

## RESOLUTION NO. 29-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE MOUNTAIN SHADOWS MASTER PLAN CHANGING 2.4 ACRES FROM RESEARCH AND DEVELOPMENT TO RESIDENTIAL WITH A DENSITY OF 3.5-7.99 DWELLING UNITS PER ACRE LOCATED NORTHWEST OF SILVERSTONE TERRACE AND MULE DEER DRIVE

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs ("City"), has reviewed, analyzed and processed for substantial conformance with the review criteria contained in § 7.5.408 of the City Code, an application for a major amendment to the Mountain Shadows Master Plan (the "Plan"); and

WHEREAS, City staff recommends approval of the major amendment to the Plan and finds that the Plan, as amended, substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan, as amended, is consistent with other community plans and visions including the City's "Comprehensive Plan"; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the major amendment to the Plan has been reviewed and recommended for approval by the City's Planning Commission.

### **NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. City Council finds that the Plan, as amended through the major amendment application, substantially conforms to the review criteria contained in City Code § 7.5.408 and hereby approves the Plan as attached in Exhibit A.

Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

Section 4. This resolution shall be effective upon its approval by City Council.

Dated at Colorado Springs, Colorado, this 23<sup>rd</sup> day of February 2021.



Council President

ATTEST:

  
Sarah B. Johnson, City Clerk

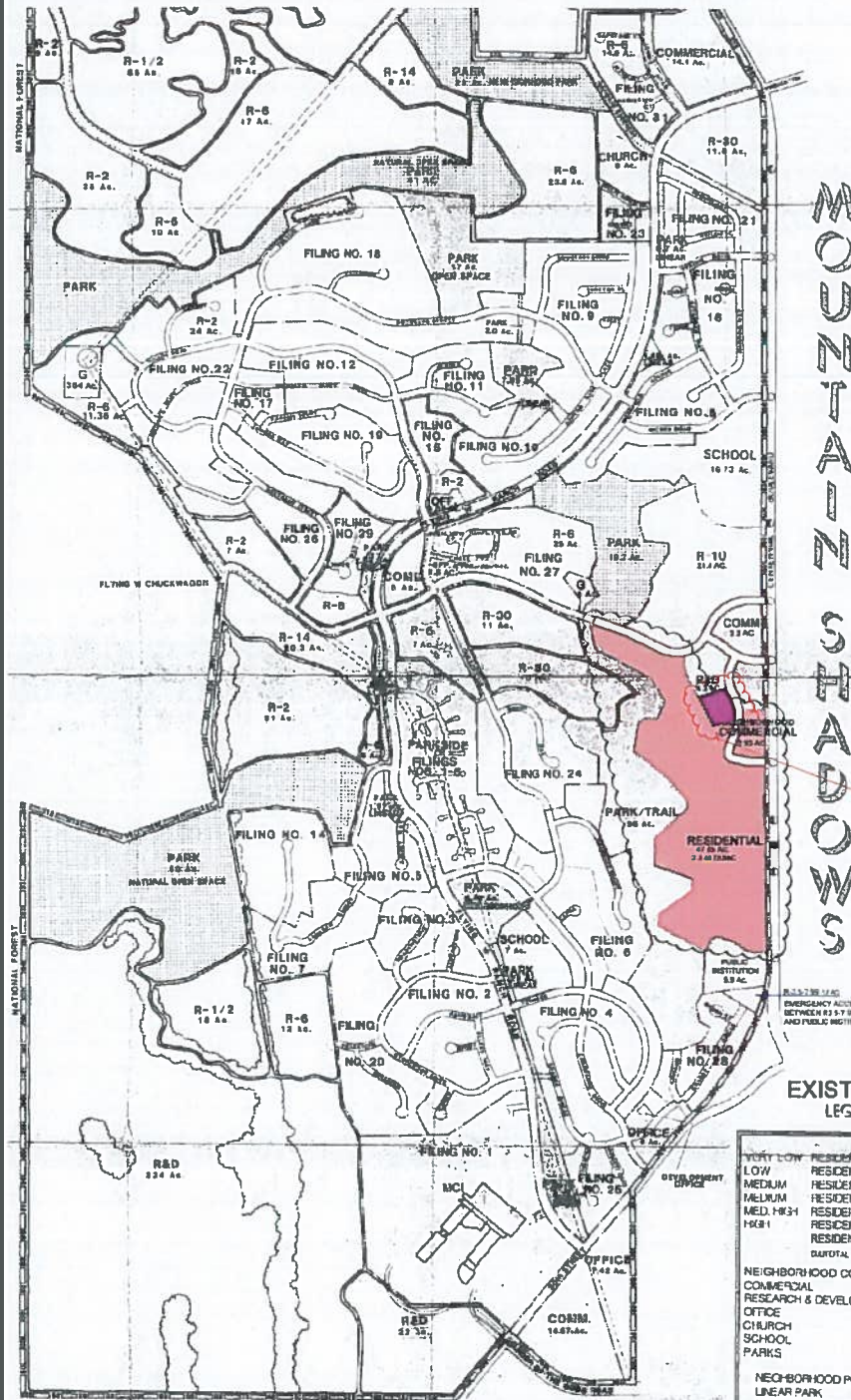
AMENDED MOUNTAIN SHADOWS MASTER PLAN

OWNER:  
TFV1 LLC.  
2376 Margaux Valley Way  
Colorado Springs, CO 80921

APPLICANT:  
Kimley-Horn and Associates  
2 S. Nevada Ave, Suite 300  
Colorado Springs, CO 80903

