

Pike View

CPC MPA 04-00043-A9MJ22

CPC PUZ 22-00052

CPC PUP 22-00053

July 26, 2022

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Senior Planner



Applications



CPC MPA 04-00043-A9MJ22

A Major Amendment to the Hill Properties Master Plan for 22 acres located at the southwest corner of W Fillmore St at Centennial Blvd to change 17 acres from Community Commercial and 5 acres from Office to Residential (12-16.99 du/ac).
(Legislative)

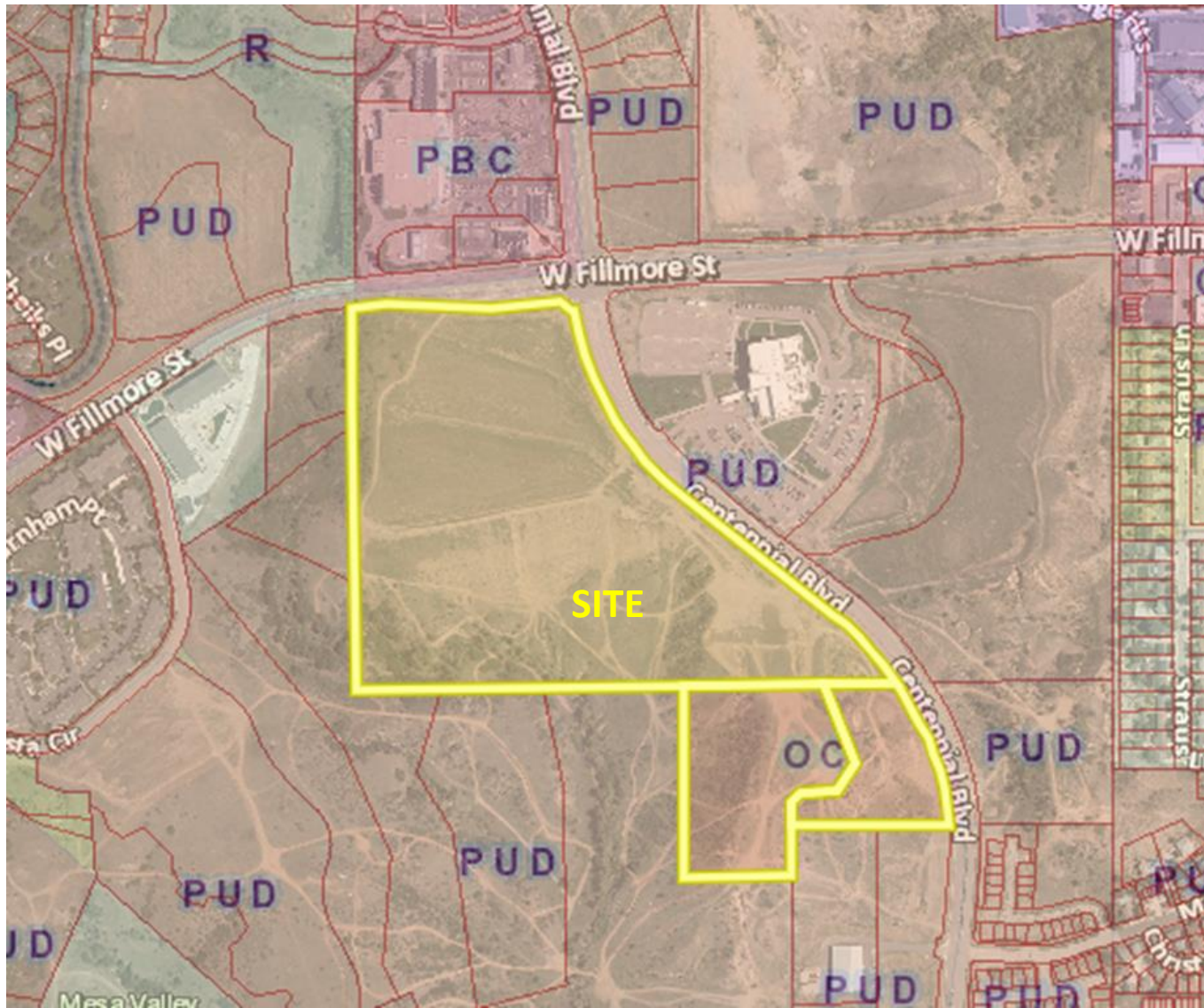
CPC PUZ 22-00052

A Zone Change of 35.65 acres from PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and 11.18 acres zoned OC (Office Complex) to PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay) located at the southwest corner of W Fillmore St at Centennial Blvd.
(Quasi-judicial)

