



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, July 24, 2025, 6:30 P.M.
Council Chambers – 220 W. South Avenue

Zoom link from the calendar at the bottom of the front page of the City website (www.woodlandpark.gov).

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** June 12, 2025
- 4. PUBLIC HEARINGS**
 - A. Basecamp Apartments Conditional Use Permit Extension (A25-0116):** A request by Range Development Montrose EOZ, LLC (Property Owner) and Creighton Soukup (Applicant) for an extension of the approved Conditional Use Permit and site plan for 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (QJ)
The City Council Public Hearing is currently scheduled for Thursday, August 21, 2025 at 6:30 P.M.
- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES *for* June 12, 2025

Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@woodlandpark.gov.

1. **CALL TO ORDER & ROLL:**

Chair Brown called the meeting to order at 6:31 pm.

Present	Vice-Chair Larry Larsen
Present	Commissioner Don Dezellem
Present	Commissioner Ken Hartsfield
Absent	Commissioner Don Hoying
Present	Commissioner Ken Kennedy
Present	Commissioner Jarrod Newcom
Present	Chair Lee Brown
Staff Present:	Planning Director Karen Schminke, AICP
	Senior Planner CJ Gates
	City Attorney Brandon Dittman

Quorum requirements are satisfied.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE MINUTES:** Commissioner Hartsfield motioned, and Commissioner Dezellem seconded approving the May 8, 2025 Planning Commission minutes. Motion carried with five voice votes and Commissioner Larsen abstaining due to not attending that meeting.

4. **PUBLIC HEARINGS:**

- A. CORE Electric Cooperative Communication Tower Special Use Permit (A25-0082):** A request by CORE Electric Cooperative (Applicant) and Legacy Title Holding Company, an Oklahoma Nonprofit Corporation (Property Owner) to replace an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to top of appurtenances). The subject property is located in the SE4SE4 Sec. 23 and that portion of the E2NE4 Sec. 26 lying north of Highway 24 in T12S, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone. **(QJ)**

Senior Planner Gates presented the staff report, reviewing the project's history, location, and zoning. He gave examples of previously approved transmission towers from several other corporations, most of which are believed to predate the City's current permitting processes. He showed photos of the site with the current towers compared to the proposed CORE tower. The proposed elevations show that the tower will not be the tallest tower on the site because of the placement below maximum grade. The application was referred to all required internal and external departments and agencies, and public notice requirements were met. Staff received no public comments. Staff received one comment from CDOT stating they have no comments.

Senior Planner Gates then provided a Code analysis of MC Section 18.61 Special Use Permit. The proposed tower “complies” with the standards, and “may comply” if the conditions of approval are met. He also provided analysis of Ordinance No. 1477, Series 2024, which regulates the placement, construction, and modification of a wireless communication facility; the landscaping provision of this ordinance is being waved due to the dry, forested hilltop sighting. Also, a seven-foot high chain link fence equipped with security cameras, and tied into the existing fence, is proposed for this tower. Due to the remote location of the facility and the natural screening provided by the terrain, staff is comfortable with a chain-link fence provided an anti-climbing device is added.

Staff recommends that the Planning Commission recommend to City Council: Approval of a Special Use Permit for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to the top of appurtenances) located at the subject property located in the SE4SE4 Sec. 23 and that portion of E2NE4 Sec. 26 lying north of Highway 24 in T12, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone subject to the following conditions:

1. The applicant must submit a signed statement from a qualified radio frequency engineer, certifying that a technical evaluation of the proposed facility indicates no potential interference problems and that the site will comply with all applicable regulations for radio frequency emissions promulgated by the FCC.
2. The owner of the property and applicant have each submitted an affidavit acknowledging that each is responsible for the removal of a WCF, including Related Accessory Equipment, that is abandoned or is unused for a period of six (6) months.
3. This approval expires if the WCF is not established within one (1) year of the approval or if it is abandoned or unused for a period of six (6) months.
4. All work done pursuant to WCF applications must be completed in accordance with all applicable building and safety requirements as set forth in the City Code, and any other applicable regulations. In addition, all WCF applications shall comply with the following:
 - a) Comply with any permit or license issued by a local, state or federal agency with jurisdiction of the WCF;
 - b) Comply with easements, covenants, conditions and/or restrictions on or applicable to the underlying real property;
 - c) Remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than ten (10) days from the time of notification by the City or after discovery by the owner or operator of the Site.
 - d) Be maintained in good working condition and to the standards established at the time of application approval or as otherwise required by applicable law.
5. The applicant shall provide a compliance report within forty-five (45) working days after installation of the WCF, demonstrating that as installed and in operation, the WCF complies with all conditions of approval, applicable City requirements and standard conditions.

6. Prior to construction, applicant shall provide construction documents to the City of Woodland Park showing that security fencing will be constructed with anti-climbing devices.
7. Prior to construction of the proposed tower, the applicant must submit for and gain approval of a Zoning Development Permit with the City of Woodland Park including associated construction documents.
8. Post construction, use of the facility is subject to the operational standards contained in the Municipal Code Section 5.24.070 which include Federal requirements, radio frequency standards, signal interference, legal access, operation and maintenance, abandonment and removal, hazardous materials, collocation, and compliance with other laws.

Senior Planner Gates noted that Condition 1 has already been met.

Commissioners clarified the definition of an anti-climbing device. Since 2015 there have been changes at the federal and state levels on how municipalities can review wireless facilities, which is why City Council addressed it last year in Ordinance 1477.

The applicant's representative, Ashley Christiansen of CORE, made the applicant's presentation. The tower upgrade is necessary to alleviate communication disruptions, support emergency services, and support power grid functions. She reviewed CORE's Fault, Location, Isolation, Service Restoration (FLISR), a smart grid automation process that uses real-time communication to reduce outage durations, enhance system reliability, and limit the number of impacted customers. She also reviewed the current communications system for outages. The proposed tower has more benefits for CORE and other agencies, including secure communication, public benefit, regional support, and fault/grid stability. The estimated completion date is October 31, 2025 if the project is started in late July. CORE anticipates minimal impact on traffic as the existing access is maintained. The existing tower will be decommissioned and removed once the new tower is activated. The applicant and staff will brainstorm ideas for the fence's anti-climbing device.

Vice-Chair Larsen affirmed that the applicant supports the conditions. While the tree growth was one factor in the need for a higher tower, adding the newer technology is a larger reason.

Chair Brown opened and closed the public comment period with no comments made in person or online.

Chair Brown commented that this special use permit application may be positive for the City. Commissioner Hartsfield inquired about any other methods of camouflage or concealment of a 130-foot tower, to which CORE responded that the tower is lower on grade, the lattice body makes it less visible compared to a solid post, and the non-reflective finish. No navigation lights will be installed since they are not required.