AMENDED MASTER PLAN SITE DATA

TOTAL ACREAGE OF SITE (OVERALL TFV PUD):	48,384 AC
AREA OF RESIDENTIAL:	28,514 AC
AREA OF COMMERCIAL:	9 AC
LAND USE:	RESIDENTIAL
MASTER PLAN:	MOUNTAIN SHADOWS
AREA OF AMENDMENT:	2.42AC
EXISTING ZONING:	FP1 HS
PROPOSED ZONING:	PLD HS
DWELLING UNITS IN AMENDED AREA:	18 UNITS
DENSITY RANGE OF AMENDED AREA:	3.5 - 7.99 DU/ACRE



MOUNTAIN SHADOWS MASTER PLAN

MASTER PLAN AMENDMENT A2M29  
2.42 ACRES  
RESIDENTIAL 3.5 - 7.99 DU/AC

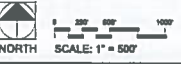
MASTER PLAN AMENDMENT A2M20

EXISTING DATA LEGEND

VERY LOW RESIDENTIAL 2.5	103	31
LOW RESIDENTIAL 2.5	594	89
MEDIUM RESIDENTIAL 6"	443	122
MEDIUM RESIDENTIAL 10	22	214
MED. HIG 3-1	29	231
HIG 1	33	590
RESIDENTIAL 30	47	132
RESIDENTIAL 2-3-49		
SUBTOTAL	1,189	4,198
NEIGHBORHOOD COMMERCIAL	23	
COMMERCIAL	34	
RESEARCH & DEVELOPMENT	135	
OFFICE	18	
CHURCH	6	
SCHOOL	37	
PARKS		
DEDICATED PROPOSED		
NEIGHBORHOOD PARK	67	23
LINEAR PARK	21	7
NATURAL OPEN SPACE	1	101
SUBTOTAL	43	127
GOVERNMENT FACILITY (G)	5	
TOTAL	1738	4325

AMENDED DATA LEGEND

VERY LOW RESIDENTIAL 2.5	103	31
LOW RESIDENTIAL 2.5	594	89
MEDIUM RESIDENTIAL 6"	443	122
MEDIUM RESIDENTIAL 10	22	214
MED. HIG 3-1	29	231
HIG 1	33	590
RESIDENTIAL 30	47	132
RESIDENTIAL 2-3-49		
SUBTOTAL	1,174	4,288
NEIGHBORHOOD COMMERCIAL	23	
COMMERCIAL	34	
RESEARCH & DEVELOPMENT	135	
OFFICE	18	
CHURCH	6	
SCHOOL	37	
PARKS		
DEDICATED PROPOSED		
NEIGHBORHOOD PARK	67	23
LINEAR PARK	21	7
NATURAL OPEN SPACE	1	101
SUBTOTAL	43	127
GOVERNMENT FACILITY (G)	5	
TOTAL	1,788	4,274



CITY FILE NO. CPC MP 08-0006-A2M20

**MOUNTAIN SHADOWS MASTER PLAN**

MASTER PLAN AMENDMENT

DESIGNED	JKH	08.12.08
DRAWN	JAC	08.12.08
CHECKED	FTJ	08.12.08
PROJECT NUMBER:	25240	
SCALE:	AS NOTED	

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					

**Kimley-Horn**

EXHIBIT A  
MASTER PLAN AMENDMENT