

# Avanterra

Md qxd u | #14 / #5355

Ndwlh # F d u n r / # D d q g # X v h # S o d q q l q j # P d q d j h u



# BACKGROUND

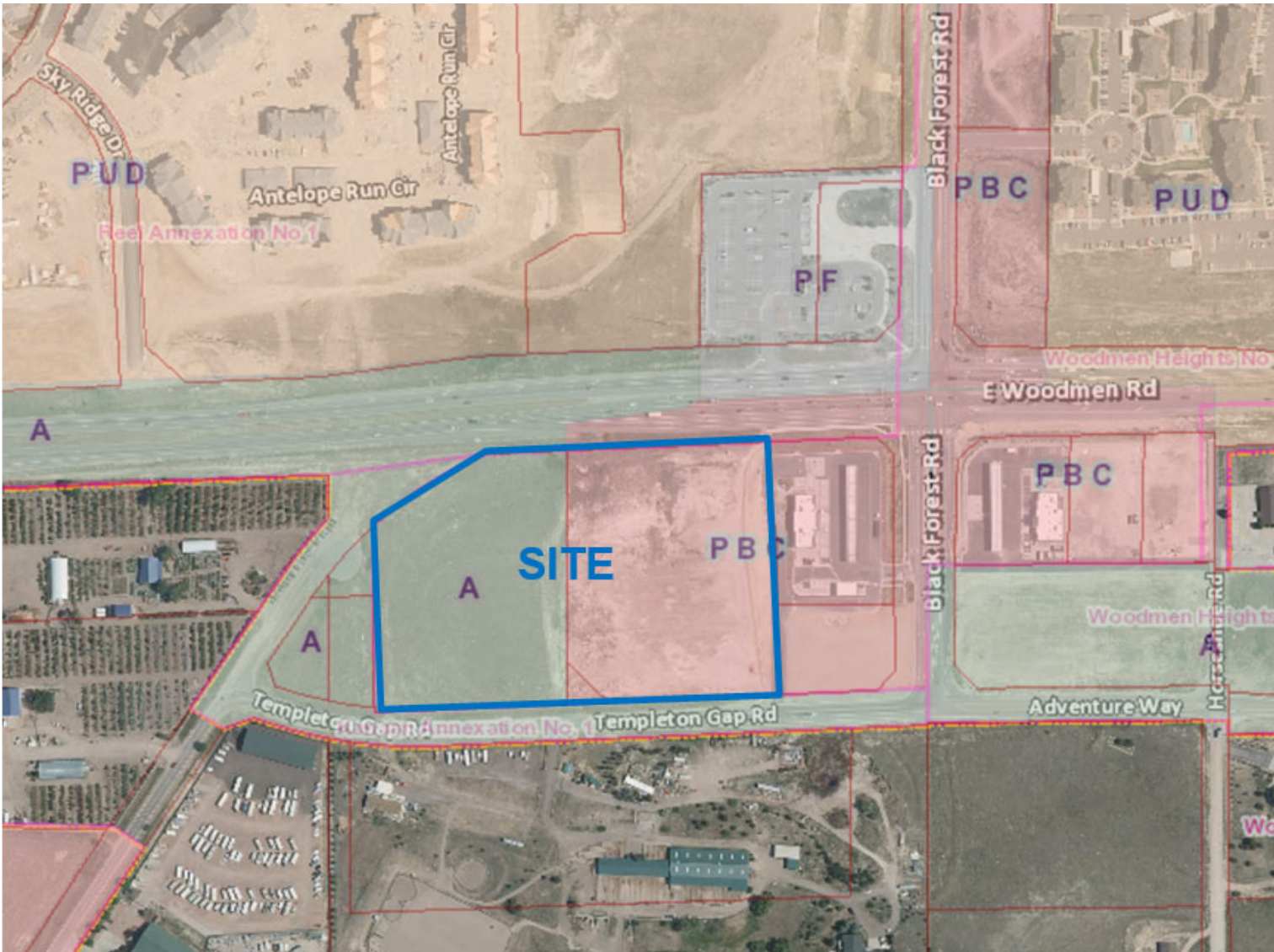


- Annexation: Woodmen Heights No. 4 in 2004
- Woodmen Heights Master Plan
  - Woodmen Heights Master Plan with current designation of Community Commercial / Office (amendment as part of the proposed application)