With no additional discussion, the Chair called for the vote:

MOTION: Commissioner Hartsfield moved, and Commissioner Dezelle seconded, to recommend City Council approve a Special Use Permit for the replacement of an existing 63-foot lattice communication tower with a new 120-foot lattice communication tower (130 feet to the top of appurtenances) located at the subject property located in the SE4SE4 Sec. 23 and that portion of E2NE4 Sec. 26 lying north of Highway 24 in T12, R69W of the 6th P.M., (5955 Trout Creek Road, Woodland Park, CO) in the Agricultural (AG) zone subject to the following conditions:

1. The applicant must submit a signed statement from a qualified radio frequency engineer, certifying that a technical evaluation of the proposed

facility indicates no potential interference problems and that the site will comply with all applicable regulations for radio frequency emissions promulgated by the FCC.

2. The owner of the property and applicant have each submitted an affidavit acknowledging that each is responsible for the removal of a WCF, including Related Accessory Equipment, that is abandoned or is unused for a period of six (6) months.
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 - b) Comply with easements, covenants, conditions and/or restrictions on or applicable to the underlying real property;
 - c) Remain free from trash, debris, litter, graffiti, and other forms of vandalism. Any damage shall be repaired as soon as practicable, and in no instance more than ten (10) days from the time of notification by the City or after discovery by the owner or operator of the Site.
 - d) Be maintained in good working condition and to the standards established at the time of application approval or as otherwise required by applicable law.
5. The applicant shall provide a compliance report within forty-five (45) working days after installation of the WCF, demonstrating that as installed and in operation, the WCF complies with all conditions of approval, applicable City requirements and standard conditions.
6. Prior to construction, applicant shall provide construction documents to the City of Woodland Park showing that security fencing will be constructed with anti-climbing devices.
7. Prior to construction of the proposed tower, the applicant must submit for and gain approval of a Zoning Development Permit with the City of Woodland Park including associated construction documents.
8. Post construction, use of the facility is subject to the operational standards contained in the Municipal Code Section 5.24.070 which include Federal requirements, radio frequency standards, signal interference, legal access, operation and maintenance, abandonment and removal, hazardous materials, collocation, and compliance with other laws.

YES: Dezelle, Hartsfield, Kennedy, Newcom, Larsen, Brown. **NO:** None.

Motion carries 6 – 0.

The City Council Public Hearing for this item is scheduled for Thursday, July 17, 2025, at 6:30 P.M.

9. **REPORTS:** Planning Director Schminke reported that the staff is hopeful the complete 'clean' draft of the Code Update will be distributed to the Planning Commission soon. Also, the City Attorney asked the wireless communication towers and facilities sections currently in Title 5 be incorporated into the new land use code; those will be reflected in the draft. A possible work session will be held at the end of the month.
10. **ADJOURN:** The meeting was adjourned at 7:03 p.m.

Approved this _____ day of _____, 2025 by

Lee Brown, Chair



Planning Commission Staff Report Public Hearing July 24, 2025

Agenda Item

Department

Presenter

4A

Planning

C.J. Gates
Senior Planner

AGENDA ITEM 4A

Basecamp Apartments Conditional Use Permit Extension (A25-0116): A request by Range Development Montrose EOZ, LLC (Property Owner) and Creighton Soukup (Applicant) for an extension of the approved Conditional Use Permit and site plan for 8 apartment buildings with 122 attached multi-family dwelling units in the Multi-Family Residential Urban (MFU) zone. The subject property is a 7 acre parcel located at the end of Tamarac Parkway and is known as Lot 6 Tamarac Tech Park Filing No. 5, City of Woodland Park, Teller County, Colorado. (QJ)

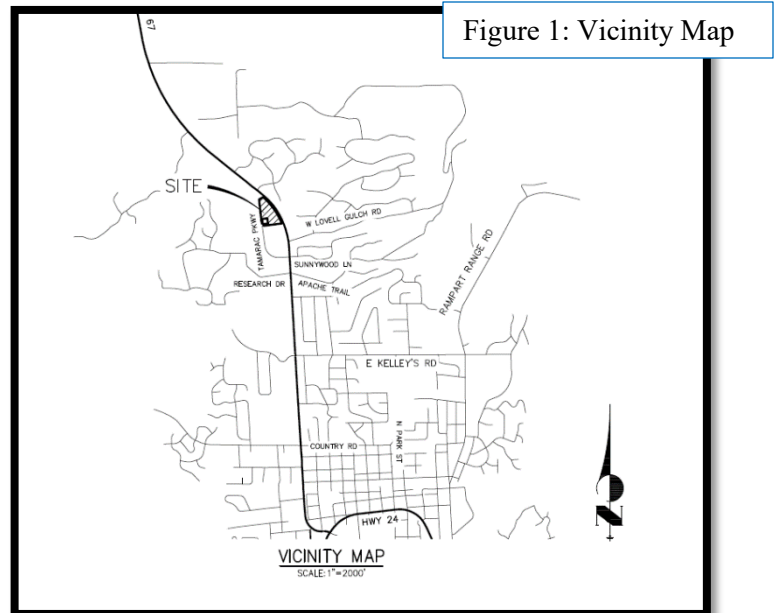


Figure 1: Vicinity Map

BACKGROUND

The subject property is zoned Multi-Family Residential Urban (MFU) and was platted into the current lot configuration in 2014 as Tamarac Tech Park Filing No. 5. In December 2021, a conditional use permit and site plan was granted to Mountain Starr Investments LLC for a multi-family residential development on Lots 6 and 7 of Tamarac Tech Park Filing No. 5 (see Figure 2a). The development consisted of 55 townhomes and three apartment buildings with a total of 167 dwelling units and a gross density of 13.46 dwelling units/acre.

Figure 2b, is the site plan associated with the 2021 CUP/SPR. This original CUP/SPR encompassed both lots 6 and 7. Lot 6 (outlined in red) was approved for three apartment buildings and four townhouse structures for a total of 132 dwelling units. Lot 7 (outlined in blue) was originally approved for eight townhomes for a total of 35 dwelling units.