CPC PUP 22-00053

A PUD Concept Plan for 46.754 acres located at the southwest corner of W Fillmore St at Centennial Blvd for a multi-family development.
(Quasi-judicial)

Vicinity Map



General Information



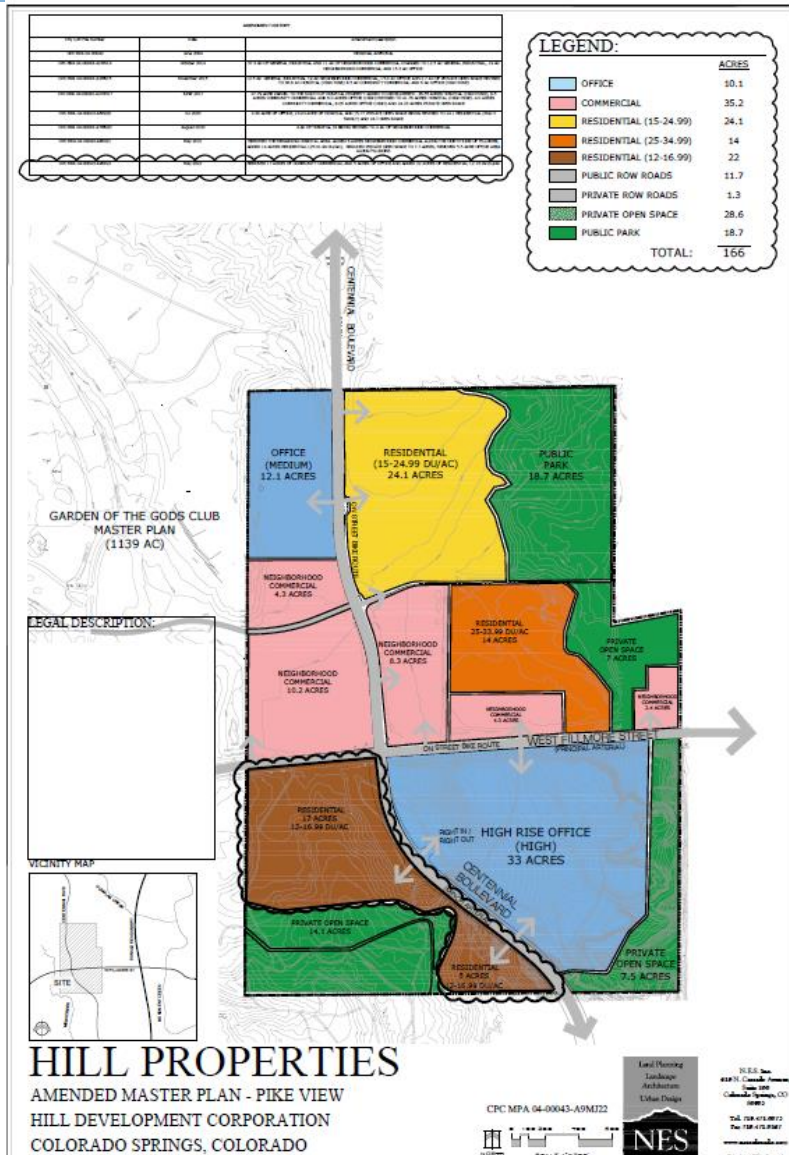
Background Information

- Annexed in 1971, remains undeveloped
- Hill Properties Master Plan (2004)
 - 17 ac Community Commercial, 5 ac Office, 14.1 ac Private Open Space
- 35 ac zoned PUD: Commercial (2004), 11 ac zoned Office Complex (2015)

