

RESOLUTION NO.102-19

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF COLORADO SPRINGS, COLORADO
APPROVING A MAJOR AMENDMENT TO WOODMEN
HEIGHTS MASTER PLAN

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 Woodmen Heights 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 22nd day of October, 2019.




Council President

ATTEST:



Sarah B. Johnson, City Clerk





Planning Surveying Civil Engineering

Project: WOODMEN HEIGHTS MASTER PLAN 2019 MINOR AMENDMENT

Owners:

Robert W. Kinzler Revocable Living Trust	Gelles Family Trust	SC-Woodmen LLC	Markshoeffel-Woodmen Investments, LLC
Evelyn M. Kinzler Revocable Living Trust	Rivers Development	Colorado Morley Return, LLC	International Development Co.
Short Stick, LLC	DSE Profit Sharing Plan Trust	Mokara Land Holdings, LLC	7-Eleven, Inc.
Center for Strategic Ministry	Woodmen Road Metro District	Radiant Church	
Kanann Properties, LLC	John and Dimitria Revocable Trust	Dennis and Jayne Grover Family, LP	

2019

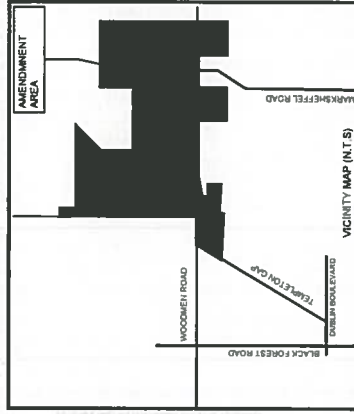
Project Consultants

Virgil Sanchez, Civil Engineer
M&S Civil Consultants, Inc.
 (719) 955-5485
 102 E. Pike's Peak Avenue, Suite 306
 Colorado Springs, CO 80903

Gregory Shaner, Civil Engineer
Matrix Design Group, Inc.
 (719) 457-5609
 2435 Reagench Parkway, Suite 303
 Colorado Springs, CO 80922

Index of Drawings

Sheet No.	Title
1	Legals & Data
2	Land Use Plan
3	Land Suitability Analysis
4	Master Facilities Plan



NO.	REVISION	APPROVAL DATE
1	CFC MPA 05-00279	3/17/2003
2	CFC MPA 03-00279-A1(05)	3/27/2006
3	CFC MPA 05-00206	7/8/2006
4	CFC MPA 05-00206-A1(008)	3/17/2008
5	CFC MPA 05-00206-A1(007)	3/25/2008
6	CFC MPA 05-00206-A1(007)	3/25/2008
7	CFC MPA 05-00206-A1(007)	3/27/2007
8	CFC MPA 05-00206-A1(011)	3/23/2009
9	CFC MPA 05-00206-A1(011)	3/17/2014
10	CFC MPA 05-00206-A1(011)	3/17/2014
11	CFC MPA 05-00206-A1(011)	7/17/2016
12	CFC MPA 05-00206-A1(011)	10/25/2016
13	CFC MPA 05-00206-A1(011)	7/17/2016
14	CFC MPA 05-00206-A1(011)	3/29/2018
15	CFC MPA 05-00206-A1(011)	PENDING
16	CFC MPA 05-00206-A1(011)	PENDING

CITY APPROVAL

ARCHITECT BY:
Thomas-Thomas
 DESIGN GROUP



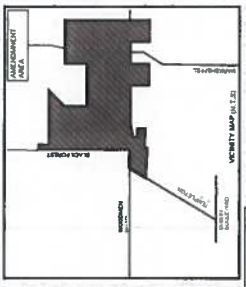
CITY FILE #: CFC MPA 06-00206-A1(011)9

REGISTRATION IN
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PROFESSIONAL
 ENGINEER

WOODMEN HEIGHTS MASTER PLAN

2017 MINOR AMENDMENT - MASTER FACILITIES PLAN



UTILITY LEGEND:
 PROPOSED MAJOR WATER MAIN
 EXISTING MAJOR WATER MAIN
 EXISTING MAJOR SANITARY MAIN
 WOODMEN HEIGHTS DISTRICT BOUNDARY

- NOTES:**
- 1) THE 34" WATERLINE IN WOODMEN HEIGHTS ROAD CROSSING SAND CREEK, AND THE 30" WATERLINE CROSSING SAND CREEK AT THE SAND CREEK BRIDGE, ARE TO BE REPLACED WITH 42" AND 36" DIAMETER WATER MAINS, RESPECTIVELY, AS SHOWN ON THE PRELIMINARY UTILITY PLAN.
 - 2) THE 24" WATER MAIN SHOWN ON THE PRELIMINARY UTILITY PLAN, CROSSING SAND CREEK AT THE SAND CREEK BRIDGE, IS TO BE REPLACED WITH A 30" DIAMETER WATER MAIN, AS SHOWN ON THE PRELIMINARY UTILITY PLAN.
 - 3) THE 24" WATER MAIN SHOWN ON THE PRELIMINARY UTILITY PLAN, CROSSING SAND CREEK AT THE SAND CREEK BRIDGE, IS TO BE REPLACED WITH A 30" DIAMETER WATER MAIN, AS SHOWN ON THE PRELIMINARY UTILITY PLAN.
 - 4) IN ORDER TO MEET CITY OF OAK BROOK WATER MAIN REQUIREMENTS AND TO MAINTAIN THE INTEGRITY OF THE SAND CREEK WATER MAIN SYSTEM, THE SAND CREEK WATER MAIN SHALL BE REPLACED WITH A 30" DIAMETER WATER MAIN, AS SHOWN ON THE PRELIMINARY UTILITY PLAN.
 - 5) THE SIZE OF WOODMEN HEIGHTS ROAD, SHOWN ON THE PRELIMINARY UTILITY PLAN, SHALL BE CHANGED AS DETERMINED BY CSD IN THE UTILITY PROCESS.

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMIT	11/27/2016	J. HARRIS	J. HARRIS
2	ISSUED FOR PERMIT	11/27/2016	J. HARRIS	J. HARRIS
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49	ISSUED FOR PERMIT	11/27/2016	J. HARRIS	J. HARRIS
50	ISSUED FOR PERMIT	11/27/2016	J. HARRIS	J. HARRIS

WOODMEN HEIGHTS PRELIMINARY UTILITY PLAN
 DATE PREPARED: APRIL 12, 2004
 DATE REVISION: FEBRUARY 14, 2006
 DATE REVISION: FEBRUARY 28, 2009
 DATE REVISION: FEBRUARY 28, 2009
 DATE REVISION: FEBRUARY 28, 2013
 DATE REVISION: APRIL 1, 2014
 DATE REVISION: APRIL 1, 2014
 DATE REVISION: APRIL 1, 2014