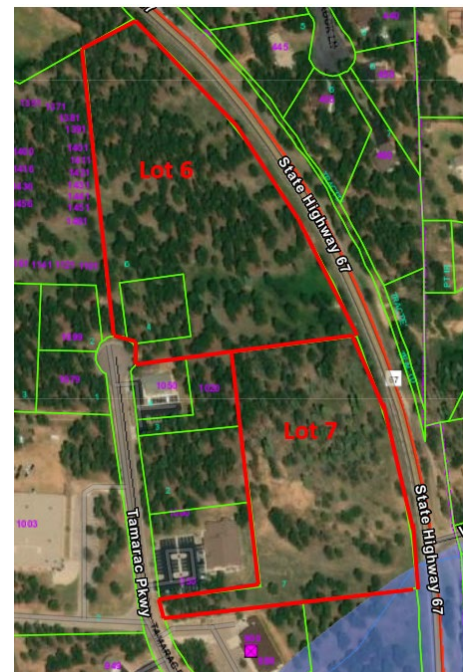
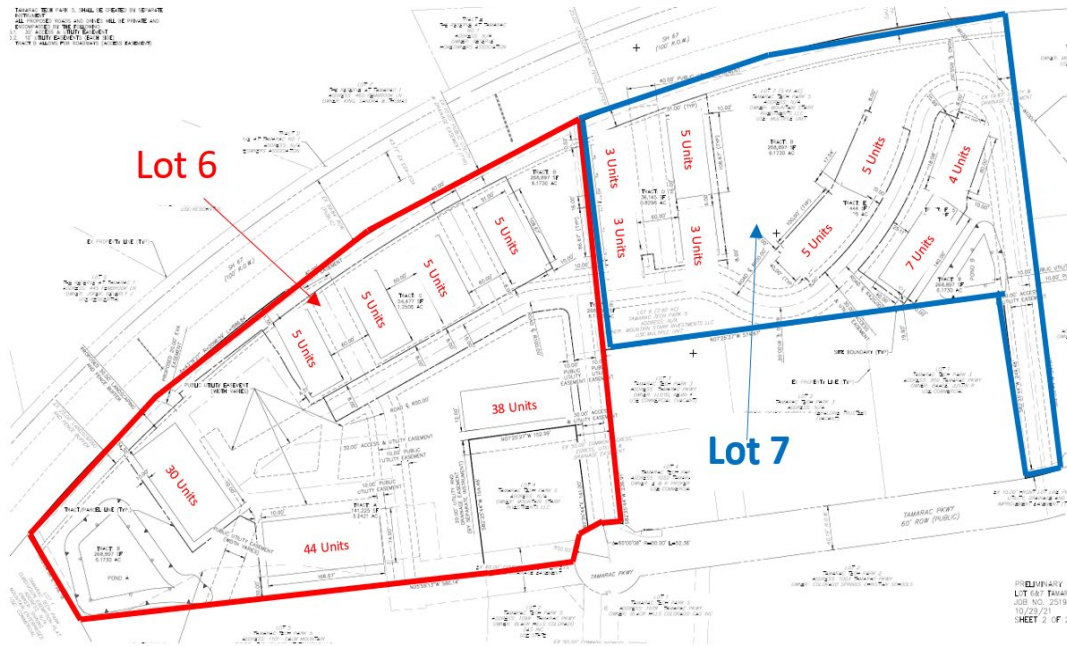


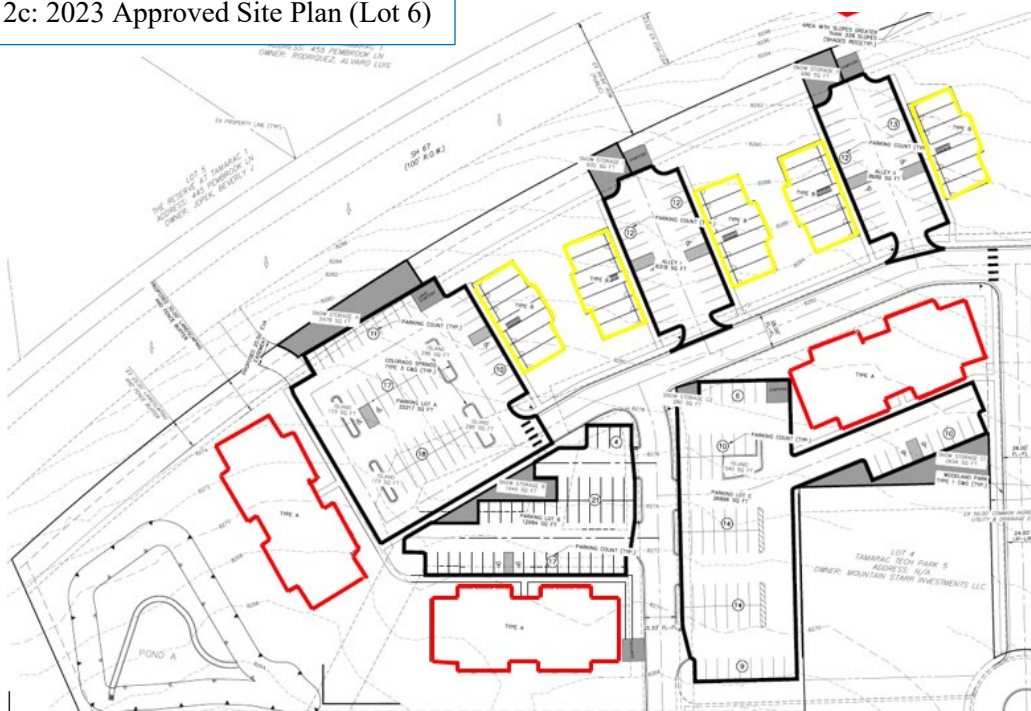
Figure 2a: Aerial Photo

Figure 2b: 2021 Approved Site Plan (Lot 6 & 7)



In 2023 Mountain Starr Investments, LLC. (Property Owner) and Creighton Soukup (Applicant) submitted a new request that pertained only to Lot 6. City Council approved their proposal for 8 apartment buildings with 122 attached multi-family dwellings units on May 18, 2023 by way of Ordinance No. 1450, Series 2023. Figure 2c is the site plan approved in 2023 for Lot 6.

Figure 2c: 2023 Approved Site Plan (Lot 6)



The approved site plan includes two different types of apartment buildings. Type A (outlined in red) consists of 72 dwelling units in 3 building and apartment building type B (outlined in yellow) consists of 50 dwelling units in five buildings.

Below is a table that summarizes the total number of dwelling units approved in 2021 as compared to those approved in 2023:

	Dwelling Units	Total Dwelling Units
2021 Approved CUP	Lot 6: 132 Lot 7: 35	167 (Lots 6 &7)
2023 Approved CUP Amendment	Lot 6: 122 Lot 7: no change	122 (lot 6)

CURRENT EXTENSION REQUEST

Expiration and Extensions of Conditional Use Permits are governed by Municipal Code §18.57.090

– Expiration:

Authority to issue a zoning/development permit or building permit pursuant to the granting of a conditional use permit shall expire two years after the date of approval of the conditional use permit, except when one of the following conditions has been met:

- A. A zoning/development permit or building permit has been issued and is still deemed valid;*
- B. Where no construction is required, the actual commencement and operation of the use has begun; or*
- C. An extension has been granted by the city council.*

On May 15, 2025 the City received a written request to extend the approvals associated with CUPSRP2023-01 for two-years. Since the CUP/SPR was initially approved on May 18, 2023, the applicants have continued to work on this project. To date they have submitted final site plan construction documents as well as grading and infrastructure permit requests. The permits and associated documents have been through multiple rounds of review with various departments within the City, but there are still outstanding issues that need to be resolved.

According to the applicant application, which is attached hereto, the applicant is requesting the extension to allow for more time due to issues they encountered related to grade elevations and existing utility lines located along State Highway 67. Within their narrative, the applicant also states that their overall plan is to redesign the whole project which includes decreasing the overall density and lowering the building heights from three stories to two, softening the visual impact and allowing the development to better complement the natural character of Woodland Park.

The applicant needs additional time to complete the revised site design and submit the necessary CUP/SPR amendment application. Once received, that application is subject to the referral and public hearing process.

If this extension request is approved, the CUP/SPR entitlement will be extended an additional two years with a new expiration date of May 18, 2027. Staff expects this to provide the time necessary for the applicant to finalize and submit their CUP/SPR amendment request.

