

THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE REVIEW DIVISION



Dear Property Owner,

WHY YOU RECEIVED THIS POSTCARD

You've received this postcard regarding the City of Colorado Springs Planning Commission public hearing about a potential development project near property you own. More information can be found to the right and on the back of this card.

HOW TO WATCH THE MEETING

SpringsTV - [Coloradosprings.gov/SpringsTV](https://coloradosprings.gov/SpringsTV)
Comcast Channel 18/880 (HD)

HOW TO COMMENT ON AGENDA ITEMS

The City Planning Commission Public Hearing is held in person at the address listed on the right of this card and through virtual audio conferencing. To get instructions for virtual participation go to <https://coloradosprings.legistar.com/Calendar>, find the Planning Commission meeting date and click on the agenda. The most up to date conference ID will be available on the agenda. Comments can be provided prior to the meeting by emailing the Planner. Written comments are included in the agenda packet or presented at the meeting. All public comments will be made part of the public record and available publicly, without redaction or revision.

HOW WE NOTIFY CITIZENS

Through El Paso County Assessor's Office, we identify property owners near the proposed development site. Due to outdated records, vicinity to the project site, or rental situations, some may not receive this postcard. Please talk to your neighbors and/or tenants regarding this potential project and invite them to submit any feedback to the Planner shown on the right.

ADDITIONAL INFORMATION FOR THIS PROJECT

For more information, please visit: www.ColoradoSprings.gov/ldrs
To view plan documents and find supporting information, enter the record/file number(s), found on the right of this card, in the search bar on the LDRS site. After searching, navigate to the 'Record Info' dropdown and select 'Attachments'. Documents may also be reviewed in the Planning office at 30 S. Nevada, Suite 701 during business hours.

A handwritten signature in black ink, appearing to read "Peter Wysocki".

Peter Wysocki, AICP - Director of Planning & Community Development

A DECISION HAS NOT BEEN MADE ON THIS DEVELOPMENT. ANY AFFECTED PARTY HAS THE RIGHT TO APPEAL A DECISION that is made administratively by the City Planning Commission, the Downtown Review Board, or the Historic Preservation Board. Refer to Section 7.5.415 of the Unified Development Code for definition of Affected Party and further information (<https://coloradosprings.gov/project/retoolcos-zoning-ordinance-update>). A \$176 fee, an appeal statement, and a completed appeal application must be filed no later than ten days after the decision from which the appeal is taken. Questions regarding appeals can be answered through our website, by coming into our office, or by contacting the planner for the project.

DEVELOPMENT PROPOSAL

Royal Pine Apartments
4150 Royal Pine Drive
Colorado Springs, CO 80920
Please see the back of this postcard for a project location map.

PUBLIC HEARING DATE & TIME

January 10, 2024, at 9:00 AM
City Planning Commission
Public Hearing
2880 International Circle
Hearing Room 2nd floor

To comment during the meeting, use the phone-in number and conference ID:

+1 720-617-3426
Conference ID: 375 704 624 #

PROJECT DESCRIPTION

- A Major Modification to the Market at Pine Creek Concept Plan changing 7.87-acres from commercial to commercial/residential.
- The Royal Pines Apartments Development Plan establishing multi-family residential consisting of 7.87-acres.

RECORD NUMBER(S)

COPN-23-0015; DEPN-23-0141

CITY PLANNER

Logan Hubble
Logan.Hubble@coloradosprings.gov
(719) 385-5099

WE NEED YOUR COMMENTS BY

January 9, 2024
Please submit your comments in written format.

PROJECT MAP FOR: Royal Pine Apartments

CITY PLANNER: Logan Hubble



In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing. Citizens who are deaf or hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).

**NOTIFICATION OF A PUBLIC HEARING ABOUT A POTENTIAL DEVELOPMENT
PROJECT NEAR YOUR PROPERTY**