Public Notice

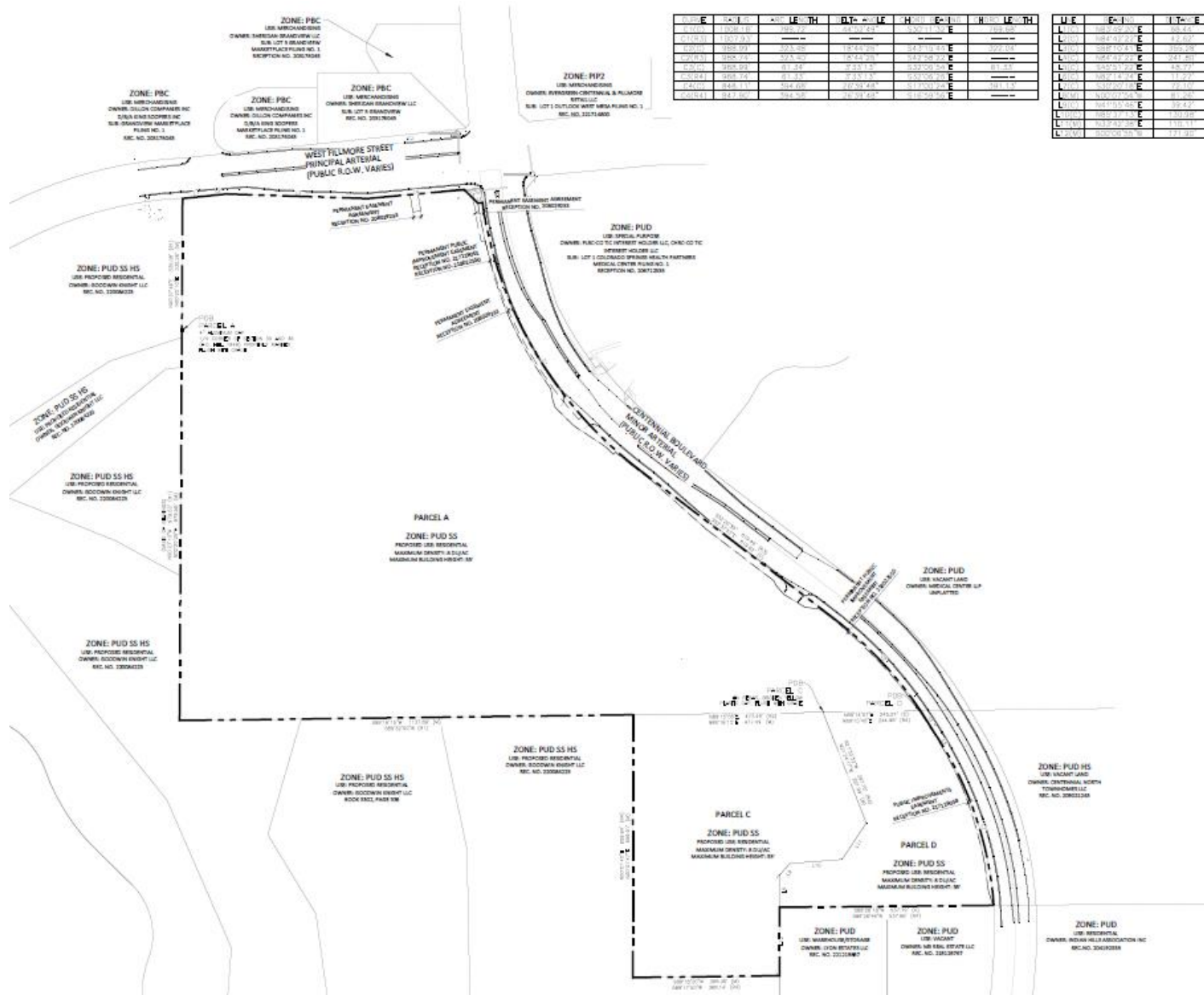
- Site posting and 121 postcards mailed twice: for initial review and Planning Commission Hearing.
- Staff has received comments from three individuals.

