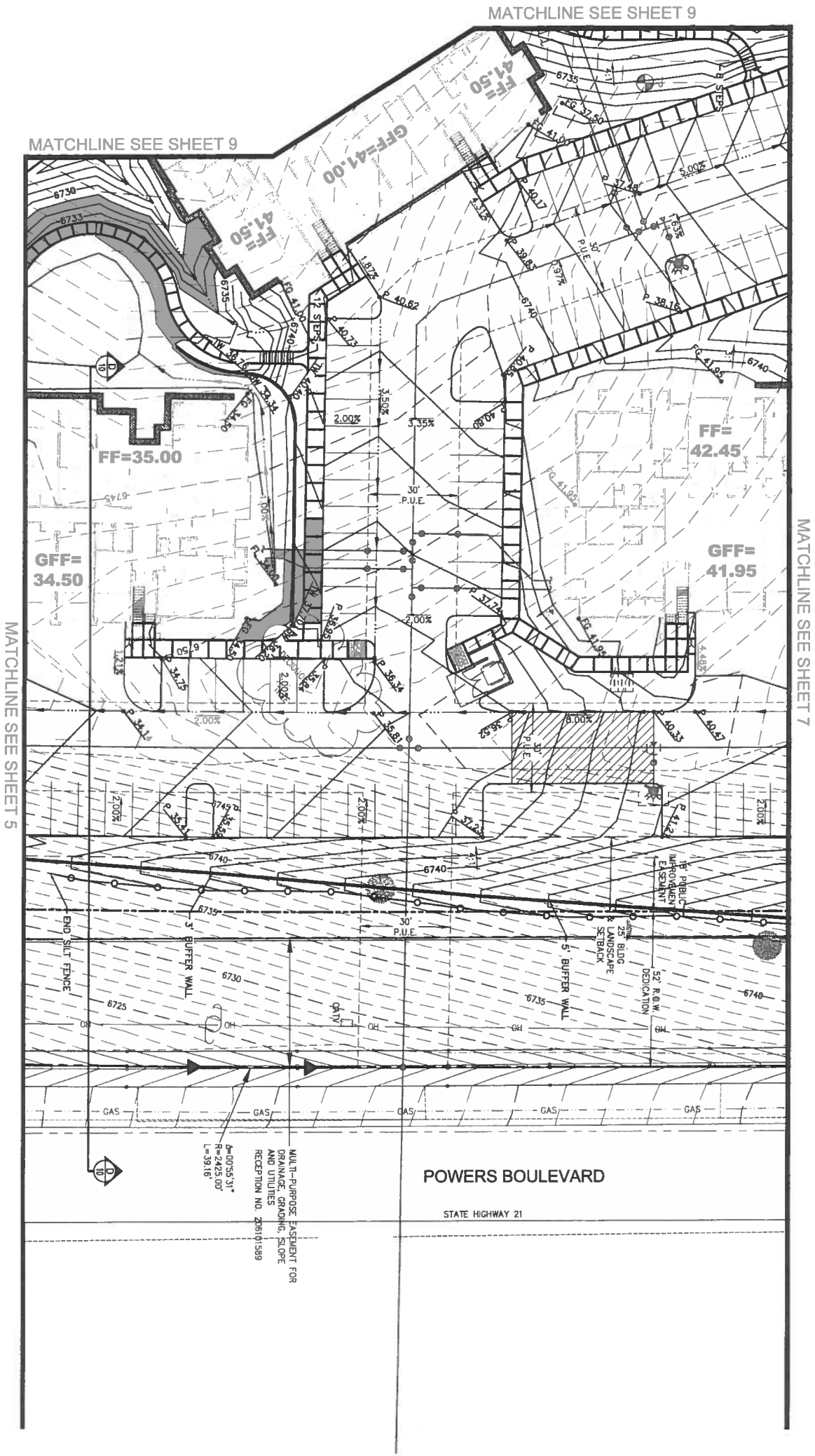
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 SUBMITTAL

PRELIMINARY  
 GRADING WITH  
 EROSION CONTROL

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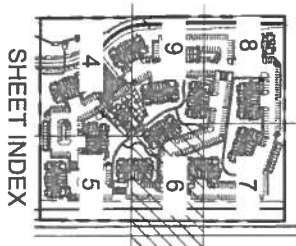
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**LEGEND**

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	PROPOSED STORM DRAIN INLET
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**SEAL**  
  
*Todd & Associates, Inc.*

**CONTACT**

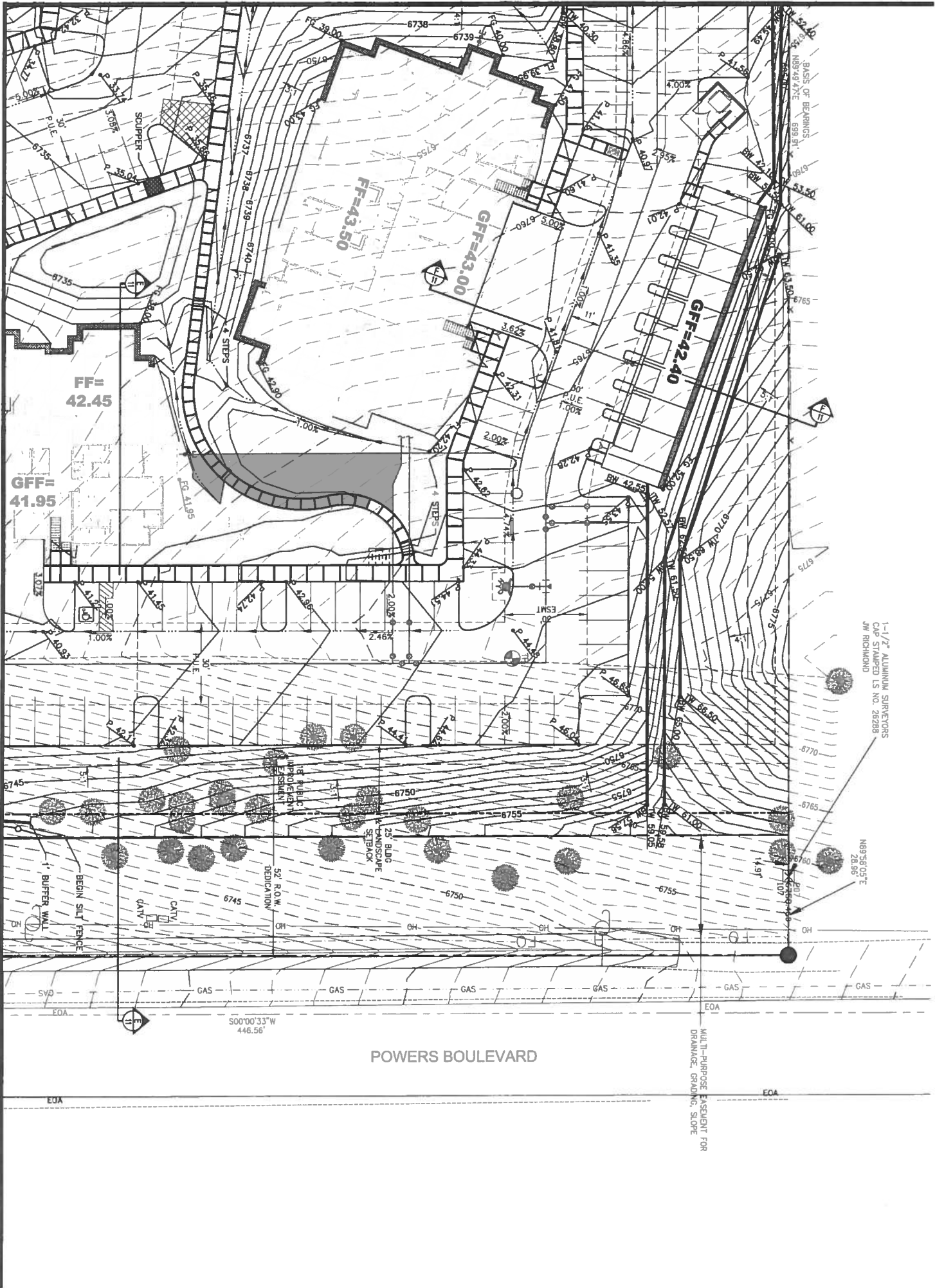
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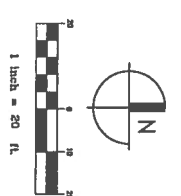
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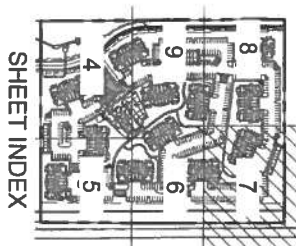


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**LEGEND**

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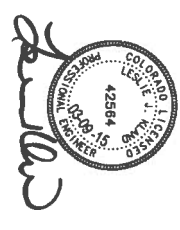