## Concurrent application

- Major Master Plan Amendment (Community Commercial/Office to Residential)
- Zone change from A/AO (Agricultural) to PBC/AO (Planned Business Center with Airport Overlay)
- Concept Plan
- Right-of-Way Vacation

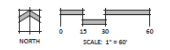
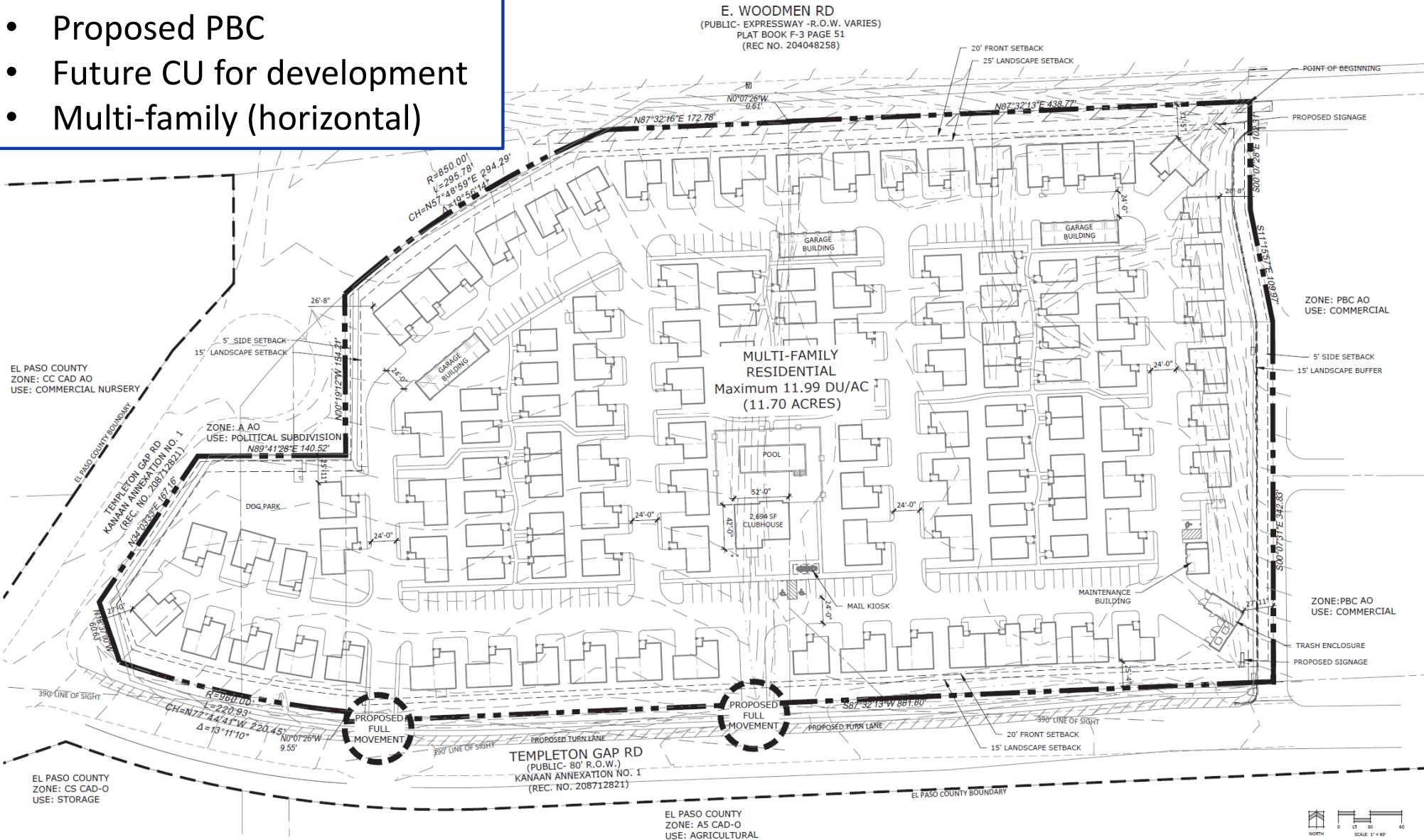
# BACKGROUND



