



LEGEND

RESIDENTIAL

E ESTATE DENSITY	0 to 2 du / acre
L LOW DENSITY	0 to 4 du / acre
LM LOW-MEDIUM DENSITY	4 to 8 du / acre
M MEDIUM DENSITY	8 to 12 du / acre
MH MEDIUM-HIGH DENSITY	12 to 16 du / acre
H HIGH DENSITY	16 to 20 du / acre

(gross densities)

CIRCULATION

	ARTERIAL STREET
	COLLECTOR STREET
	LOCAL STREET
	BICYCLE ROUTE OFF STREET
	BICYCLE ROUTE ON STREET
	MULTI-USE TRAIL
	PEDESTRIAN/BICYCLE ACCESS

COMMERCIAL

O OFFICE
O/H OFFICE / HOTEL
O/SC OFFICE / SPECIAL COMMERCIAL
C INTERMEDIATE COMMERCIAL
hr HIGH RISE
I INDUSTRIAL

INSTITUTIONAL

ES ELEMENTARY SCHOOL
JHS JUNIOR HIGH SCHOOL

PARK & OPEN SPACE

	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE
Pn	PUBLIC PARK / NEIGHBORHOOD
Pc	PUBLIC PARK / COMMUNITY NATURAL-TYPE

Map 38
LAND USE PLAN



FIGURE 4 - Master Plan

Mesa Springs Community Plan Amendment Recommendations:
(To be inserted where illustrated)

-Proposed Revisions to the Land Use and Zoning Recommendation Section on Page 66

1. Land Use and Zoning Recommendations

Existing Language:

(F) No new commercial land uses shall be established along Centennial Boulevard, except for the office designations of the Hill Properties parcel near Fillmore Street.

Proposed Language:

(F) New commercial and office uses shall be limited along Centennial Boulevard, except for the office designations of the Hill Properties parcel near Fillmore Street. Any new commercial and office uses shall be reviewed and approved based on compatibility with the surrounding neighborhood.

Existing Language:

(G) New developments along Centennial Boulevard should provide for a minimum landscaped setback from the right-of-way of 25' for aesthetic purposes and a minimum building setback of 50' for aesthetic and noise mitigation purposes.

New residential developments along Centennial Boulevard shall show how the exterior noise environment achieves a standard of 67dBA(Leq) through the use of berms or walls.

Proposed Language:

(G) New developments along Centennial Boulevard should provide for a minimum landscaped setback from the right-of-way of 25' for aesthetic purposes and a minimum building setback of 50' for aesthetic and noise mitigation purposes. **The 50' minimum building setback may be reduced at the discretion of the planning director.**

New residential **and commercial** developments along Centennial Boulevard shall show how the exterior noise environment achieves a standard of 67dBA(Leq) through the use of berms or walls.

-Proposed Additions to the Land Use Plan Notes Section on Pages 125-126

Land Use Plan Notes:

Notes to be added to the last page of the document:

14. New industrial use areas proposed shall be limited in location and approved upon review by the Colorado Springs City Council.

15. Industrial uses shall be restricted to corporate headquarters and offices; warehousing; light assembly of parts and pieces; and limited outdoor storage areas. Outdoor storage areas shall be completely screened from view with opaque fencing. Building and landscape setback shall be adequate in order to ensure light and air quality.