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**SEAL**



**CLIENT**

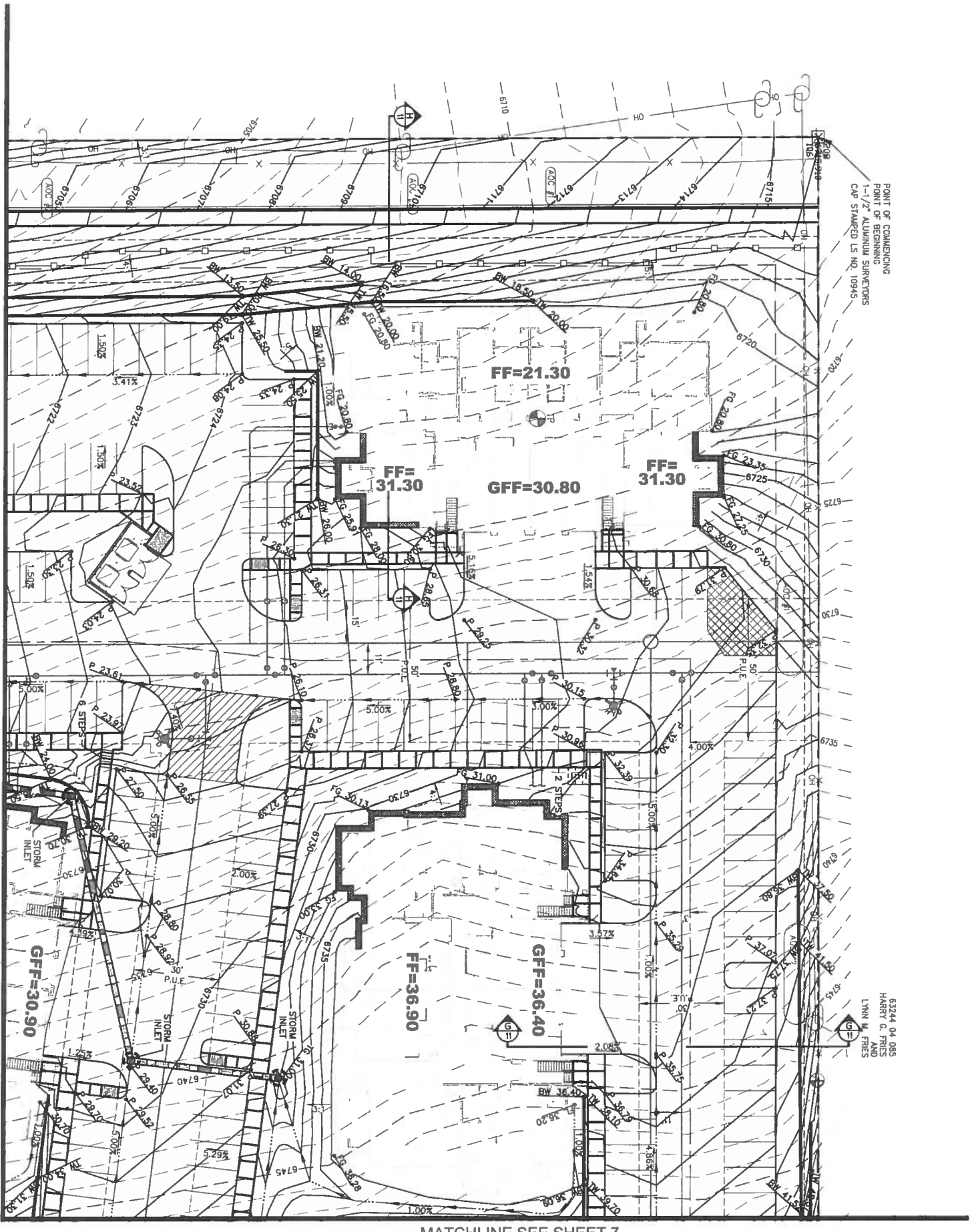
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DEVELOPMENT PLAN  
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**7 of 46**

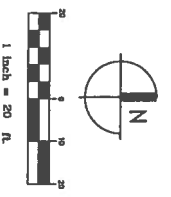


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 POINT OF BEGINNING  
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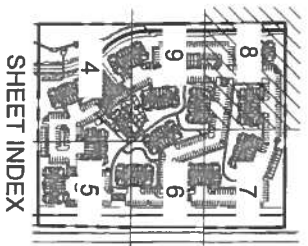
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 HARRY G. FRIES  
 AND  
 LYNN M. FRIES

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7



- LEGEND**
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 Fax: (480) 393-8823  
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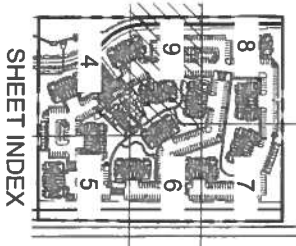
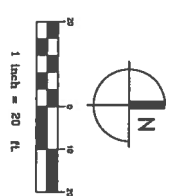
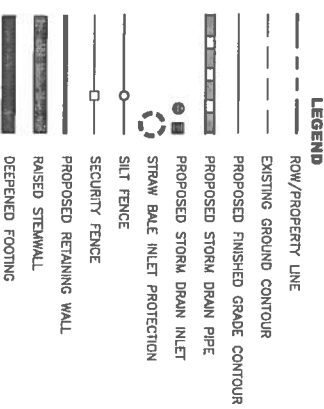
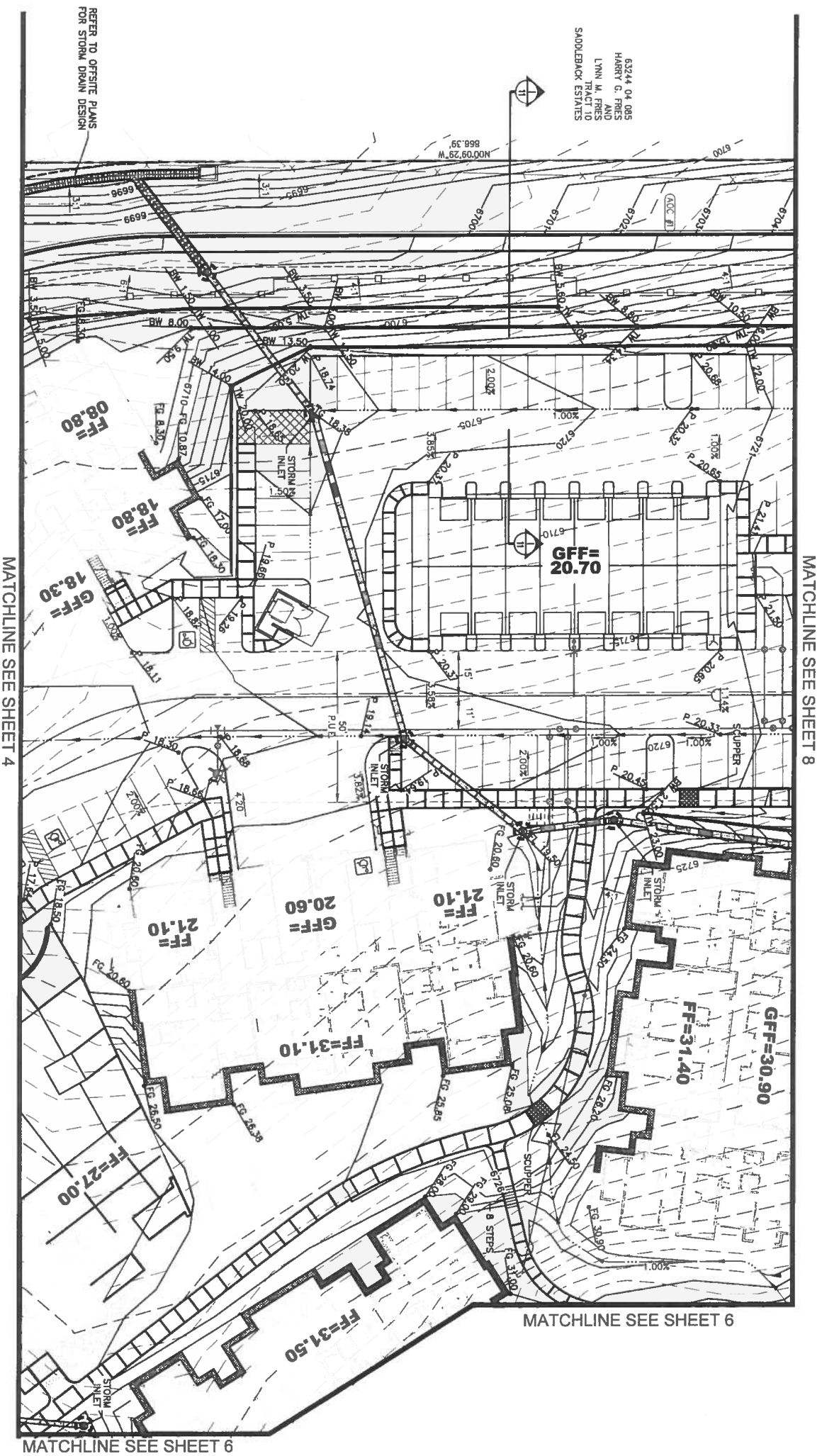
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 03-09-15  
 Proj Mgr: LK  
 Dwn By: DW

DEVELOPMENT PLAN  
 SUBMITTAL

PRELIMINARY  
 GRADING WITH  
 EROSION CONTROL  
**8 of 46**

CPC DP 14-00143





PROJECT  
 NO. 14-2026-00

**Barnes Center Apartments**  
 Filing No. 1  
 Colorado Springs, CO

CLIENT  
**VEDURA RESIDENTIAL**  
 6720 N. SCOTTSDALE ROAD, #109  
 SCOTTSDALE, AZ 85253  
 (480) 922-9200 P  
 (480) 922-9201 F