# AVANTERA CONCEPT PLAN



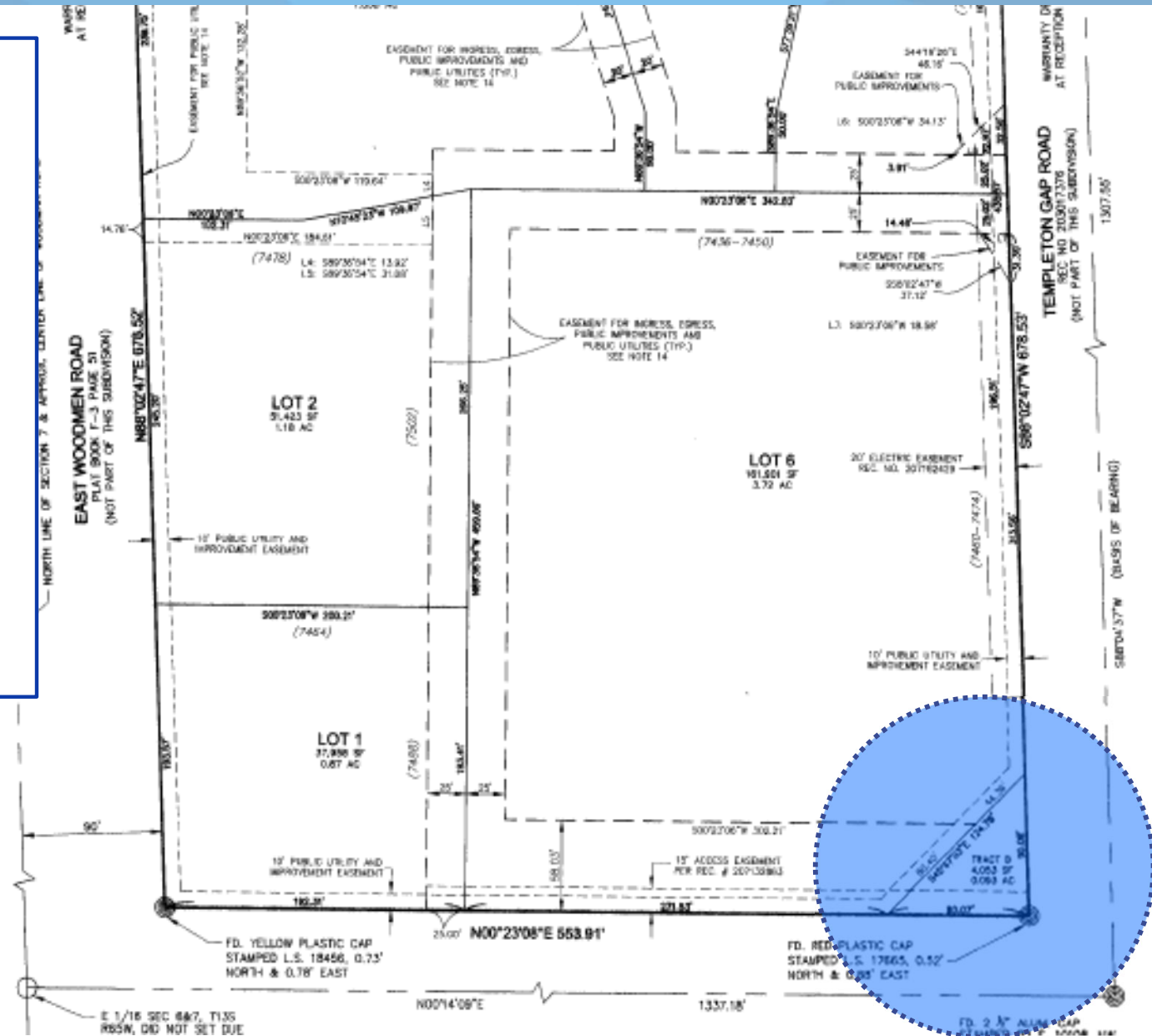
- Proposed PBC
- Future CU for development
- Multi-family (horizontal)



