



PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 13 July 2021

Pre-Application No.: 10374781

Applicant(s) Present: Makenzie Darby, Will Bowman

Lot Size: 3.64 acres

Site Location: 6570 Alabaster Way

TSN: 7315200003

Project Description: New 5MG Water Storage Tank

Zone: PF HS

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|--|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: Mountain Shadow Community Association Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: <u>Patrick Morris, 719-385-5075</u> | Contact: _____ | Contact: <u>Erin Powers, 719-385-5852</u> |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>Hillside Development Plan</u> |

LDTIC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: *(This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):*

Location = Wilson Tank Site. Adjacent to Mountain Shadows. Located within the Mountain Shadows Master Plan and tank site is illustrated on the master plan. Zoning = PF. Site is developed with a 5MG above grade water storage tank. Project proposed to demolish existing tank and construct a new in-ground 5MG water storage tank immediately south on the same parcel. Utility facilities are a permitted use in zone district. Important design considerations: minimize site grading, erosion and sediment control, visual impacts to adjacent residential (mitigate with landscaping), restore landscape of old tank site to hillside characteristics of the area post construction and give consideration to wildfire risk reduction. Include Hillside Plan as a sheet of the Development Plan. Established drainage is planned to be maintained. Drainage memo/letter may be acceptable. Contact Erin Powers to discuss required Drainage Report. Geologic Hazard Report is required. The site is unplatted - final plat is required with the Development Plan.

Application type = Major Development Plan Amendment and Subdivision Final Plat. Use general application form and development plan checklist for the project. Contact me with any questions and when project is ready for submittal in order to set up drop box and payment of review fee.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$6,014.00

Number of Plans: 1 digital and 1 hard copy of plans and support documents

William (Bill) Gray, AICP
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Land Use Review
Planning & Community Development

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