SEAL

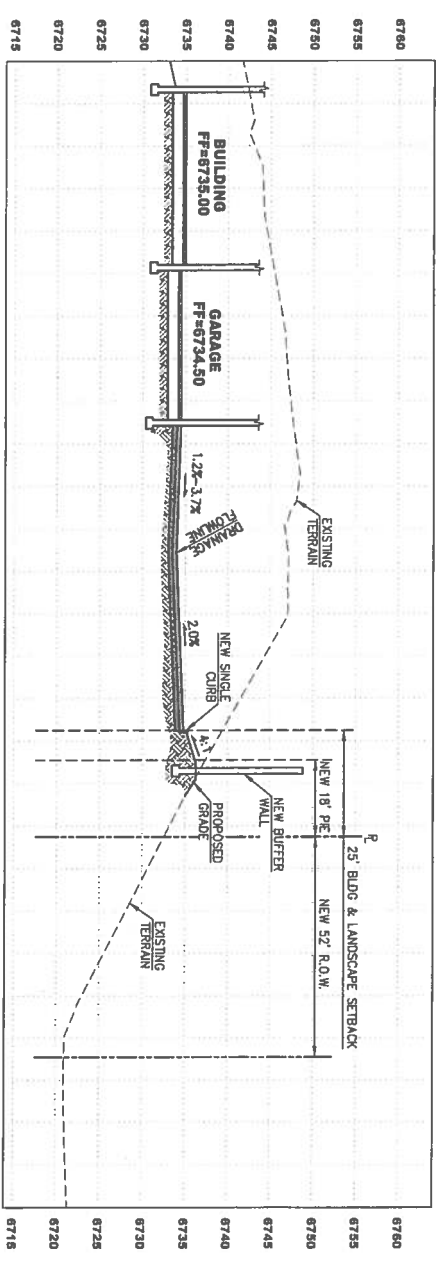
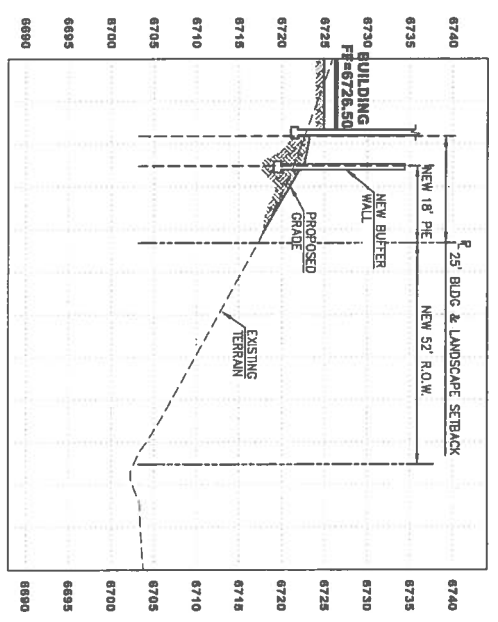
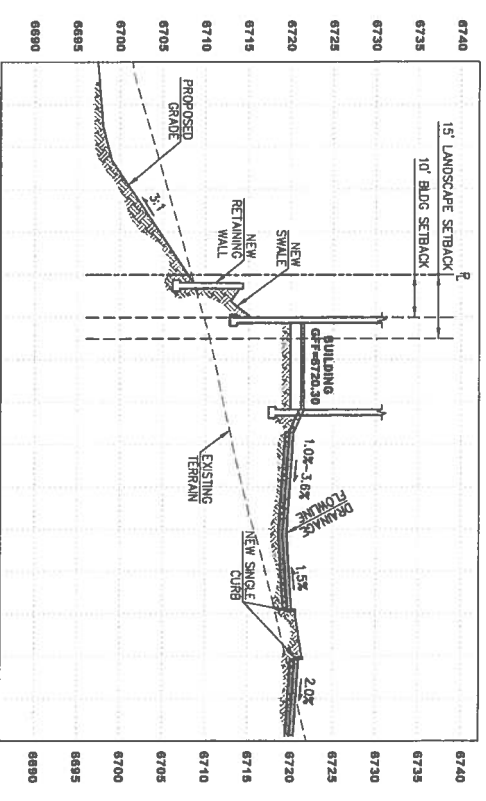
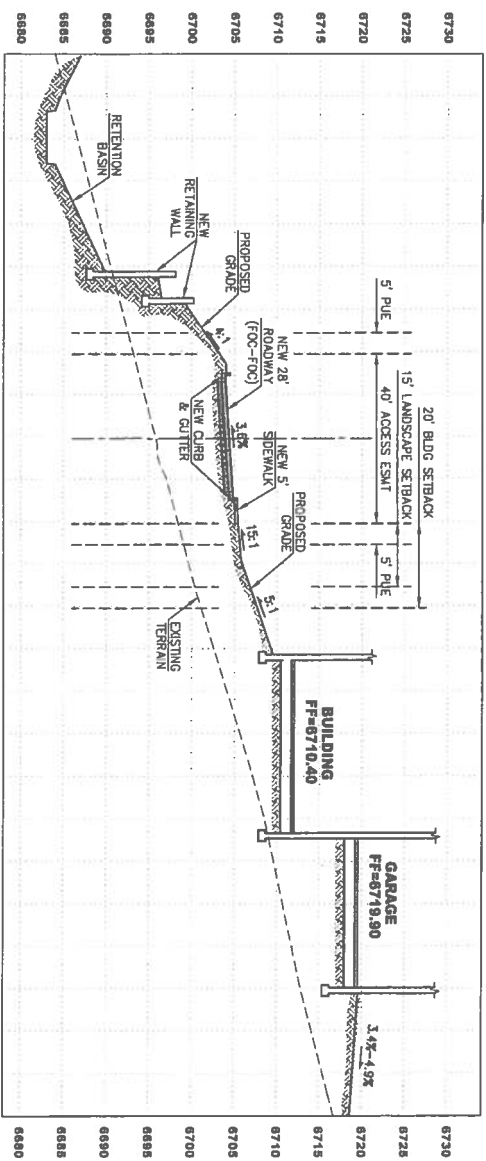
CONTACT

**TODD & ASSOCIATES, INC.**  
 Central Building - Creative Design  
 Architecture Planning  
 Landscape Architecture  
 4019 North 44th Street  
 Phoenix, AZ 85018  
 402-952-8280 402-952-8995F  
 www.toddassoc.com  
 1801 W. Boy Drive NW  
 Olympia, WA 98502  
 360-292-4092P 360-705-0966F  
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**KLAND CIVIL ENGINEERS**  
 7721 N. 16th St, Suite 217  
 Phoenix, Arizona 85020  
 Phone: (480) 344-6488  
 Fax: (480) 344-6482  
 www.klandeng.com

DATE  
**03-09-15**  
 Proj Mgr: LK  
 Dwn By: DW

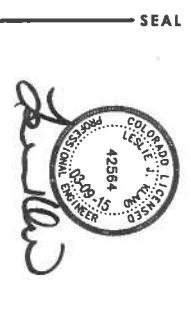
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 SUBMITTAL  
**PRELIMINARY GRADING WITH EROSION CONTROL**  
**9 of 46**  
 CPC DP 14-00143



PROJECT  
 NO. 14-2026-00

**Barnes Center Apartments**  
 Filing No. 1  
 Colorado Springs, CO

CLIENT  
**VEDURRA**  
 RESIDENTIAL  
 6720 N. SCOTTSDALE ROAD, #109  
 SCOTTSDALE, AZ 85253  
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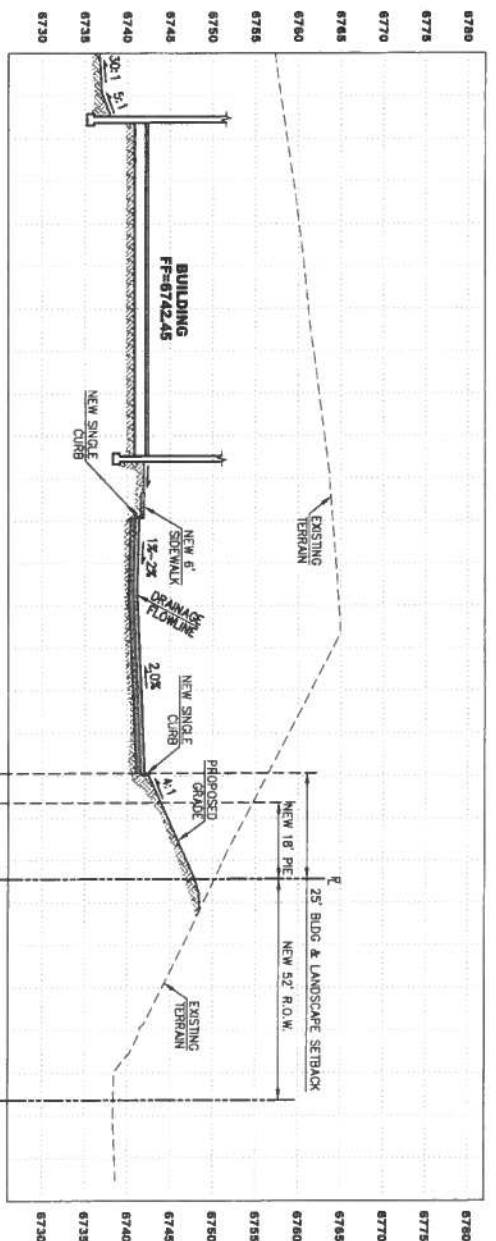
CONTACT  
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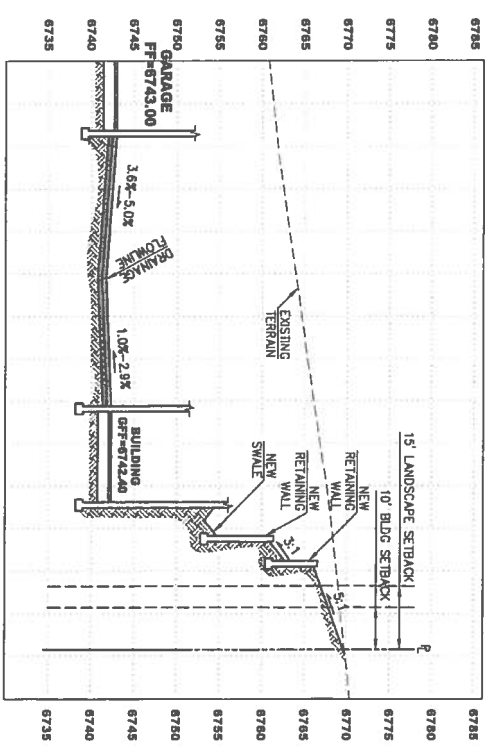
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 Proj Mgr: LK  
 Dwn By: DW

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 SUBMITTAL

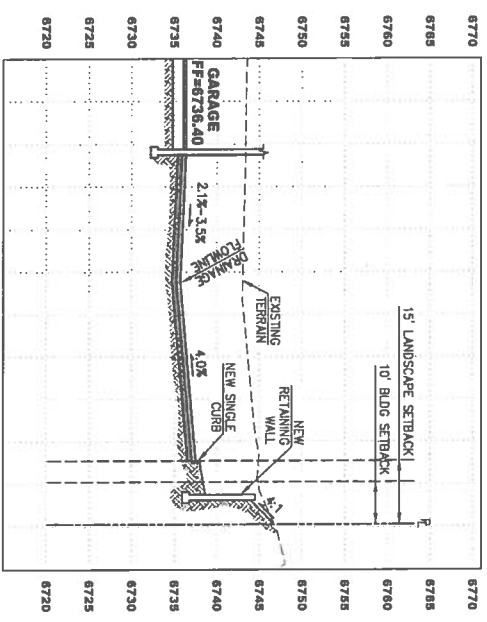
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 CPC DP 14-00143