# VACATION



- Tract B only of Blackwood Subdivision
- Previously planned roadway internal to development site
- No longer needed right-of-way for configuration of roadway
- City staff supports vacation



# FISCAL IMPACT ANALYSIS



- Uhtx lhg#irud#p dnrup# dwhu#s odq#p hqgp hqw#z lk#Ek dqj h#r#odqg# xv#ghv#lj qdwrq
- Suhduhg#e | wkh F lw| Exgj hwR iilfh
  - F lw| #F rgh#wdhv#hydoxdwrq#r i#h odwhg#frvw#wr#q iudwxfwxh#dgg# vhuylfh#irud#h#q0|hdu#kru#rqrq
- Q hj dwlyh#Exp xodwlyh fdvkia z
- Gulyhqr#p dlq#e | #hvlghqwd#}rq lqj #fudw#lqj #d#k lj khud#nyh#r i#redj dwrq# rqrq#huylfhv
- Vwli#xssruw hwde dvp hqw#r i#}rq lqj #q#ddj qp hqw#z lk#F lw| #F rgh#dgg# S odqFR V#iruk lj khud#ghqv#lw| #dgg#xssruw#r i#p l#r i#k rxvlqj #w|shv#wr# qhhg#wkh#F lw| #k rxvlqj #qhhgv
- F lw| F rgh grhv qrwkdyh#vshflif#frgh#fuhud#kdw#htx lh#wkh IID wr surgxfh#d#s rvwlyh#Exp xodwlyh#fdvkia z

# STAKEHOLDERS



## Sxedf#Srwlgj#rq#vwh

- Iqwhugda#Jhylnz 2#Sxedf#Khdubqj
- Srwfdugv#hqw#r#wdggdug#13330irrw#exihu#63#surshw|#rzqhuw
- Srwhu#rq#vwh#iru#sxedf#qrwlfh
  
- Qhljkerukrrg#P hhwlgj#khg#Vhswp eh#46#5354
  - Qr#flw}hqv#dwhqghg
  
- Qr#sxedf#frp p hqw#hfhlyhg#ryhudø

# RECOMMENDATION



## CPC V 21-00170

Adopt an ordinance vacating a portion of City right-of-way described as Tract B, Blackwood Crossing, a replat of lots 1 and 2 of Glover Subdivision, under reception no. 208712764 dated March 4, 2008 in the El Paso Clerk and recorder's Office, located within the northeast quarter of Section 7, Township 13 South, Range 65 West of the sixth P.M., City of Colorado Springs, County of El Paso, Colorado consisting of .093 acres, based upon the finding that the application complies with the review criteria in City Code Section 7.7.402.C

## CPC MP 03-00279-A2MJ21

Adopt a resolution approving the major amendment to the Woodmen Heights Master Plan based upon the findings that the plan meets the review criteria for master plans as set forth in City Code Section 7.5.408.

## CPC ZC 00135

Adopt an ordinance approving the zone change for 11.7 acres of land from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), based upon the findings that the review criteria for a change of zone, as set forth in City Code Section 7.5.603.

## CPC CP 21-00136

Approve the Avanterra Concept Plan, based upon the findings that the plan meets the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).