REFERRALS

The application was referred to City departments including the City Attorney, City Manager, City Clerk, Utilities, Public Works, Police Department, Planning and Building and external agencies including Northeast Teller County Fire Protection District, Black Hills Energy, Core Electric, Colorado Department of Transportation, Century Link/Lumen, and TDS Telecom. CORE provided a comment on July 2, 2025 that states *“CORE conditionally approves of the extension but will require a meeting with the applicant to address grading, landscaping and snow storage areas to meet CORE’s clearance and installation requirements”*.

NOTIFICATIONS AND PUBLIC COMMENT

Adjacent property owners within 150 feet were mailed a letter notifying them of the extension request as well as all meeting dates including the scheduled Planning Commission and City Council public hearings. The site was posted with public notice posters and notice of the public hearings was published in the Pikes Peak Courier in compliance with the Municipal Code. Staff has received no public comment on the proposal.

STAFF FINDINGS

As there are no regulations to assess, staff does not have a position or recommendation on this extension request.

If the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension of the Conditional Use Permit and site plan, then the approving resolution should state that the development is still subject to all of the conditions and dimensional standards specified with the original approval.

ATTACHMENTS

- A. Applicant Application
- B. Approved 2023 Site Plan
- C. Approved Ordinance 1450, Series 2023



2025 GENERAL APPLICATION

(Revised 1/1/2025)

Project # **A25-0116**

Case # _____

Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

Site Plan Review Permitted Use
Site Plan Review Conditional Use
Conditional Use Permit
Zoning Change
☒ Extension of Development

Special Use Permit
Planned Unit Development (PUD)
PUD Amendment
Appeal
Variance

Preliminary Plat
Exemption Plat
Final Plat
Townhouse Plat
Condominium Plat

1. Applicant Information

- a. Applicant Name _____
- b. Project Coordinator _____ Property Owner ☒
- c. Mailing Address _____
- d. E-mail Address _____
- e. Phone Numbers Home _____ Work _____ Mobile _____

2. Property Owner Information (if different from above)

- a. Name _____ Project Contact? Yes No
- b. Mailing Address _____
- c. E-mail Address _____
- d. Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- a. Site Address _____
- b. Lot ____ Block ____ Subdivision _____
- c. Property Zoning _____ Lot Size _____ Acres Square Feet

4. Is the property subject to covenants? Yes No

If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name _____
- b. Brief Description of Project/Request _____

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

c. Planner

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

d. Surveyor

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

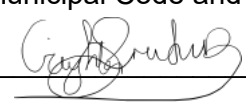
 Kurt Soukup  5/15/25
Owner Date

 _____
Owner Date

9. Certification:

The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

 Creighton Soukup  5/15/25
Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information

CENTENNIAL PARTNERS

Kurt Soukup

Chief Executive Officer

Range Development Montrose EOZ Fund LLC

137 Main Street

Suite G-003W

Edwards, CO 81632

soukupkms@gmail.com

6/16/25

Planning Department

City of Woodland Park

220 W South Ave

Woodland Park, CO 80863

Dear Planning Department,

I hope this letter finds you well. I am writing on behalf of Range Development Montrose EOZ Fund LLC to formally request an extension of our Conditional Use Permit for the development project located at Lot 6 of Tamarac Tech Park Filing 5.

Over the past year, we have worked diligently to advance this project. However, our original site plan proposed buildings too close to the property line along the highway. After extensive discussions with Core Electric Cooperative, we were informed that they could not issue any approval with the current site configuration due to two existing utility lines that run through our property. Core advised that the lines would need to be relocated before any approval could proceed. Given the complexity and cost of moving the lines, we made the decision to redesign the site plan instead.

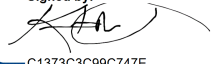
Our revised plan reduces overall density and lowers the building heights from three stories to two, softening the visual impact and allowing the development to better complement the natural character of Woodland Park. We are also adding more green space for future residents and exploring ways to reduce surface parking in favor of a more open, landscaped environment.

We are currently completing the architectural redesign and will soon begin updating the site plan to reflect these changes. We believe the new direction responds thoughtfully to both logistical constraints and community values, resulting in a more balanced and attractive project.

We want to extend our sincere thanks to the City of Woodland Park for your continued support and collaboration. We look forward to submitting an updated design that aligns with the City's vision and is well received by the broader community.

Thank you for your time and consideration.

Warm regards,

Signed by:

C1373C3C99C747E...
Kurt Soukup

CEO

Range Development Montrose EOZ Fund LLC

**CITY OF WOODLAND PARK
ORDINANCE NO. 1450, SERIES 2023**

AN ORDINANCE APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT AND SITE PLAN, FOR 18.09090.N.5 “APARTMENT BUILDING(S) ON A SINGLE LOT” USE LOCATED ON TAMARAC PARKWAY WITH A LEGAL DESCRIPTION OF LOT 6, TAMARAC TECH PARK FILING NO. 5 WITHIN THE MULTI-FAMILY RESIDENTIAL-URBAN ZONE DISTRICT.

WHEREAS, the City of Woodland Park previously approved Ordinance No. 1409, Series 2021 granting a Conditional Use Permit, Preliminary Plat and Site Plan Review for a multi-family dwelling unit development including three apartment buildings (112 units) on a single lot and 55 townhomes on Tamarac Parkway within the Multi-Family Residential-Urban Zone District, with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5; and,

WHEREAS, the City of Woodland Park has subsequently received a request to amend the prior Conditional Use Permit and Site Plan for Lot 6, Tamarac Tech Park Filing No. 5 to instead allow a multi-family dwelling unit development for eight apartment buildings (122 units) on a single lot in the Multi-Family Residential-Urban Zone District; and,

WHEREAS, an application to amend and establish said conditional use and site plan as it pertains to Lot 6 Tamarac Tech Park Filing No. 5 has been submitted and considered in accordance with City Municipal Code Chapter 18.57 and other applicable regulations; and,

WHEREAS, in accordance with Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., public notices were published in the Pikes Peak Courier; signs were posted; surrounding property owners’ letters were mailed; and

WHEREAS, the Woodland Park Planning Commission considered the request on April 13, 2023 and recommended approval with conditions based on evidence in the staff report and presented at the public hearing; and,

WHEREAS, City Council has considered the request, the Planning Commission recommendations, and after holding a public hearing finds that, as detailed in the staff report and at the public hearing, the standards for granting approval of a Conditional Use Permit and Site Plan Review have been satisfied; and,

WHEREAS, Ordinance 1409, Series 2021, as it pertains to Lot 7 Tamarac Tech Park Filing No. 5 remains in effect; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO,
ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Property Description. The property is legally described as Lot 6, Tamarac Tech Park Filing No. 5, Woodland Park, Teller County, Colorado.

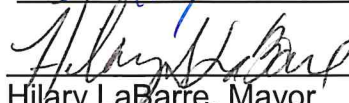
Section 2. Public Notice. All applicable notice requirements pursuant to the Municipal Code have been satisfied.