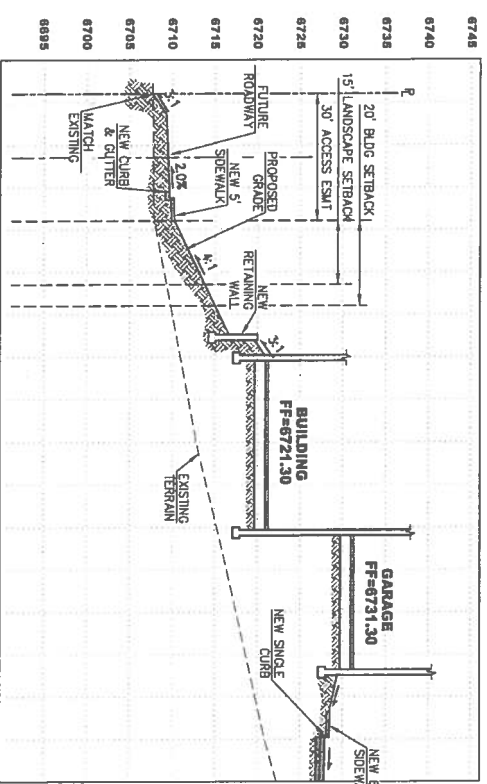
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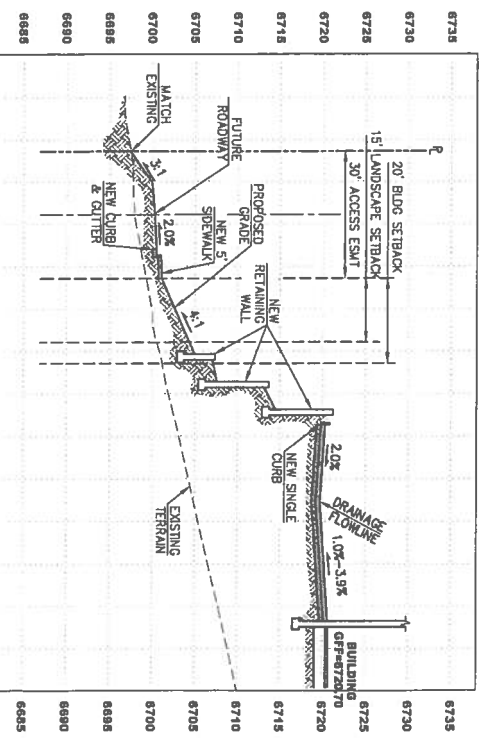
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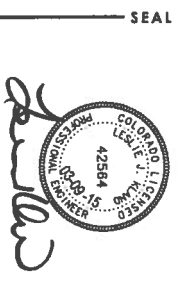


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PROJECT  
 NO. 14-2026-00

**Barnes Center Apartments**  
 Filing No. 1  
 Colorado Springs, CO

CLIENT  
**VEDURRA**  
 RESIDENTIAL  
 6720 N. SCOTTSDALE ROAD, #109  
 SCOTTSDALE, AZ 85233  
 (480) 922-9200 P  
 (480) 922-9201 F



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DATE  
**03-09-15**  
 Proj MGR: LK  
 DWN BY: DW

DATA  
 DEVELOPMENT PLAN  
 SUBMITTAL

CROSS SECTIONS  
**11 of 46**  
 CPC DP 14-00143





**BUILDING II - SOUTH ELEVATION**



**BUILDING II - WEST ELEVATION**

**KEYNOTES**

4.1	HARDY PLANK SIDING
4.2	METAL ROOF
4.3	ASPHALT SHINGLE ROOF
4.4	WINDOWS PER PLAN
4.7	STONE VENEER
4.9	METAL RAILING
4.10	INSULATED GARAGE DOOR
4.11	CONCRETE STAIRS

- GENERAL NOTES**
- See Drawing #01 for Additional Notes
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.A.O.
  2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
  3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION, ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
  4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
  5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
  6. PROVIDE SEALANT AT ALL FLASH TERMINATIONS
  7. ALL CORNERS, JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
  8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
  9. ENTERIC DOOR AND FRAME COLORS TO MATCH U.A.O.

**COLOR SCHEDULE**

CODE	LOCATION	MANUFACTURER	COLOR
A	Body Color	Freddie Color 156	CL 1290N "Camdenburg"
B	Body Color	Freddie Color 156	CL 2911 60 "Cherokee"
C	Color Iron	Freddie Color 156	CL 2724N "Wanted"
D	Hardy Plank	General Shur	Color "Sage Green"
E	Hardy Plank	ASP Stone	Color "Forest Green II"
F	Stone Veneer	Redondo Stone	Veneto "Faded Sage"

**SYMBOLS**

A EXTERIOR COLOR CALL OUT

**PROJECT**

NO. 14-2026-00  
**Barnes Center Apartments**  
 Filing No. 1

Colorado Springs, CO

**VEDURA**  
 RESIDENTIAL

6720 N. Scottsdale Rd., #109  
 Suite 200  
 N. 80533  
 802.922.9200 P  
 802.922.9201 F



**CONTACT**

**TODD & ASSOCIATES, INC.**  
 Creative Marketing, Creative Design

Architecture Planning  
 4019 North 44th Street  
 Phoenix, AZ 85018  
 402-952-8280p 402-952-8995f  
 www.toddsoc.com

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**DATA**

12-15-14  
 Development PLAN  
 Submittal

Proj Mgr. AJ  
 Dwnl Br. cmtf  
 Rev. Date Description:  
 ▽  
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**EXTERIOR ELEVATIONS**  
 - BUILDING TYPE II





BUILDING III - NORTH ELEVATION



BUILDING III - EAST ELEVATION

- KEYNOTES**
- 4.1 HARD PLANK SIDING
  - 4.2 METAL ROOF
  - 4.3 ASPHALT SHINGLE ROOF
  - 4.4 WINDOWS PER PLAN
  - 4.7 STONE VENER
  - 4.9 METAL RAILING
  - 4.10 INSULATED GARAGE DOOR
  - 4.11 CONCRETE STAIRS

See Drawing 00.1 for Additional Notes

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR UN.O.
  2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
  3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
  4. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  5. PROVIDE SEALANT AT ALL FINISH PENETRATIONS ON INSIDE CORNERS ONLY.
  6. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
  7. EXTERIOR DOOR AND FRAME COLORS TO MATCH UN.O.

**COLOR SCHEDULE**

CODE	LOCATION	MANUFACTURER	COLOR
A	Body Color	Produce Color Lab	CLC 1520
B	Body Color	Produce Color Lab	CL 2814D
C	Color Mix	Produce Color Lab	Chywick
D	Hardwood Siding	Grand Stone	Stone Charren
E	Hardwood Siding	Grand Stone	Color Blend II
F	Stone Vener	Produce Stone	Venera (red/gray)

**SYMBOLS**

A EXTERIOR COLOR CALL OUT

**PROJECT**  
 NO. 14-2026-00  
**Barnes Center  
 Apartments  
 Filing No. 1**

Colorado Springs, CO

**CLIENT**  
**VEDURA  
 RESIDENTIAL**  
 6720 N. Scottsdale Rd., #109  
 Scottsdale, AZ 85253  
 602.922.9205 P  
 602.922.9201 F

**SEAL**



**CONTACT**  
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 Architecture Planning  
 4019 North 44th Street  
 Phoenix, AZ 85018  
 602.952.8280P 602.952.8995F  
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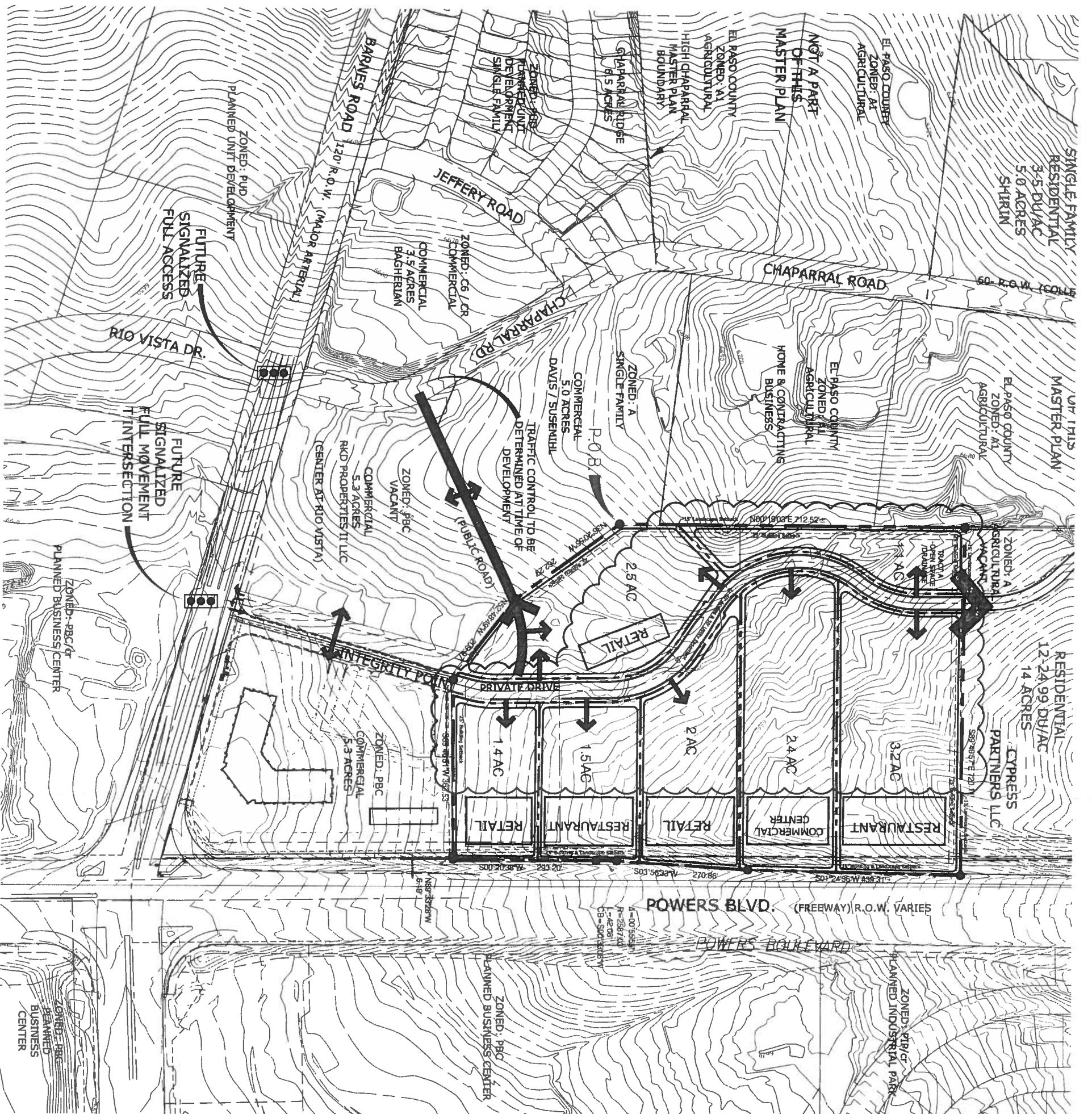
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 12-15-14  
 DEVELOPMENT PLAN  
 SUBMITTAL