Master Plan Amendment

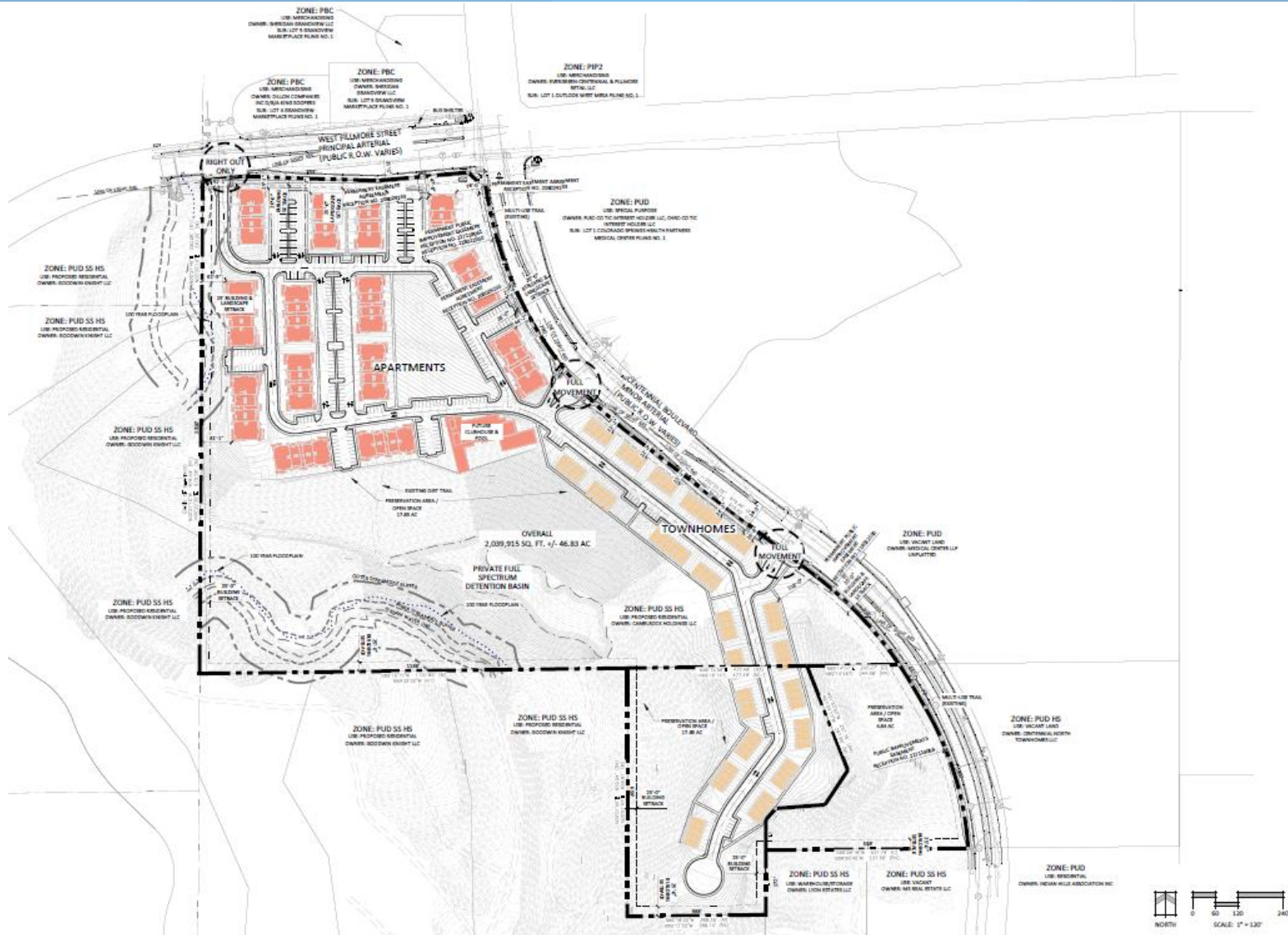


17 ac Community Commercial & 5 ac Office
 to 22 ac Residential 12-16.99 du/ac

Zone Change



Concept Plan



Vision Map – Changing Neighborhood

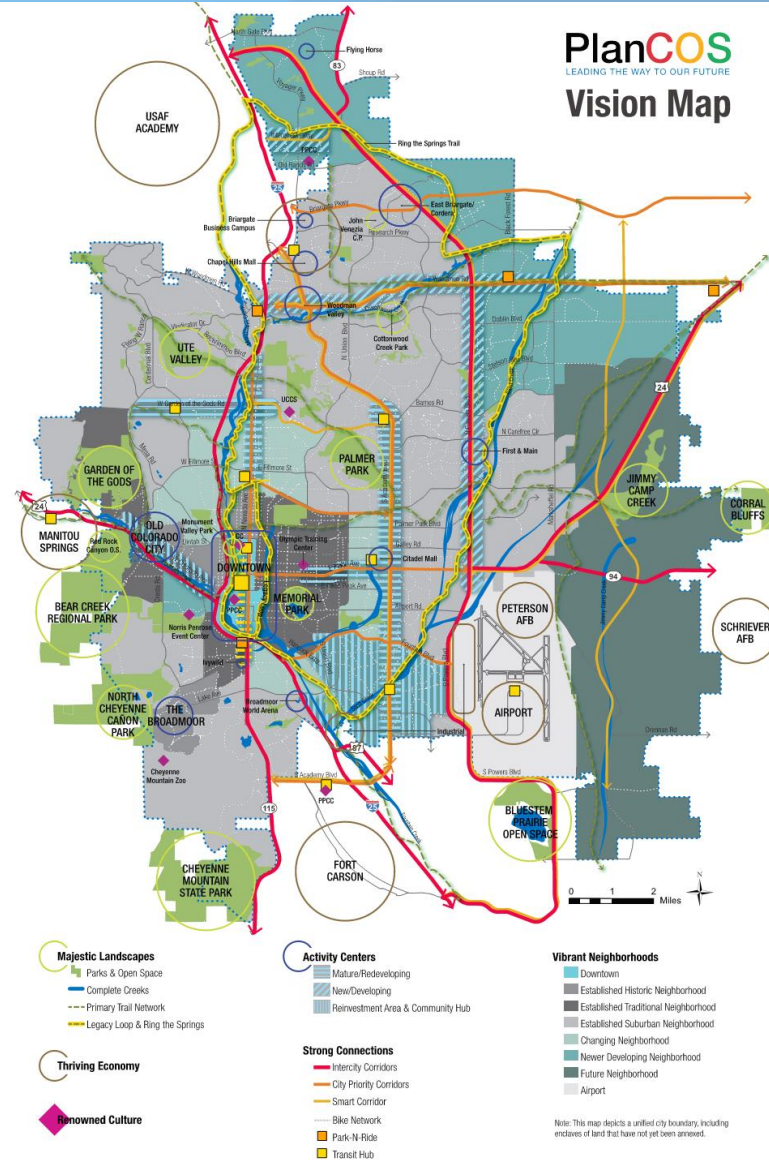
Vibrant Neighborhoods – Housing Diversity

Unique Places – Activity Center

Thriving Economy – Infill Development

Majestic Landscapes – Mesa Creek, Natural Resources/Regional Recreation

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Vision Map



Note: This map depicts a unified city boundary including enclaves of land that have not yet been annexed.

Recommendations



CPC MPA 04-00043-A9MJ22

Adopt a resolution approving the Hill Properties master plan amendment to change land use designations of 17 acres for Community Commercial and 5 acres for Office to Residential, based on the findings that the request complies with the review criteria for master plan amendments as set forth in Section 7.5.408.

CPC PUZ 22-00052

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 46.754 acres located at the southwest corner of W Fillmore St at Centennial Blvd from PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and OC (Office Commercial) to PUD/SS (Planned Unit Development: Residential, maximum density of 8 dwelling units per acre, maximum height of 55 feet, with Streamside Overlay), based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603.B.

CPC PUP 22-00053

Approve a PUD concept plan for a multi-family development, based upon the finding that the PUD concept plan meets the review criteria for a PUD concept plan as set forth in City Code Section 7.3.605.