Section 3. Approvals. This property is hereby approved for a Conditional Use Permit, "Apartment Building(s) on a Single Lot" use subject to the following conditions:

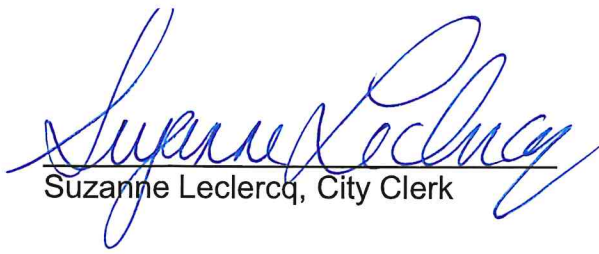
1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - b. Infrastructure Zoning Development Permit, fees-in-lieu shall be submitted pursuant to MC 18.33.170.
 - c. ZDP's and Building Permits for all new construction, including:
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 - ii. Final Drainage Report
 - iii. Final Landscaping Plan
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 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. CO Stormwater Permit/Stormwater Management Plan
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5. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
6. The Applicant must submit traffic letter with addendum to CDOT and gain approval.

Section 4. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS 18th DAY OF May, 2023.


Hilary LaBarre, Mayor

ATTEST:



Suzanne Leclercq, City Clerk

LOT 6 TAMARAC TECH PARK FILING NO. 5
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO
TAMARAC SITE PLAN



SHEET INDEX		
1	-	COVER SHEET
2	-	SITE PLAN
3	-	PRELIMINARY GRADING PLAN
4	-	PRELIMINARY UTILITY PLAN
5	-	SLOPE & SNOW STORAGE EXHIBIT

APPROVAL CONDITIONS AND RESTRICTIONS

APPROVAL

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT/SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF CITY OF WOODLAND PARK PLANNING COMMISSION ON, 20____, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON _____, 20____.

DATE

CITY PLANNER
CITY OF WOODLAND PARK

SITE DATA

OWNER / DEVELOPER: COF5 LLC
137 MAIN STREET SUITE G-003W
EDWARDS, CO 81632
970-376-7670

LIMITS OF DISTURBANCE AREA: 6.72 ACRES

TOTAL SITE AREA: 7.0 ACRES

SCHEDULE OF DEVELOPMENT: SPRING 2023

CURRENT ZONING: MULTI-FAMILY RESIDENTIAL-URBAN

EXISTING USE: VACANT

PROPOSED USE: APARTMENTS
NUMBER OF BLDGS: 8
NUMBER OF UNITS: 122
DENSITY: 122 DU/7.0 AC=17.4 DU/AC

IMPERVIOUS SITE AREA: IMPERVIOUS EXISTING: 0 SF
IMPERVIOUS NEW: 3.64 AC
% OPEN SPACE (PERVIOUS): 48.00%

MAX BUILDING HEIGHT: 30-FEET FOR PRIMARY STRUCTURE

SETBACKS: FRONT 25' MIN
REAR 25' MIN
SIDE YARD 8' MIN

ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
719-630-0559

ARCHITECT: GODDEN SUDIK ARCHITECTS INC
PAUL BRADY
5975 S QUEBEC STREET
CENTENNIAL, CO 80111
303-803-8897

SURVEYOR: RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY
WOODLAND PARK, CO 80863
719-687-0920

PLANNER: COF5 LLC
CREIGHTON SOUKUP
970-376-7670
CREIGHTON@RANGECOLORADO.COM

LANDSCAPE DESIGN: JIMENEZ DESIGN GROUP, LLC
JULIO JIMENEZ
303-913-7417
JULIO.JDG@COMCAST.NET

PARKING DATA

APARTMENT UNITS	#1 BEDROOM UNIT	#2 BEDROOM UNIT	PARKING SPOTS REQUIRED
BUILDING 1 (TYPE A)	12	12	42
BUILDING 2 (TYPE A)	12	12	42
BUILDING 3 (TYPE A)	12	12	42

TOTAL PARKING SPOTS REQUIRED: 126

- # OF TOTAL PARKING APARTMENT SPOTS PROVIDED: 126 (6 ADA SPOTS PROVIDED)

EFFICIENT UNITS	#1 BEDROOM UNIT	#2 BEDROOM UNIT	PARKING SPOTS REQUIRED
BUILDING 4 (TYPE B)	6	4	17
BUILDING 5 (TYPE B)	6	4	17
BUILDING 6 (TYPE B)	6	4	17
BUILDING 7 (TYPE B)	6	4	17
BUILDING 8 (TYPE B)	6	4	17

TOTAL PARKING SPOTS REQUIRED: 85

- # OF EFFICIENT PARKING SPOTS PROVIDED: 85 (5 ADA PROVIDED)

PARKING SPOTS REQUIRED: 211
PARKING SPOTS PROVIDED: 211

PARKING NOTES

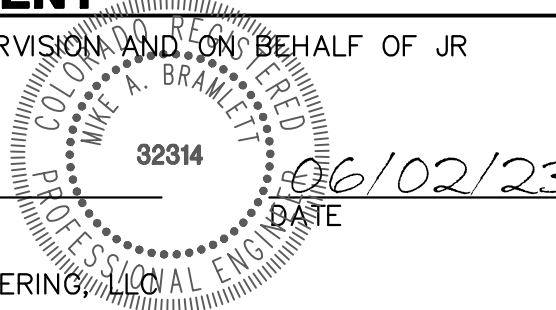
- 1.5 PARKING SPOTS REQUIRED FOR 1 BEDROOM UNITS.
- 2 PARKING SPOTS REQUIRED FOR 2 BEDROOM UNITS.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



LOT 6 TAMARAC TECH PARK FILING NO. 5	COVER SHEET	SITE PLAN	BY	DATE	No.	REVISION	H-SCALE 1"=2000'	V-SCALE N/A	DATE 06/02/23	DESIGNED BY PAL	DRAWN BY PAL	CHECKED BY
SHEET	1	OF	5									
JOB NO.	25199.01											



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Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR
COF5 LLC
137 MAIN STREET SUITE G-003W
EDWARDS CO 81632
ATTN: CREIGHTON SOUKUP
970-376-7670
CREIGHTON@RANGECOLORADO.COM

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE
FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

LOT 6 TAMARAC TECH PARK FILING NO. 5 SITE PLAN

NOTES:

1. SEE PRELIMINARY UTILITY PLAN FOR EXISTING & PROPOSED UTILITIES

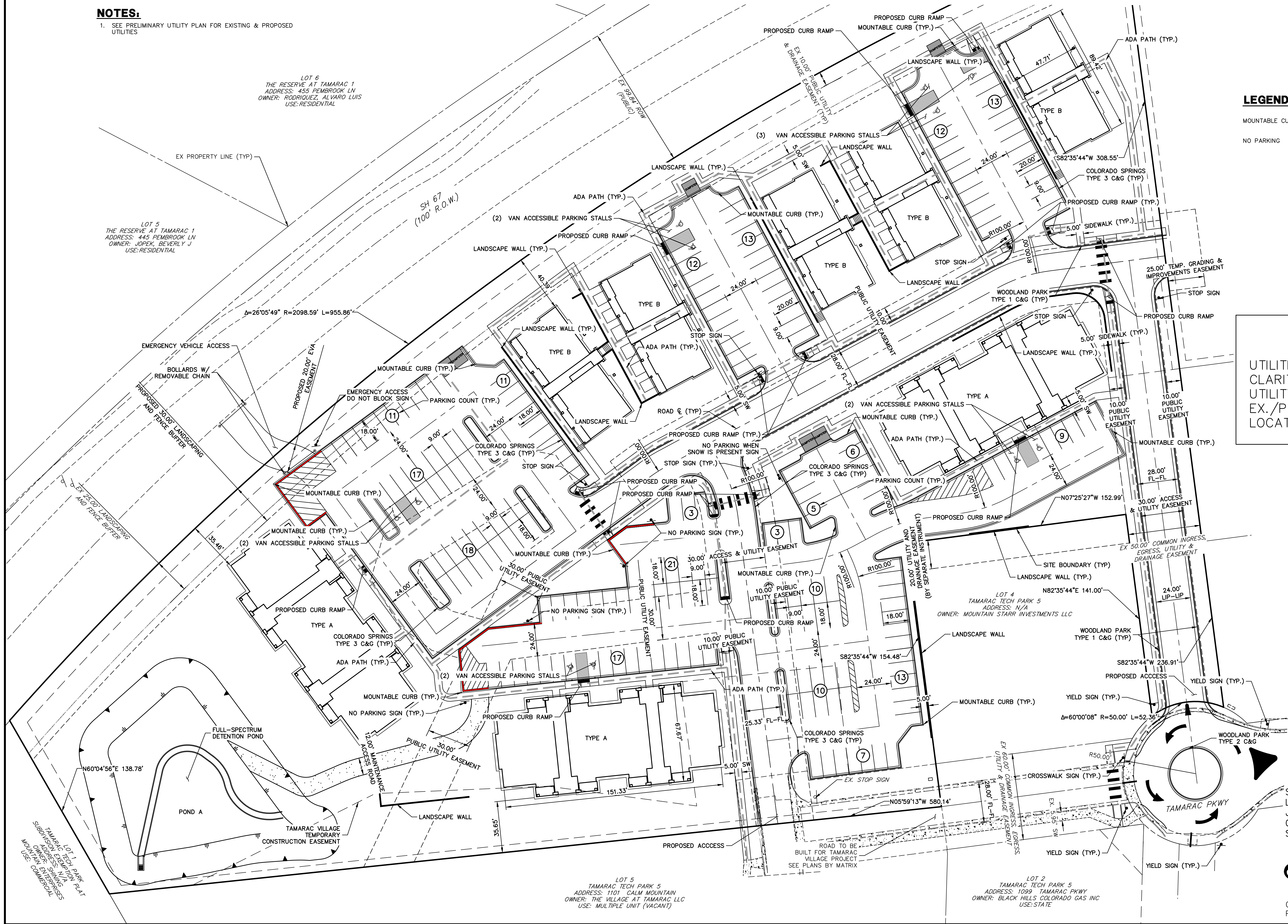
LEGEND

MOUNTABLE CURB

NO PARKING

NOTE:

UTILITIES NOT SHOWN FOR CLARITY, SEE PRELIMINARY UTILITY PLAN SHEET 4 FOR EX./PROP. UTILITY LOCATIONS.



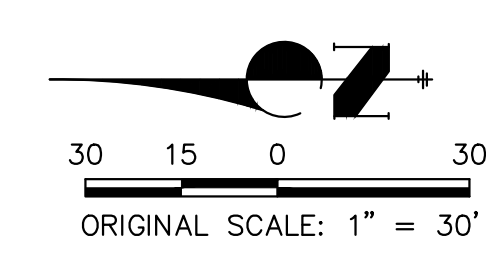
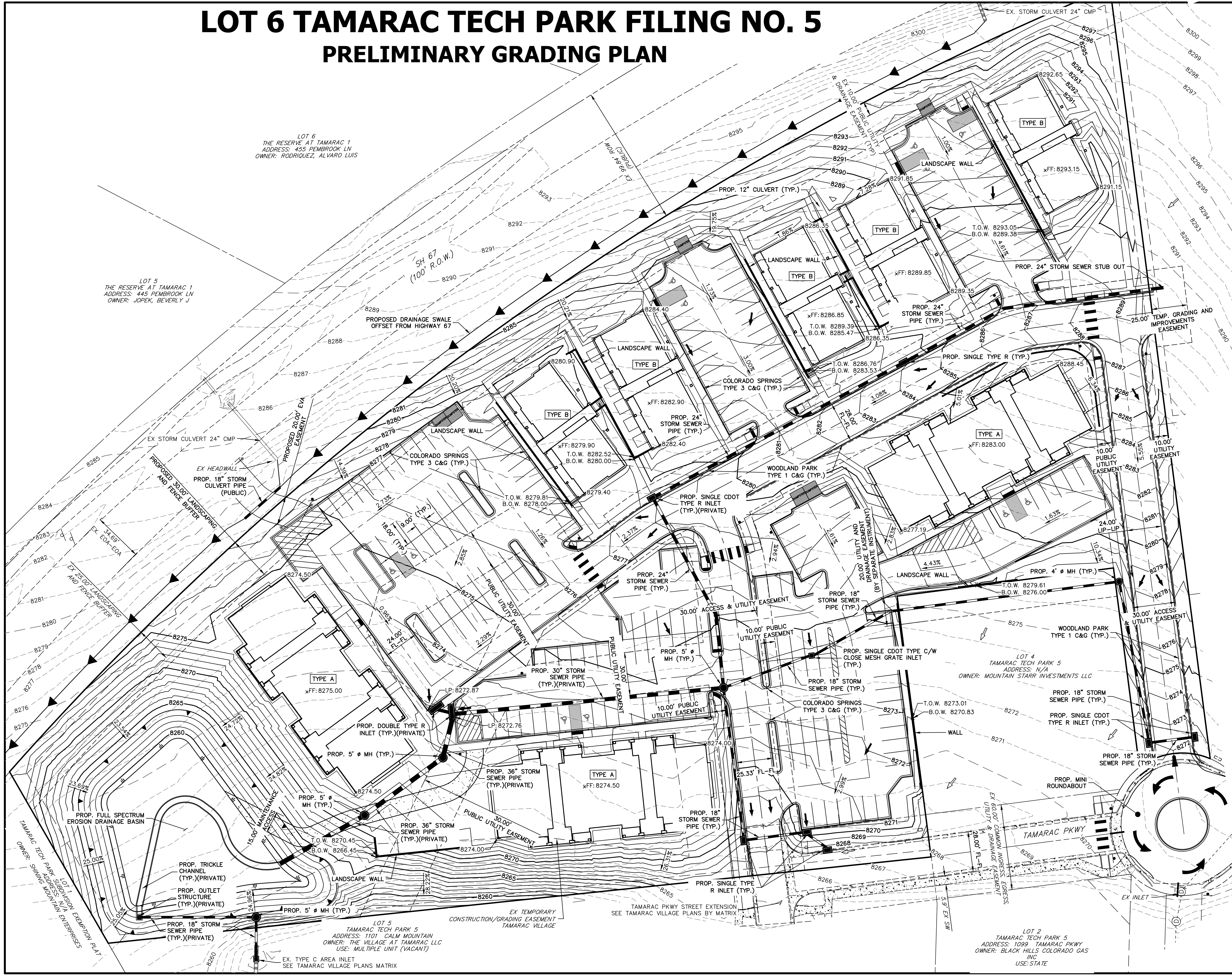
SITE PLAN
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
06/02/23
SHEET 2 OF 5