Proj Mgr: AJ  
 Dwn By: ornf  
 Rev: Date: Description:  
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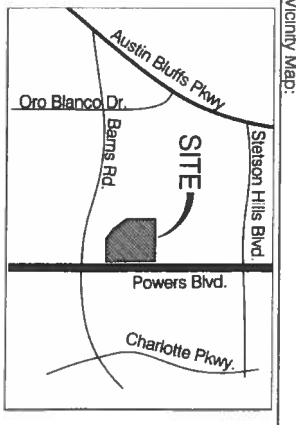
EXTERIOR ELEVATIONS  
 - BUILDING TYPE III



F:\Diva Group\High Chaparral\Drawings\Planning\Concept\CP-Layout\Concept Plan\_2-9-15.dwg [24x36] 2/9/2015 1:20:25 PM bcarson



Vicinity Map:



**Site Data:**  
 Owner: Barnes Center, Inc.  
 2132 Jaraman St.  
 Colorado Springs, CO 80908

**Applicant:**  
 NES Inc.  
 508 S. Tejon  
 Colorado Springs, CO 80903

**Existing Zoning:** A AO  
**Zoning:** PBC/AO Ordinance #14-7  
**Acres:** 15.9 AC  
**Use:** Retail/Commercial Center/Restaurant  
**Total Building:** 125,000 - 135,000 SF  
**Max. Building Height:** 45'

- General Notes:**
1. High Chaparral Master Plan No. CPC MP-10-00089 A24/L13.
  2. Concept Plan will be used for Preliminary Plat purposes.
  3. The layout and square footage of uses on this plan are conceptual in nature. The development plan for each lot will provide the exact layout and square footages.
  4. No access onto Powers Blvd.
  5. The cost of the traffic signal at Integrity Center Park and Barnes will be appropriated at 100% to Cypress Partners Ltd. Cypress Partners is not responsible for any signal contribution to the signal at Barnes and Chaparral.
  6. Tract A is to be used for Open Space & Drainage and will be privately owned and maintained.

**Legal Description:**

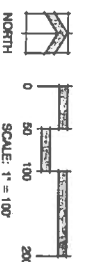
A tract of land containing 5.900 acres being a portion of the Southeast quarter (SE 1/4) of Section 24 and the Northwest quarter (NW 1/4) of Section 25, Township 13 South, Range 66 West of the 6th P.M., being a portion of former Tract 14, Tract 15, Tract 16, Schedule Estate as recorded in Plat Book 12 at Page 81 of the records of El Paso County, Colorado, now vacated, together with a portion of vacated Powers Boulevard, in El Paso County, Colorado being more particularly described as follows:

(The bearings and distances used herein are based on a Land Survey Plat by Rocky Mountain Land Services)

**BEGINNING** at the Northern angle point on the Western boundary line of said Tract 16, thence NORTH 90°00'00" E on the West boundary line of said Tract 16, Tract 15 and Tract 14, a distance of 712.52 feet, more or less, thence S89°00'00" E a distance of 720.11 feet to West light-colored fire of Powers Boulevard, the following four (4) courses are on said West light-colored fire: 1) S01°24'00" W a distance of 433.31 feet, more or less, 2) S01°30'33" W a distance of 270.66 feet to a point on a curve; 3) on a curve to the left having a central angle of 00°53'55", a radius of 2587.03 feet for an arc distance of 42.08 feet, whose chord bears S00°53'03" W, -1) S00°23'28" W a distance of 283.52 feet, thence N82°46'49" W on the Southern boundary line of said Tract 16, a distance of 353.53 feet to the Southwest corner thereon, thence N52°46'49" W on the Southern boundary line of said Tract 16, a distance of 208.97 feet to an angle point in the Western boundary line of said Tract 16, thence N49°25'55" W on said Western boundary line a distance of 282.28 feet to the POINT OF BEGINNING and containing 15,900 acres of land, more or less.

**Sheet Index:**

- Sheet 1 - Concept Plan
- Sheet 2 - Preliminary Facilities Plan



<p>PLAN FILE # CPC CP 13-00108-A11M14</p>	<p>SHEET NUMBER 1 OF 2</p>	<p>SHEET TITLE CONCEPT PLAN</p>	<p>DATE: 10-14-13 BY: SC DESCRIPTION: PRELIMINARY FACILITIES PLAN</p>	<p>DATE: 12-29-14 BY: BCC DESCRIPTION: CONCEPT PLAN</p>	<p>PROJECT INFO PROJECT NAME: Barnes Center Commercial DATE: December 12, 2014 PROJECT NO: 8 CLIENT: Barnes Center</p>	<p>IN ASSOCIATION WITH Barnes Center Commercial Concept plan</p>	<p>PLANNER / LANDSCAPE ARCHITECT N.E.S., Inc. 508 South Tejon Street Colorado Springs, CO 80903 TEL: 719.471.0073 FAX: 719.471.0267 WWW.NESCOLORADO.COM © 2012, All Rights Reserved.</p>
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**BARNES CENTER APARTMENTS FILING NO. 1  
PROJECT STATEMENT  
December 15, 2014**

**Minor Conceptual Amendment  
Zone Change  
Development Plan  
Final Plat**

**Description:**

The Barnes Center Apartments Filing No. 1 is a proposed Multi-Family Development of 272 Units located at the northwest corner of the intersection of Barnes Road and Powers Boulevard. The current zoning is 'A' Agriculture and is located within the High Chaparral Master Plan Area. The proposed 13.409 acre residential community includes 12 3-story buildings (22 units per building) with 4 attached car garages. The proposed community includes 5 different residential buildings for the future tenants to choose from as well as 79 car garages. In order to acknowledge the Southwesterly sloping topography, the building layout and orientation allows for 'stepping' the building down the existing terrain, effectively creating a tiered design – generally conforming to the existing slope of the topography. There are 2 carriage units and a 2-story walk-out clubhouse / leasing which includes fitness, clubroom and a heated pool / spa.

The site is bounded by:

- South: Vacant Land / Existing Commercial / Barnes Road
- West: Vacant Approved Commercial Land Zoned A-1 in El Paso County
- North: Existing Single Family Residential Approved for Commercial per the High Chaparral Master Plan
- East: Powers Boulevard (S.H. 21)

One private driveway is proposed to access the site and per prior coordination with CSFD, this was determined to be acceptable. Integrity Center Point (private street) will be extended to the north property line to access this property.

A summary of the proposed land use review actions are:

1. Minor Conceptual Amendment to reflect Integrity Center Point realignment and creation of westerly open space where retail had been approved.
2. Zone Change to change the zoning from 'A' Agricultural to R-5.
3. Development Plan to reflect the proposed residential community units which is a permitted use in the R-5 Zone District. R-5 Zone District Development Standards were utilized in this community design.
4. Final Plat to create one lot and tracts reflected on the Development Plan.

Project Statement (14-2026-00)  
December 15, 2014  
Page 2

**Justification:**

With this vacant land situated between approved (but undeveloped) commercial property to the north, El Paso County vacant land / single-family to the west, and existing and future approved commercial to the south, this proposal continues the previously established transitional use of the multi-family residential between lesser and more intense uses. Utilization of existing utility and transportation infrastructure along Integrity Center Point will also support the efforts of promoting well-planned in-fill development. Conformance to the previously established R-5 Zoning design parameters was also carefully adhered to.

**Issues List:**

Per the Pre-application and LDTC process, the following issues (and how they were addressed) are summarized below:

1. 45' Building Height Limitation: Utilizing the City's methodology of building height calculations, the 45' maximum building height is adhered to.
2. Neighborhood Meeting Required: A neighborhood meeting was conducted on October 8, 2014 and a subsequent meeting will be held following Staff review of the submittal documents.
3. Required 5' Minimum Setback adjacent to existing single-family residential: Per the R-5 Zoning, a minimum 5' building setback is required along the common boundary next to the existing single-family residential. The proposed plan reflects the following:
  - a. West = 20'
  - b. North = 5'
  - c. South = 10'
  - d. East = 25'
4. The required 15' landscape setback per R-5 Zoning has been maintained. The proposed plan reflects:
  - a. West = 15'
  - b. North = 15'
  - c. South = 15'
  - d. East = 25'
5. The North 2-story Carriage Unit has a 8'-6" building setback which falls within the landscape setback but is over the 5'-0" minimum building setback for R-5.
6. The south 2-story Carriage Unit has a 10'-0" building setback due to adjusting the site to provide a 52' ROW, 25' building setback along Powers Boulevard.

Project Statement (14-2026-00)  
December 15, 2014  
Page 3

7. Sound mitigation along Powers Boulevard will consist of a combination of 6' high berming and concrete wall.

We respectfully request your favorable consideration of all items listed above.



## Thelen, Lonna

---

**From:** BEAN <beanline@comcast.net>  
**Sent:** Friday, January 02, 2015 3:32 PM  
**To:** Thelen, Lonna  
**Cc:** Sheryl Glasgow; hfriesco@hotmail.com; kevin.shirin@bigfishacademy.net  
**Subject:** Comments on CPC DP 14-00143

Lonna,

Thanks for the opportunity to provide comments on the subject plan.

Though we are not able to fully appreciate such comprehensive drawings without a dialogue with the engineers, we do have several serious concerns. I'll divide those concerns from two angles, first as a potential future developer and second as a current resident.

Future developer of our tract 9 viewpoint:

- 1) There is no access to the proposed road from tract 9, seriously impacting any future use of the property.
- 2) There is no documented access to the sewage and drainage system, seriously impacting any future use of the property.
- 3) The proposed detention pond adjacent to tract 9 is above the current grade of tract 9, making it impossible to have any basements throughout a great deal of tract 9 without serious risk of flood.

Current resident of tract 9 viewpoint:

- 1) There is no lower density housing buffering provided between the apartments and the five acre agricultural estates as was discussed with City Council.
- 2) There is no documentation of sound abatement being provided.
- 3) We discussed the developers' providing a 3-D rendering of the apartments at the meeting at the nearby church awhile back. Will that be provided soon?

