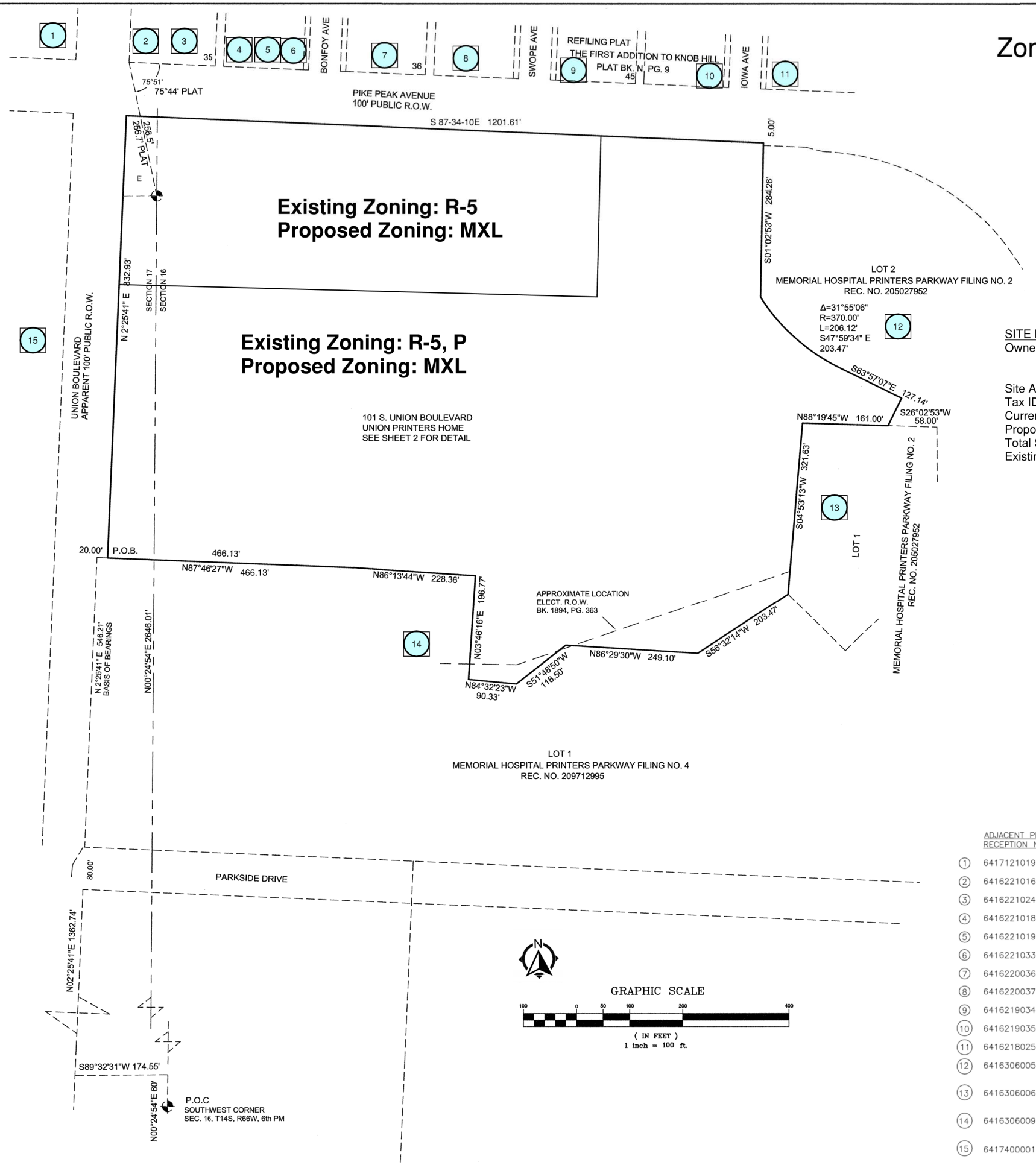
Zone Change Exhibit "B"



SITE DATA

Owner/Applicant: UPH Partners, LLC
13521 Northgate Estate Drive #200
Colorado Springs, CO 80921
Site Address: 101 S Union Boulevard
Tax ID Numbers: 6413600042, 6416300041
Current Zoning: R-5 (Multi-Family High)
Proposed Zoning: MX-L (Mixed Use Large Scale)
Total Site Area: 26.209 AC
Existing Land Use: Vacant/ Vacant Convalescent Hospital

	ADJACENT PROPERTY RECEPTION NO.	OWNERSHIP	ZONING
1	6417121019	SHILOH CHAPEL CHURCH INC	R4 CU
2	6416221016	19250 RAMROD LLC	MX-L
3	6416221024	19250 RAMROD LLC	MX-L
4	6416221018	FORD STAN	MX-L
5	6416221019	ANONYMOUS LLC	MX-L
6	6416221033	CORSER, RONNIE LEE	MX-L
7	6416220036	AIME VENTURES LLC	MX-L
8	6416220037	TANNER 4X4 INC	MX-L
9	6416219034	MILIMART LLC	MX-L CU
10	6416219035	ROBINSON JOYCE L TRUSTEE	MX-L
11	6416218025	VAZQUEZ-REYES ADOLFO	MX-L
12	6416306005	COLORADO SPRINGS CITY OF MEMORIAL HOSPITAL	MX-L P
13	6416306006	COLORADO SPRINGS CITY OF MEMORIAL HOSPITAL	MX-N
14	6416306009	ALTERA PRINTERS PARK LLC C/O ALTERA DEVELOPMENT COMPANY	MX-N/CR
15	6417400001	COLORADO SPRINGS CITY OF MEMORIAL PARK & PROSPECT LAKE	PK

GENERAL NOTES

1. Per DVSA-23-0004 the maximum building height exceeds the base zone height of 65 feet.
2. Maximum Dwelling Count- 945

PRELIMINARY

NO.	REVISION/ISSUE	DATE
1	City Comments	1/8/24

PRINTERS HILL
ZONING MAP

VERTEX Consulting Services
455 E.Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
ZONE-23-0032	PAGE 3 OF 3
DATE: 1/8/24	
PREPARED: NRR	APPROVED: CAD