J-R ENGINEERING
A Westrian Company

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LOT 6 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
06/02/23
SHEET 3 OF 5

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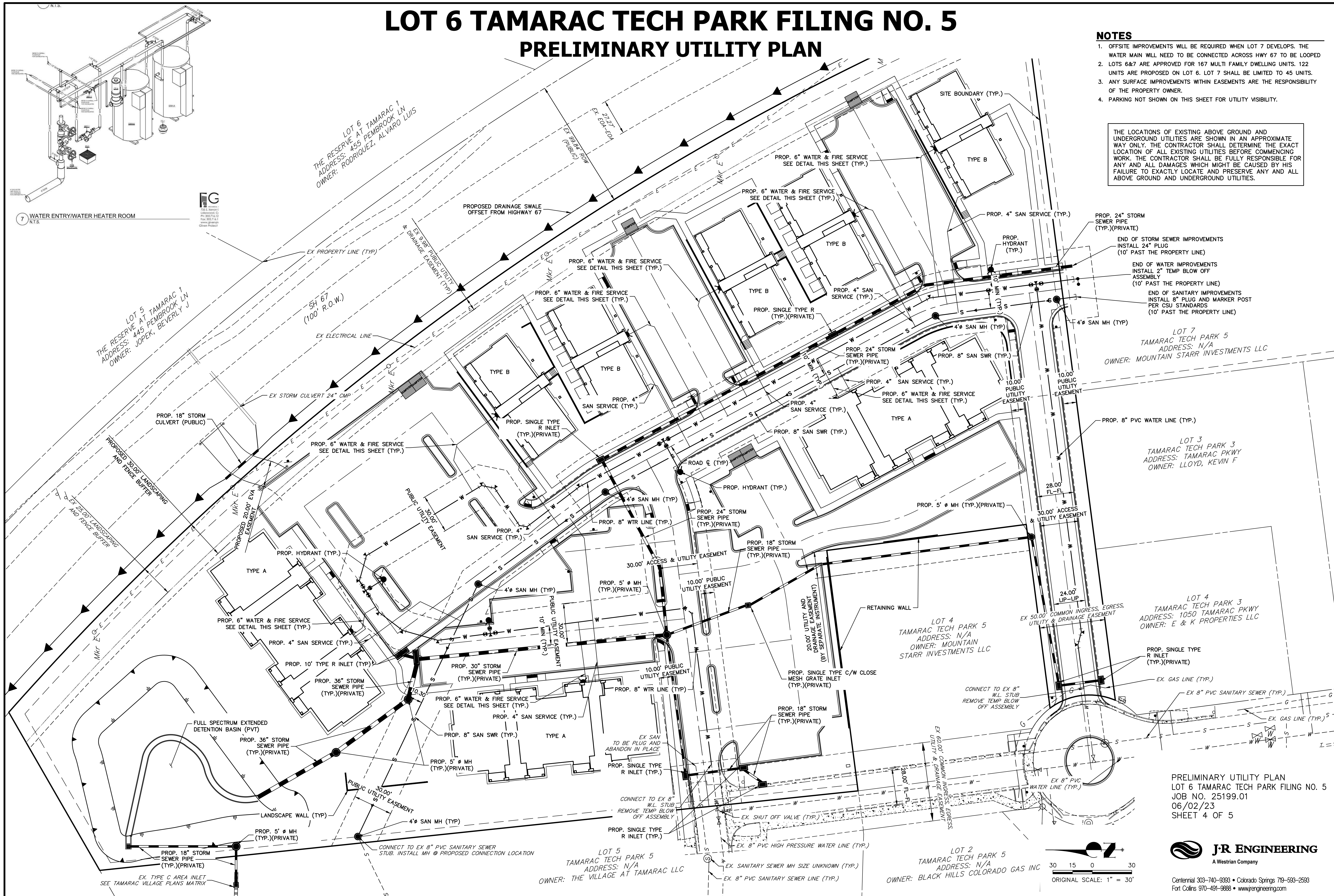
LOT 6 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY UTILITY PLAN

NOTES

- OFFSITE IMPROVEMENTS WILL BE REQUIRED WHEN LOT 7 DEVELOPS. THE WATER MAIN WILL NEED TO BE CONNECTED ACROSS HWY 67 TO BE LOOPED
- LOTS 6&7 ARE APPROVED FOR 167 MULTI FAMILY DWELLING UNITS. 122 UNITS ARE PROPOSED ON LOT 6. LOT 7 SHALL BE LIMITED TO 45 UNITS.
- ANY SURFACE IMPROVEMENTS WITHIN EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- PARKING NOT SHOWN ON THIS SHEET FOR UTILITY VISIBILITY.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



PRELIMINARY UTILITY PLAN
LOT 6 TAMARAC TECH PARK FILING NO. 5
JOB NO. 25199.01
06/02/23
SHEET 4 OF 5

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LOT 6 TAMARAC TECH PARK FILING NO. 5

SLOPE & SNOW STORAGE EXHIBIT

NOTES

1. SNOW STORAGE DESIGN TO BE FINALIZED AT FINAL DESIGN.

LEGEND

- SNOW PLOW PATH →
- MOUNTABLE CURB ———
- FIRE HYDRANT ●
- NO PARKING ———
- SNOW STORAGE AREA [shaded blue]
- PARKING LOT BOUNDARY [green line]

Lots 6 Tamarac Park Filing No. 5

Snow Storage	
Date	6/2/2023
Created by	PAL
Checked by	APL

Storage Required = Paved Area x 0.1

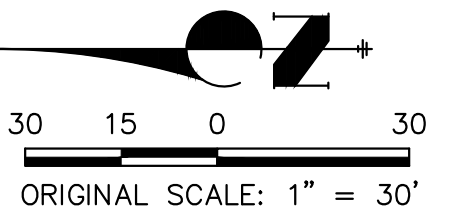
Parking Lot A	
(SQ. FT.)	
Parking area	26,299
Island area	642
Total Paved area	25,657
Storage required	2,566
Storage area A1	1,133
Storage area A2	420
Storage area A3	749
Storage area A4	268
Total Storage	2,570

Parking Lot B	
(SQ. FT.)	
Parking area	12,981
Island area	-
Total Paved area	12,981
Storage required	1,298
Storage area B1	724
Storage area B2	305
Storage area B3	303
Total Storage	1,332

Parking Lot C	
(SQ. FT.)	
Parking area	24,438
Island area	-
Total Paved area	24,438
Storage required	2,444
Storage area C1	1,972
Storage area C2	601
Storage area C3	238
Storage area C4	167
Storage area C5	211
Total Storage	3,189