John and Terry Cline  
719-638-0337

## Thelen, Lonna

---

**From:** BEAN <beanline@comcast.net>  
**Sent:** Tuesday, February 17, 2015 12:13 PM  
**To:** Thelen, Lonna; Harry Fries; Sheryl Glasgow; kevin.shirin@bigfishacademy.net  
**Cc:** Nina Ruiz  
**Subject:** Re: Re-review for Barnes Center Apartments

Lonna,

Thank you for the opportunity to comment again.

Here is how I responded to your request for comments previously:

*Lonna,*

*Thanks for the opportunity to provide comments on the subject plan.*

*Though we are not able to fully appreciate such comprehensive drawings without a dialogue with the engineers, we do have several serious concerns. I'll divide those concerns from two angles, first as a potential future developer and second as a current resident.*

*Future developer of our tract 9 viewpoint:*

- 1) There is no access to the proposed road from tract 9, seriously impacting any future use of the property.*
- 2) There is no documented access to the sewage and drainage system, seriously impacting any future use of the property.*
- 3) The proposed detention pond adjacent to tract 9 is above the current grade of tract 9, making it impossible to have any basements throughout a great deal of tract 9 without serious risk of flood.*

*Current resident of tract 9 viewpoint:*

- 1) There is no lower density housing buffering provided between the apartments and the five acre agricultural estates as was discussed with City Council.*
- 2) There is no documentation of sound abatement being provided.*
- 3) We discussed the developers' providing a 3-D rendering of the apartments at the meeting at the nearby church awhile back. Will that be provided soon?*

*John and Terry Cline  
719-638-0337*

Here is the resultant developer's response:

*Mr. Cline's concerns are about future developing his property while at the same time being a current owner. The City had previously requested having lower density residential traffic not be allowed on Integrity Center Point, as his property is already provided public access off of Chaparral Rd. We are not aware of any requirement to provide access to utilities as they can all be acquired via Chaparral Rd (with typical extensions) once his property is annexed. In addition, we have also buffered his home with additional setbacks in the form of shifting the approved commercial land uses to the east side of the road adjacent to his property and the creation of a newly proposed Open Space along his easterly boundary, in addition to locating an extensive water quality pond adjacent to his property.*

My attempt to match the developer response to my concerns:

- 1) There is no access to the proposed road from tract 9, seriously impacting any future use of the property.*

*The City had previously requested having lower density residential traffic not be allowed on Integrity Center Point, as his property is already provided public access off of Chaparral Rd.*

Unacceptable, the original plan had a public road along the property line and the natural drainage with access to property on both sides. This access to Integrity Point can be provided while not allowing traffic from new construction to enter onto Chaparral Rd. There has been no good reason given to deny this access either by the City or the developer.

*2) There is no documented access to the sewage and drainage system, seriously impacting any future use of the property.*

*We are not aware of any requirement to provide access to utilities as they can all be acquired via Chaparral Rd (with typical extensions) once his property is annexed.*

Unacceptable, unless the city has a proposal on how to defy the law of gravity, there is no way to drain my property to Chaparral Rd.

*3) The proposed detention pond adjacent to tract 9 is above the current grade of tract 9, making it impossible to have any basements throughout a great deal of tract 9 without serious risk of flood.*

NOT ADDRESSED

*1) There is no lower density housing buffering provided between the apartments and the five acre agricultural estates as was discussed with City Council.*

*In addition, we have also buffered his home with additional setbacks in the form of shifting the approved commercial land uses to the east side of the road adjacent to his property and the creation of a newly proposed Open Space along his easterly boundary, in addition to locating an extensive water quality pond adjacent to his property.*

Unacceptable, we specifically discussed buffering via lower density housing adjacent to our properties as has been afforded to other citizens in Colorado Springs. Is it now the City's position that this is no longer a requirement?

*2) There is no documentation of sound abatement being provided.*

NOT ADDRESSED

*3) We discussed the developers' providing a 3-D rendering of the apartments at the meeting at the nearby church awhile back. Will that be provided soon?*

NOT ADDRESSED

Subsequently I asked you about my concern about contact with the State geological survey? Have they been contacted as required by Colorado State law? What did they say?

It appears you have had several meetings with the developer. It seems odd to me that you would not have a meeting with the developer and the neighbors together in the same room to discuss these concerns, before taking this to the city planning commission, particularly since many of our concerns were simply dismissed by the contractor.

What is the role of the county in this effort given the development's adjacency to unincorporated properties?

----- Original Message -----

**From:** [Thelen, Lonna](#)

**To:** [Harry Fries](#) ; [Sheryl Glasgow](#) ; [kevin.shirin@bigfishacademy.net](mailto:kevin.shirin@bigfishacademy.net) ; [BEAN](#)

**Sent:** Tuesday, February 17, 2015 10:27 AM

**Subject:** Re-review for Barnes Center Apartments

Good morning,

I have received a resubmittal for the Barnes Center Apartments. If there are not major remaining issues, this item will be placed on the March 19 City Planning Commission agenda. You will receive a postcard letting you know if they are on that agenda.

Please provide me with any additional comments by February 27, 2015. There will be one additional email with the second half of the DP. It was too large to send in one email.

Thanks,

Lonna

*Lonna Thelen, AICP, LEED AP BD+C*

Principal Planner

Land Use Review

City of Colorado Springs

30 S Nevada, Suite 155

Colorado Springs, CO 80903

(719) 385-5383



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Lonna Thelen, reviewing planner  
City of Colorado Springs Planning & Development  
[lthelen@springsgov.com](mailto:lthelen@springsgov.com)  
10-20-14

RE FILE NO.: FILE NO 14-50

Ms. Thelen,

Pursuant to 7.3.101 of the Colorado Springs Land Development Code, the PURPOSE of the Land Development Code includes:

3. Achieve a compatible land use relationship with the surrounding area which will protect residential neighborhoods from excessive noise, illumination, smoke, and odor. "It is the intent and purpose of this zoning code to protect property values, to preserve neighborhoods and to protect private property from adjacent nuisances such as noise, excessive traffic, incompatibility of uses, inappropriate design of buildings and visual obstruction." The addition of 272 apartments will destroy our close knit neighborhood. Our land will be open to trespassing, litter, dumping, loud noise, and possibly, crime. This is not logical growth to this neighborhood and in our opinion the worst choice that could happen. When we first purchased our home and acreage in 1998, the property in question was master planned for residential single housing. We are AGAINST apartments or multi housing of any type which will certainly make a mockery of the "Intent and Purpose of the Zone Code," the initial statement. Please do not side with someone who just wants to sell the property.

While the property is now master planned for R-5. There are many permitted uses for R-5 zoning besides apartments. They include:

"Single-family detached dwelling on an individual lot,"  
"Two-family dwelling on an individual lot,"  
"Multiple detached single-family dwellings on an individual lot,"  
" Multiple two-family dwellings on an individual lot,"  
"Multi-family dwelling," and more.

The standard in Colorado Springs has always been and should be to incrementally build from the least dense to the highest density, not abruptly place highly populated apartments next to single family homes on 5 acres. Throughout this city, apartment complexes are separated by homes, townhomes and major thoroughfares. Placing the least dense agricultural zoning next to the most dense apartment complex of 272 dwellings on just 14.3 acres is NOT a compatible land use. And the surrounding property owners do not want to live next to apartments where apartment dwellers are oriented to look into our backyards from apartments built on the steep hill behind us! Inappropriately, Lonna Thelen assumed in her original proposal that our property would eventually be annexed and rezoned to multi-housing as has been suggested for the future. She then uses this assumption to explain why the multi housing application is appropriate here. We want you to know that is certainly not in our plans as we will live here for the rest of our lives (30 years) and then plan for one of our children to move their family onto our 5 acres. We are a rural community surrounded by the city and we do not want you to permit an ill-fitting and unsuitable use on that acreage which if fully against 7.2.102: Intent and Purpose of Zoning Code.

Owners should provide a CURRENT and FINAL COMPLETED Traffic Engineer's Report and Engineer's Drainage Report for all properties and intersections contiguous to Barnes Center, including Integrity Center Point at Barnes Rd intersection and Chaparral Rd & Barnes Rd intersection for satisfactory improvements to provide for health, safety and welfare of residents and resident's private property, due to proposed increased use density & increased traffic. Developer and City will construct and maintain all drainage improvement required due to this proposed project including upstream mitigation for future development.

Please see attached pictures for examples of my points.

Sheryl Glasgow  
4515 Chaparral Road  
Colorado Springs, CO 80917















## Thelen, Lonna

---

**From:** Sheryl Glasgow <turfmastersheryl@live.com>  
**Sent:** Tuesday, February 24, 2015 1:09 PM  
**To:** Thelen, Lonna  
**Subject:** RE: remaining documents for resubmittal  
**Attachments:** Dust from Barnes Center.JPG

Hi Lonna,

I do not see any answers to my questions regarding the height of the buildings (over the allowed height), etc..

Excerpts from my Jan 7 letter that were not answered:

On Page One of the 40 page of the Barnes Center Apartments Development Plan, the building height allotted is 45'. Ms. Thelen states, "That district allows a 45' height with the ability to go 5' higher if the roof is a pitched or gable roof, see code section in my previous email." The height of buildings designated as II, III, IV and V are over that allotted height, generally 53' tall.

**Has a variance been applied for?**

Noise is also of great concern. Powers Boulevard has gone from 6,000 vehicles when we moved in, in 1998 to now 90,000 vehicles a day, including ambulances, fire engines, and big semi trucks and police cars. The proposed apartments proposal will take down the bluff that gives us needed noise control. The apartment buildings and fences cannot provide the same level of noise control the bluff provides now. This added to an additional 784 occupants with 432 parking spaces along with the noise of garbage trucks, snow plows and moving trucks is unacceptable to the surrounding properties. John Olive claims the city does not have the water pressure needed to build that high. I know for a fact a booster pump can easily be installed to correct that problem; is it cheaper to take down the bluff, a natural land formation? **Powers is rated at 85 decibels, what will the decibels be once the bluff is lowered to 6 feet with a 6' fence? The decibel rate needs to be determined before the plan is considered for approval.**

As reported by Entech Engineering, Inc. on March 4, 2005 in a Preliminary Subsurface Soil Investigation submitted to the city, it states:

According to the proposed preliminary grading plan, the ridgeline along the eastern portion of the site is to be cut down along Powers Blvd with extensive fill provided.

