MOHAWK COMMERCIAL CENTRE

CITY OF COLORADO SPRINGS, COLORADO

MAJOR CONCEPT PLAN AMENDMENT

SITE DATA

TAX ID NUMBER:	5300000622
TOTAL AREA:	27.4 ACRES
MASTER PLAN:	MOHAWK COMMERCIAL CENTRE MASTER PLAN
DEVELOPMENT SCHEDULE:	SUMMER 2022
DRAINAGE BASIN:	SAND CREEK
CURRENT ZONING:	PBC/AO
CURRENT USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY:	MULTI-FAMILY RESIDENTIAL - MAX. 24.99 DU/AC MULTI-FAMILY RESIDENTIAL - MAX. 18.99 DU/AC
MAXIMUM BUILDING HEIGHT:	45'
MAX LOT COVERAGE:	40%

BUILDING SETBACKS:
COMMERCIAL SUBJECT TO PBC ZONE SETBACKS
RESIDENTIAL SUBJECT TO R-5 SETBACKS

LANDSCAPE SETBACKS:

E WOODMEN:	25'
MOHAWK RD:	10'
LANDSCAPE BUFFER SOUTH	15'

PROJECT TEAM

OWNER: Alliance Residential Realty
500 Greenwood Plaza Boulevard, Suite 131
Greenwood Village, CO 80111

DEVELOPER: Alliance Residential Realty
500 Greenwood Plaza Boulevard, Suite 131
Greenwood Village, CO 80111

APPLICANT: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

Architect: Santulan Architecture
2457 Ringsby Ct. Unit 209
Denver, CO 80216
(719) 592-9333

Engineer/ Surveyor:
CORE Consultants. Inc.
3473 S. Broadway
Englewood, CO 80113
(303) 703-4444

LAND USE SUMMARY

LOT 1
26.93 ACRES
RECREATION COMMERCIAL
(EXISTING)

LOT 2
6.96 ACRES
OFFICE/COMMERCIAL 72,000 SF

LOT 3
10.82 ACRES
MULTI-FAMILY RESIDENTIAL, MAX DENSITY 18.99 DU/AC

LOT 4
16.58 ACRES
MULTI-FAMILY RESIDENTIAL, MAX DENSITY 24.99 DU/AC

TRACT A
2.94 ACRES
DETENTION

GENERAL NOTES

1. PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN PER CITY CODE 7.4.203.
2. THE CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL TRIGGERS THE NEED FOR PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION, TO BE COORDINATED WITH THE PARKS, RECREATION, AND CULTURAL SERVICES DEPARTMENT WITH THE DEVELOPMENT PLAN APPLICATION.
3. PRIVATE DRIVES AND PARKING AREAS ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0533G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
5. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
6. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
7. THIS CONCEPT PLAN AMENDMENT IS FOR LOTS 3 & 4 ONLY . LOT 1 IS EXISTING, AND LOT 2 IS FOR FUTURE DEVELOPMENT.
8. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE WOODMEN ROAD METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO._____.
9. THE DEVELOPER WILL BE RESPONSIBLE WITH THIS DEVELOPMENT TO FULLY CONSTRUCT MOHAWK ROAD BETWEEN WOODMEN ROAD TO GOLDEN JUBILEE DRIVE IN THE SOUTH PORTION OF THE PROPERTY. THE DEVELOPER CAN FILE COST RECOVERY AGAINST THE ADJACENT DEVELOPMENT (WOODMEN EAST COMMERCIAL).

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NO. NCS-1081257-PHX1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 04, 2021)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

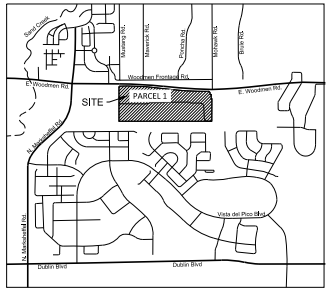
PARCEL 1:
A TRACT OF LAND BEING THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED MAY 19, 2004 AT RECEPTION NO. 204082095,
AND FURTHER EXCEPTING THEREFROM THAT PORTION CONTAINED IN DECEMBER 30, 2009 AT RECEPTION NO. 209148823, COUNTY OF EL PASO, STATE OF COLORADO.