Alley I	
(SQ. FT.)	
Paved area	8,318
Storage required	832
Storage area I	857

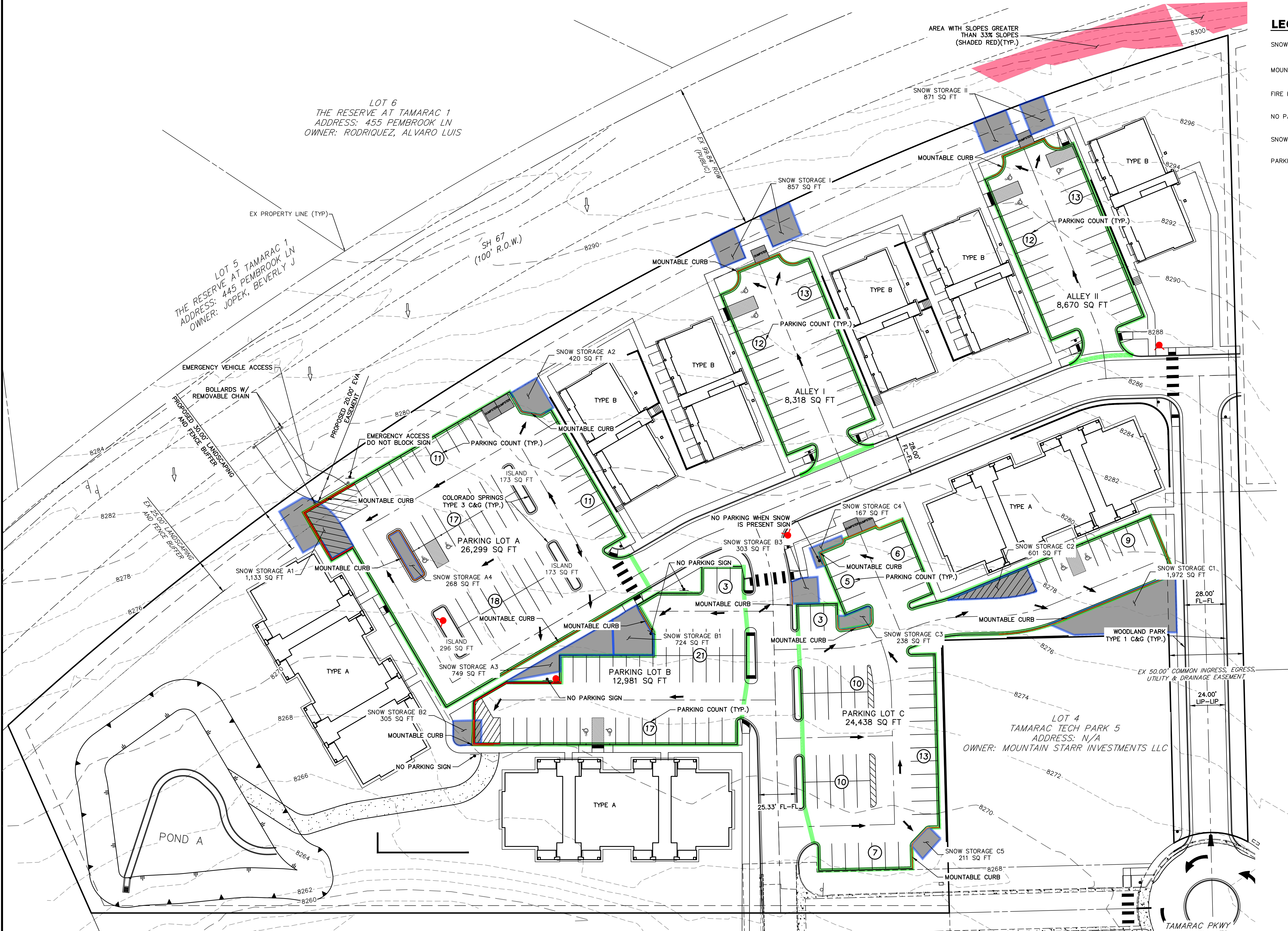
Alley II	
(SQ. FT.)	
Paved area	8,670
Storage required	867
Storage area II	871



SLOPE & SNOW STORAGE EXHIBIT
LOT 6 TAMARAC TECH PARK FILING NO. 5
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SHEET 5 OF 5



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CITY OF WOODLAND PARK
ORDINANCE NO. 1450, SERIES 2023

AN ORDINANCE APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT AND SITE PLAN, FOR 18.09090.N.5 “APARTMENT BUILDING(S) ON A SINGLE LOT” USE LOCATED ON TAMARAC PARKWAY WITH A LEGAL DESCRIPTION OF LOT 6, TAMARAC TECH PARK FILING NO. 5 WITHIN THE MULTI-FAMILY RESIDENTIAL-URBAN ZONE DISTRICT.

WHEREAS, the City of Woodland Park previously approved Ordinance No. 1409, Series 2021 granting a Conditional Use Permit, Preliminary Plat and Site Plan Review for a multi-family dwelling unit development including three apartment buildings (112 units) on a single lot and 55 townhomes on Tamarac Parkway within the Multi-Family Residential-Urban Zone District, with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5; and,

WHEREAS, the City of Woodland Park has subsequently received a request to amend the prior Conditional Use Permit and Site Plan for Lot 6, Tamarac Tech Park Filing No. 5 to instead allow a multi-family dwelling unit development for eight apartment buildings (122 units) on a single lot in the Multi-Family Residential-Urban Zone District; and,

WHEREAS, an application to amend and establish said conditional use and site plan as it pertains to Lot 6 Tamarac Tech Park Filing No. 5 has been submitted and considered in accordance with City Municipal Code Chapter 18.57 and other applicable regulations; and,

WHEREAS, in accordance with Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., public notices were published in the Pikes Peak Courier; signs were posted; surrounding property owners’ letters were mailed; and

WHEREAS, the Woodland Park Planning Commission considered the request on April 13, 2023 and recommended approval with conditions based on evidence in the staff report and presented at the public hearing; and,

WHEREAS, City Council has considered the request, the Planning Commission recommendations, and after holding a public hearing finds that, as detailed in the staff report and at the public hearing, the standards for granting approval of a Conditional Use Permit and Site Plan Review have been satisfied; and,

WHEREAS, Ordinance 1409, Series 2021, as it pertains to Lot 7 Tamarac Tech Park Filing No. 5 remains in effect; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO,
ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Property Description. The property is legally described as Lot 6, Tamarac Tech Park Filing No. 5, Woodland Park, Teller County, Colorado.

Section 2. Public Notice. All applicable notice requirements pursuant to the Municipal Code have been satisfied.

Section 3. Approvals. This property is hereby approved for a Conditional Use Permit, "Apartment Building(s) on a Single Lot" use subject to the following conditions:

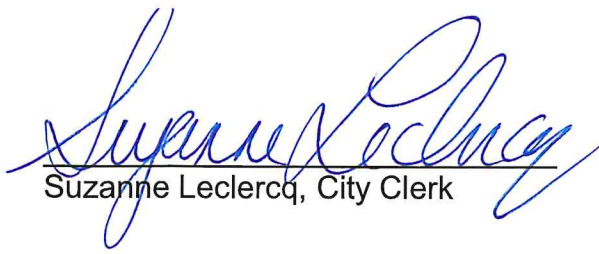
1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
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Hilary LaBarre, Mayor

ATTEST:



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