Clayey soils and claystone on-site are highly to very highly expansive to **collapsible**.

Bedrock was encountered at depths ranging from 2 to 12 feet in Test Boring Nos. 2 through 8.

**Blasting may be necessary** in areas of shallow bedrock in order to obtain proposed cuts. **The developer has previously said no blasting or explosives will be used to excavate this property., has this been included in the written plans?**

Drainage systems will be required where the existing drainage flows onto the site to prevent these waters from following the drainage area beneath the fill.

Geologic conditions on-site can be mitigated through proper engineering designs and construction practices, including soil replacement with non-expansive structural fill compacted at 90%. **A Subsurface Soil investigation should be provided. If slopes are not properly constructed proposed grading and concept plans could create unstable conditions. Has a Subsurface Soil investigation been provided?**



Health: The EPA has determined inhalable coarse particles between 2.5 and 10 micrometers can be emitted directly from construction activities. Particle pollution contain microscopic solids that are so small they can get deep into the lungs and cause serious health problems. People with heart or lung diseases (asthma) are most likely to be affected by particle pollution exposure. I have acute Asthma and I have been admitted to the hospital twice in the past 3 years for a severe attack. Dust highly contributes to my attacks and extreme precautions must be taken to protect my health. **Dust mitigation to meet EPA regulations is a legal requirement.**

**I am attaching a picture of the work they are currently doing at Barnes Center. You can see the dust that comes from digging out rock and floats to the west. It is not the exhaust of machinery, This dust will greatly affect my health because I have asthma. I want the EPA involved analyzing the dust particles to protect me. If you need a letter from my doctor, I will be happy to supply one.**





Owners should provide a **CURRENT and FINAL COMPLETED Traffic Engineer's Report and Engineer's Drainage Report** for all properties and intersections contiguous to Barnes Center Apartments, including Integrity Center Point at Barnes Rd intersection and Chaparral Rd & Barnes Rd intersection for satisfactory improvements to provide for health, safety and welfare of residents and resident's private property, due to proposed increased use density & increased traffic. Numerous accidents happen weekly when cars turn left from Integrity Point onto Barnes Road.

The proposed drainage includes a retention or detention pond. What will protect our properties from run off during a heavy rain storm if the detention pond is higher than the easterly slopes of our properties? Having attended the class with requirements of storm water pond maintenance, it is inevitable that a large area of standing water will result after a rain storm. This is a

desirable environment for mosquitoes, which carry West Nile Virus. **Will the owners be required to apply mosquito dunks (per label requirements) each time there is standing water in the storm water pond area?**

The City should maintain all drainage improvement required on this property due to this proposed project including upstream mitigation for future development. It has been previously stated the drain pipe will be 66" in diameter. **Is this included in the specs of the plans? It must be as that was determined in previous hearings to be the size of drainage pipe necessary.**

Since these answers were not provided by the applicant, can you please answer them for me?

Thank you,

Sheryl

**Sheryl Glasgow  
4515 Chaparral Road  
Colorado Springs, CO 80917**

Notice: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Please virus check all attachments to prevent widespread contamination and Corruption of files and operating systems. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws. This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, and nothing contained herein shall constitute a contract or electronic signature under the Electronic Signatures in Global and National Commerce Act, any version of the Uniform Electronic Transactions Act or any other statute governing electronic transactions

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From: Lthelen@springsgov.com  
To: hfriesco@hotmail.com; turfmastersheryl@live.com; kevin.shirin@bigfishacademy.net;  
beanline@comcast.net  
Subject: remaining documents for resubmittal  
Date: Tue, 17 Feb 2015 17:28:17 +0000

This email contains the final document of the resubmittal.

Thanks,  
Lonna

*Lonna Thelen, AICP, LEED AP BD+C*

Principal Planner  
Land Use Review  
City of Colorado Springs  
30 S Nevada, Suite 155  
Colorado Springs, CO 80903  
(719) 385-5383



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**TO: Lonna Thelen. Review Planner      January 15, 2015**  
**City of Colorado Springs**  
**Dept. of Planning & Development**

**From: Harry & Lynn Fries**  
**4709 Chaparral Road**  
**Colorado Springs, CO 80917**

**Subject: The Development Plan: CPC DP 14-00143 for a**  
**272 unit apartment complex that borders our**  
**Single family residence.**

***We have read and whole heartedly agree with the January 7, 2015 Memorandum that our neighbor, Sheryl Glasgow, has presented to you and support her views. For the sake of brevity we do not want to repeat all of the issues that Sheryl has already presented to you.***

***Our Major concern is : what is the best and appropriate use of this property ? Our neighborhood believes that your department should be looking at the existing 5 acre single family community and trying to blend in a project of substantially less density. ie: Town homes, muliti-family dwellings, single-family or two family dwellings on an individual lots.***

***This apartment Project, CDC DP14-00143, as presented appears to be incompatible and a contradiction of the intent of the Co. Land Development Code 7.3.101 and Code 7.3.102,***

***If this project is to be approved we would like to request that of our additional concerns about the proposed High Density Apartment project be addressed by the Planning Commission.***

**There is no 'Appropriate Buffer Zone'! This project is planning to build an 8 unit Garage Apartment ( Type VI) building within 4 Feet of my property line !**

**(Note: Specifically the most northern building on their Development Plan.)**

**#1. We request that this planned Type VI building be relocated at least 30-40 feet from our property line.**

**There is a need for appropriate and effective privacy, noise and traffic pollution barriers. There is also a need for retaining walls to retain the soil on our property. (NOTE: Specifically the north east corner of their project, there will be a significant gradient difference of approximately 60 feet, creating a severe slope difference.)**

**#2. To address the aforementioned barriers we request that in addition to providing retaining walls that an 8 foot block fence for privacy and protection from the apartments to be installed surrounding the entire project from Powers Blvd to the west end of the a joining properties (north boundary line) and along the West side of the planned private road.**

**There is a need for appropriate landscaping on all the sloping land. (note: Specifically at the north east corner of their development plan, CPC DP 14-00143).**

**#3. We request that there be a specific landscaping proposal included in their development plans.**

**#4. We request that the, CDC DP 14-00143, Development Plans adhere to the height restrictions set in the code of 45 feet.**

**#5. We request that we be apprised of the private road easements.**



TO WHOM IT MAY CONCERN:

This is Regarding the PROPOSED  
Build Site At Integrity Center Point  
& BARNES Rd:

I AM NOT IN FAVOR OF THIS BUILDING.  
IT WOULD ONLY BRING CRIME, MORE TRAFFIC  
LOWER OUR PROPERTY VALUES.

DO NOT NEED APARTMENTS AT THIS  
LOCATION.