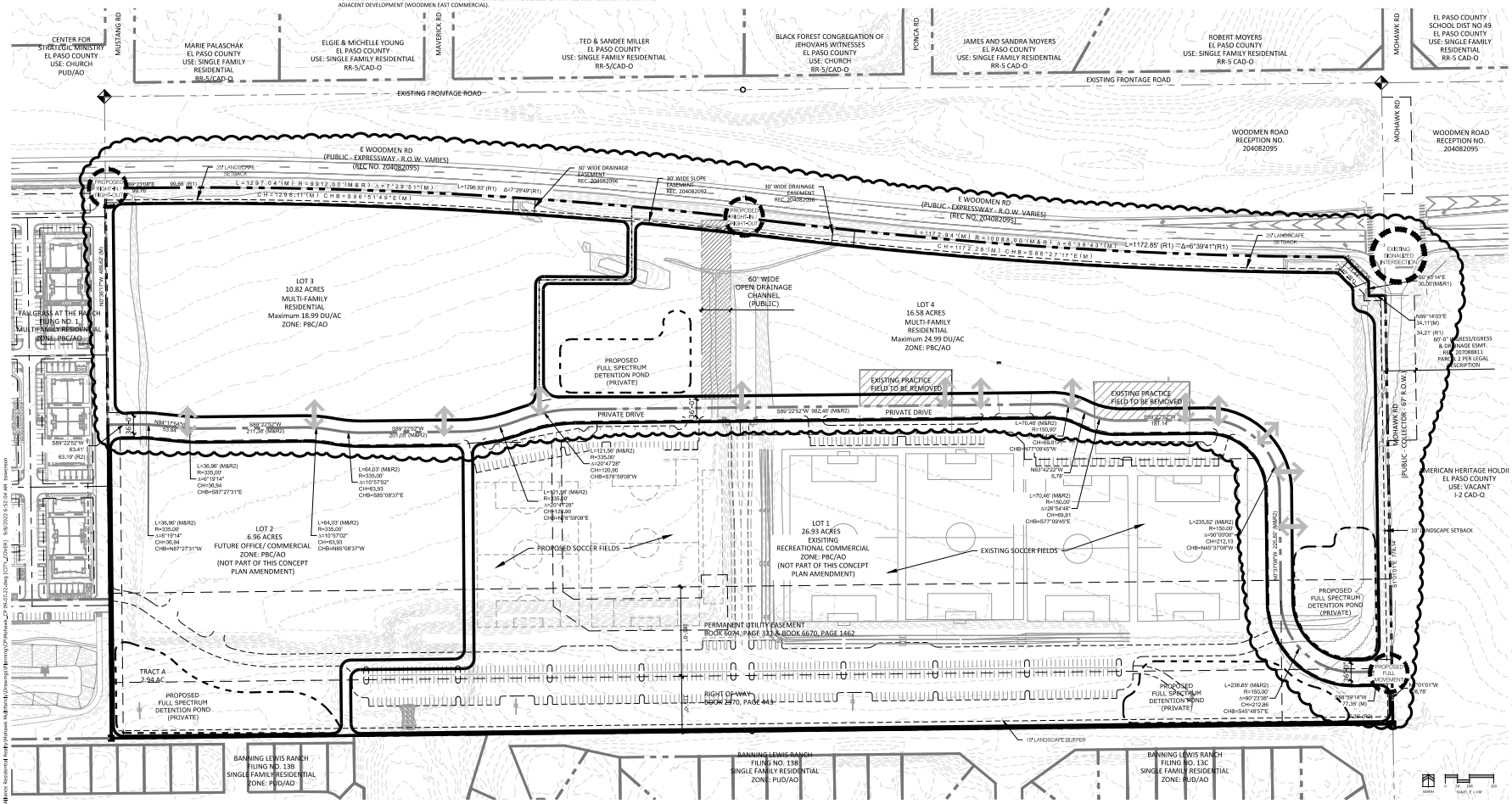
PARCEL 2:
THOSE BENEFICIAL EASEMENTS AS CONTAINED IN ACCESS AND DRAINAGE EASEMENT RECORDED JULY 3, 2007 AT RECEPTION NO. 207088811.

AMENDMENT HISTORY

City LUR File Number	Date	Amendment Description
CPC CP 07-00327-A1MJ22	CURRENT	ADJUSTED 27.4 AC OF LAND USE FROM COMMERCIAL USE TO RESIDENTIAL USE

VICINITY MAP





NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

PROJECT ASSOCIATION WITH

MOHAWK COMMERCIAL CENTRE

MAJOR CONCEPT PLAN AMENDMENT

E Woodmen and Mohawk Rd

PROJECT INFO

DATE:	4/14/2022
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

DRAWN

SCALE INFO

DATE:	BY:	DESCRIPTION:
9/7/2022	JBS	PER CITY COMMENTS

SCALE REVISION

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

1

1 OF 1

PLAN FILE

CPC CP 07-00327-A1MJ22