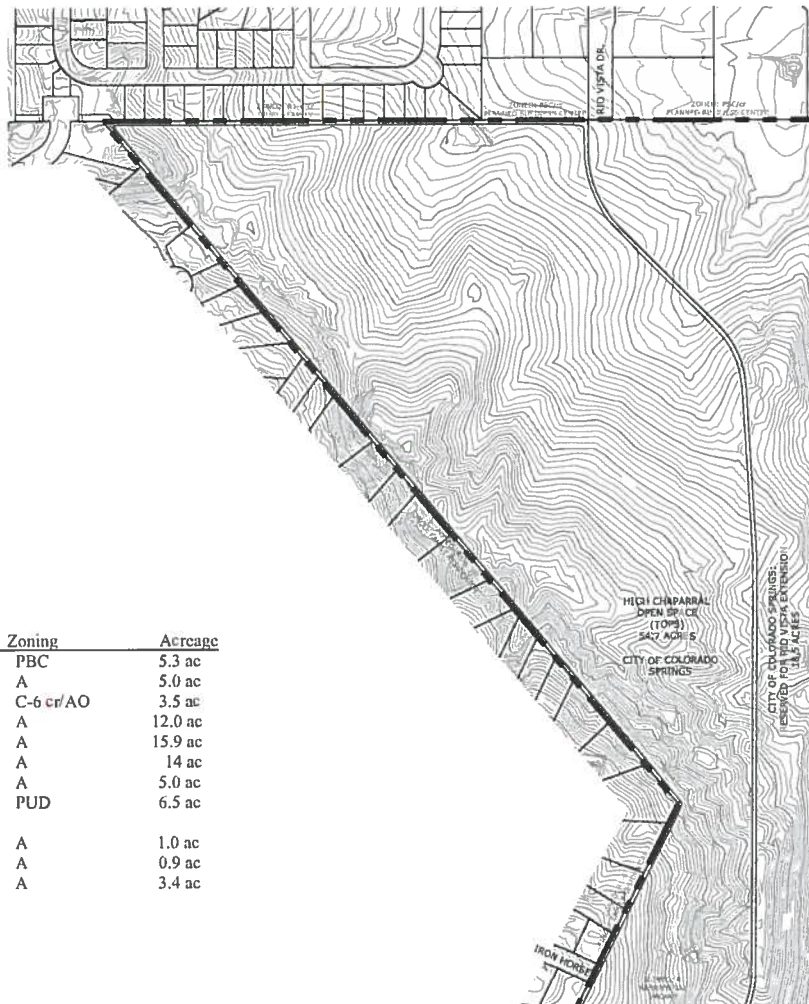
Concerned Property  
Owner

Robert & Gene  
Pettit

5509 Jennifer Ln

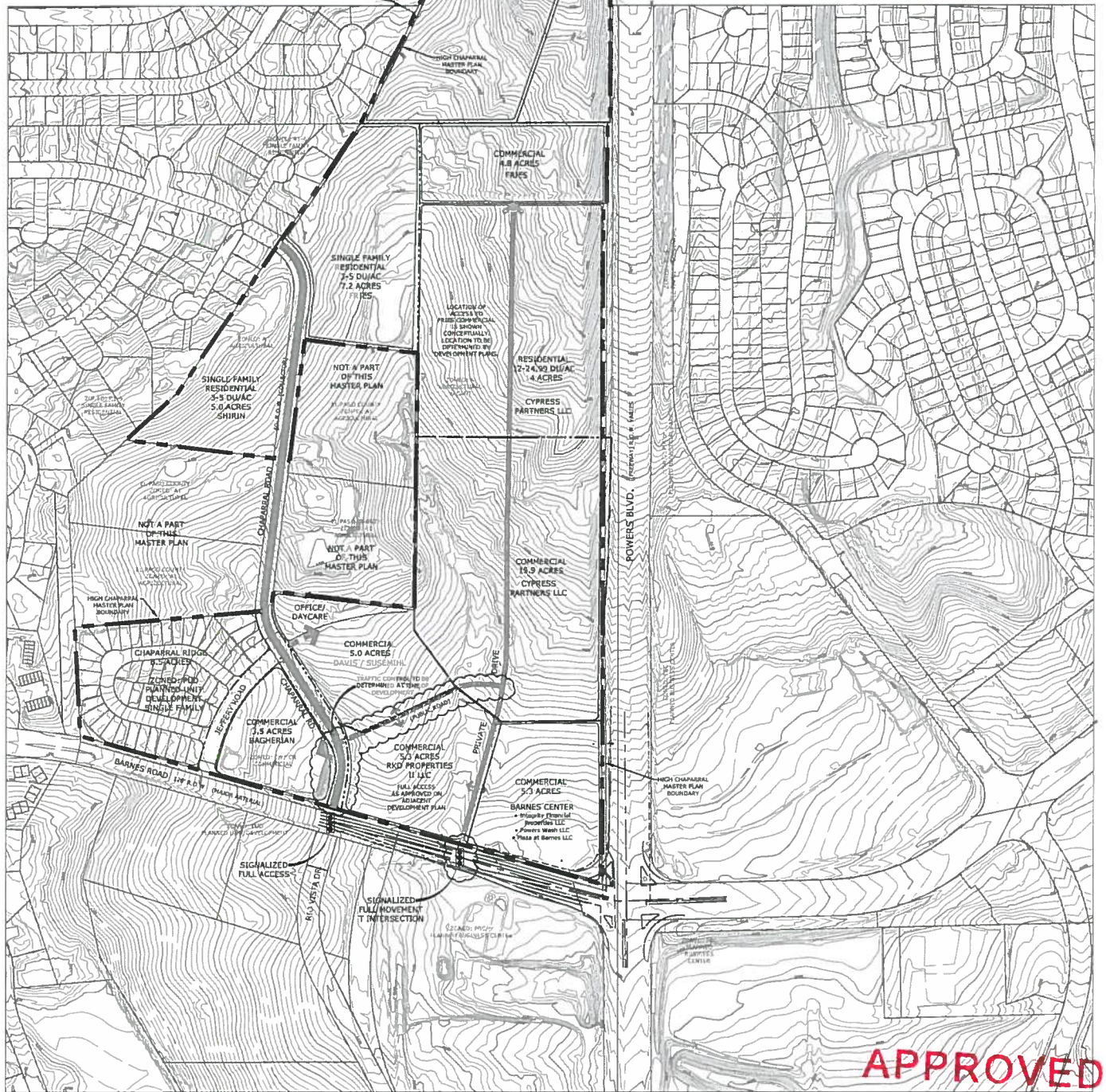
C/S CO 80917





Owner	Master Planned	Zoning	Acreage
RKD Properties	Commercial	PBC	5.3 ac
Davis	Commercial	A	5.0 ac
Bagherian	Commercial	C-6 cr/AO	3.5 ac
Fries	Single Family & Commercial	A	12.0 ac
Cypress Partners	Commercial	A	15.9 ac
Cypress Partners	Residential 12 - 24.99	A	14 ac
Shirin	Residential 3-5	A	5.0 ac
Chaparral Ridge Subdivision	PUD	PUD	6.5 ac
<b>Barnes Commercial Center</b>			
Integrity Fin. Partners LLC	Commercial	A	1.0 ac
Powers Wash LLC	Commercial	A	0.9 ac
Plaza at Barnes LLC	Commercial	A	3.4 ac

- Notes:
- The development plan for the 14 acres of high density residential owned by Cypress Partners will be reviewed by City Planning Commission.
  - Access to the Fries commercial property will be provided via an extension of Integrity Center Point through Cypress Partners, LLC. There will be no connection from Chaparral to the commercially designated portion of the Fries property.
  - Residential development on Fries property will be responsible for adjacent Chaparral Road improvements.
  - This master plan is subject to the High Chaparral Annexation agreement dated December 20, 1985, the Chaparral Ridge Annexation agreement dated December 20, 1985, and City code requirements.



**APPROVED**  
 JAN 14 2014

URBAN DESIGN  
 LAND PLANNING  
 & LANDSCAPE  
 ARCHITECTURE

**NES**

504 South Tejon Street  
 Colorado Springs, CO 80903  
 Tel: 719.441.1803  
 Fax: 719.441.2587

## HIGH CHAPARRAL MASTER PLAN

DATE: 10/08/10	DATE: 02/11/11	DATE: 05/11/11	DATE: 05/13/11	DATE: 05/14/11	DATE: 02/15/13
DRAWN: DCC	BY: CC	BY: CC	BY: CC	BY: CC	BY: CC
APPROVED: TWS	BY: TWS	BY: TWS	BY: TWS	BY: TWS	BY: TWS
MASTER PLAN AMENDMENT			BY CITY COUNCIL		
			SHEET NO. 1 OF 1 SHEETS		
			CPC MP 10-00089 AZM.1.3		





COMMISSIONERS:  
DENNIS HISEY (CHAIR)  
AMY LATHEN (VICE-CHAIR)

DEVELOPMENT SERVICES DEPARTMENT  
MAX L. ROTHSCHILD P.E. DIRECTOR

SALLIE CLARK  
DARRYL GLENN  
PEGGY LITTLETON

February 2, 2015

City of Colorado Springs  
Attn: Lonna Thelen

Subject: Barnes Center Apartments

Dear Mrs. Thelen:

The purpose of this letter is to provide you with review comments from the El Paso County Development Services Department regarding the annexation referral as referenced above. Please note that the following comments were produced by the El Paso County Development Services Department, including the Planning Division and Engineering Division.

## **EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT**

### **Planning Division**

1. The adjacent property to the west is currently within Unincorporated El Paso County and is zoned A-5 (Agricultural). This zone district is agricultural in nature and requires a minimum lot size of 5 acres. It is very difficult to site commercial/multifamily adjacent to agricultural property. The applicant has attempted to mitigate impacts to the adjacent property owners by leaving a large tract of open space and proposing thick vegetation within the tract. Please add a plat note that specifically prevents development in this area.
2. When the commercial area is developed El Paso County will need to review again.

### **Engineering Division**

DSD Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal.

1. DSD-Engineering has no comments to the drainage report. Stormwater routing design is designed to be within the City's jurisdiction.

2. This project is anticipated to have minimal impact to the County's transportation/traffic network. The roadways in the vicinity of the project are within the City's jurisdiction.
3. Tract 7 Saddleback Estates on page 3 is part of the City. Adjust the Incorporated City boundary accordingly.
4. Section cut A (page 4) does not match Section A profile (page 10).

Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team to discuss the above comments. If you have any questions feel free to contact me at (719) 520-6313.

Sincerely,

Nina Ruiz, Project Manager II  
El Paso County Development Services Department

cc: Gilbert LaForce, Engineer II  
File: OAR-15-004



**Thelen, Lonna**

---

**From:** Foy - DNR, Caleb <caleb.foy@state.co.us>  
**Sent:** Wednesday, February 18, 2015 2:07 PM  
**To:** Thelen, Lonna  
**Cc:** Doug Hollister - DNR  
**Subject:** Re: High Chaparral - Barnes & Powers Colorado Springs

Good Afternoon Lonna,

According to our records, it appears the well located at 4625 Chaparral Rd is registered under well permit no. 56707 (record available online at: <http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9082954>). This well was constructed on 5/25/1972 to a depth of 105 feet, and had a static water level of 64 feet at that time. Additionally, it does appear that this well is monitored by the USGS and water level records are available online at: [http://nwis.waterdata.usgs.gov/nwis/gwlevels/?site\\_no=385353104432301&agency\\_cd=USGS&am](http://nwis.waterdata.usgs.gov/nwis/gwlevels/?site_no=385353104432301&agency_cd=USGS&am);. According to the USGS records, the most recent static water level in this well was 52 feet, 12 feet higher than that recorded at the time of construction.

At a depth of 105 feet, it is my initial feeling that any proposed development upstream would most likely not greatly impact the well; however, I would encourage the owner to keep records of the static water level and production rate of the well should they desire to show a cause/effect relationship from any material injury they may incur from the upstream development. Typically, this type of issue would not involve our office as it would be carried out in a civil court setting. Should you have any further questions regarding this matter, feel free to contact me directly.

Sincerely,

Caleb Foy, P.E.  
Water Resource Engineer



P 303.866.3581, x8272 | F 303.866.2223  
1313 Sherman Street, Room 818, Denver, CO 80203  
[Caleb.Foy@state.co.us](mailto:Caleb.Foy@state.co.us) | [www.water.state.co.us](http://www.water.state.co.us)

On Mon, Feb 2, 2015 at 3:40 PM, Thelen, Lonna <[Lthelen@springsgov.com](mailto:Lthelen@springsgov.com)> wrote:

Caleb,

I work for the City of Colorado Springs Land Use Review Department and am working on a project northwest of Barnes and Powers in Colorado Springs. The site is located at on the northern half of TSN 634401082. There

is a county enclave adjacent to this property. Mr. John Cline, the property owner of 4625 Chaparral Road (TSN 6324401031) is objecting to this project. He has stated that the US Geological survey sends representatives to his house annually to make measurements on the shallow well that is fed from a national aquifer. I'm not sure if you are the correct department to help me, but I was wondering if you could shed any light on concerns that might come from this development and if the neighbors' concerns are correct.

I've attached documentation to help you understand the proposal. The applicant is proposing a 272 unit multi-family apartment complex. The first attachment is the approved High Chaparral Master plan that shows the area under review as multi-family. The second through fourth attachments are related to the project currently under review. I've included the project statement, the development plan for the apartment complex and the concept plan amendment for the property just south of the apartment complex.

Please let me know if you have other questions or would like to discuss this over the phone.

I appreciate any assistance you can provide.

Thanks,

Lonna

*Lonna Thelen, AICP, LEED AP BD+C*

*Principal Planner*

*Land Use Review*

*City of Colorado Springs*

*30 S Nevada, Suite 155*

*Colorado Springs, CO 80903*

*[\(719\) 385-5383](tel:7193855383)*



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