# Sentinel Ridge Phase I and Mainstreet

File Nos. CPC MPA 07-00308-A5MJ14
CPC ZC 14-00031
CPC ZC 14-00032
CPC ZC 14-00033
CPC ZC 14-00034
CPC CP 14-00035
AR DP 14-00116

June 24, 2014

Lonna Thelen

CITY OF COLORADO SPRINGS
We Create Community

# Sentinel Ridge

- History
  - The property is currently zoned PUD/SS for single-family 2-3.49 du/ac
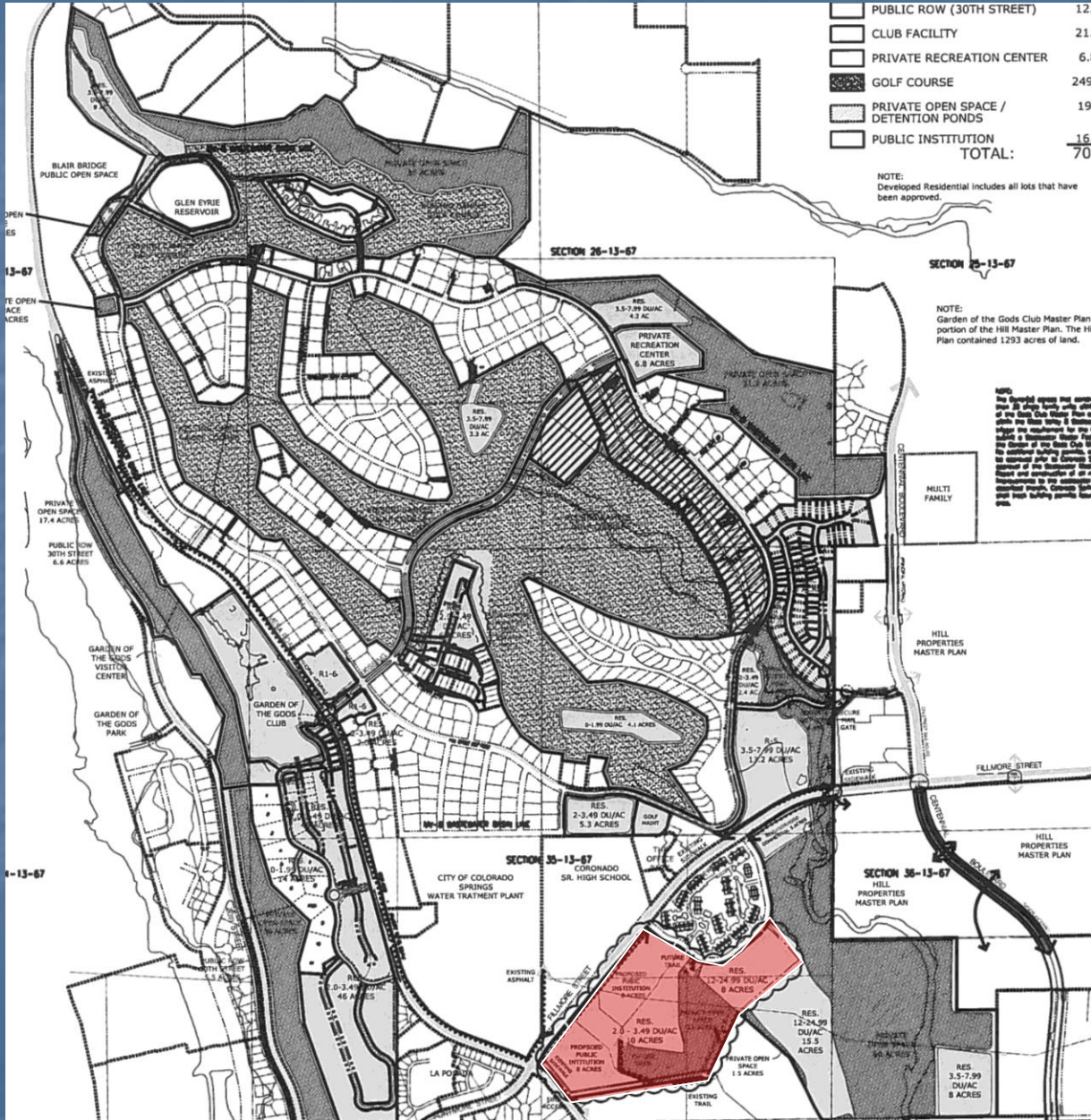  - The site was approved for 88 single-family lots in 2009.
- Applications
  - Master Plan Amendment
  - Rezoning to OC, R1-6000, and R-5
  - Concept Plan
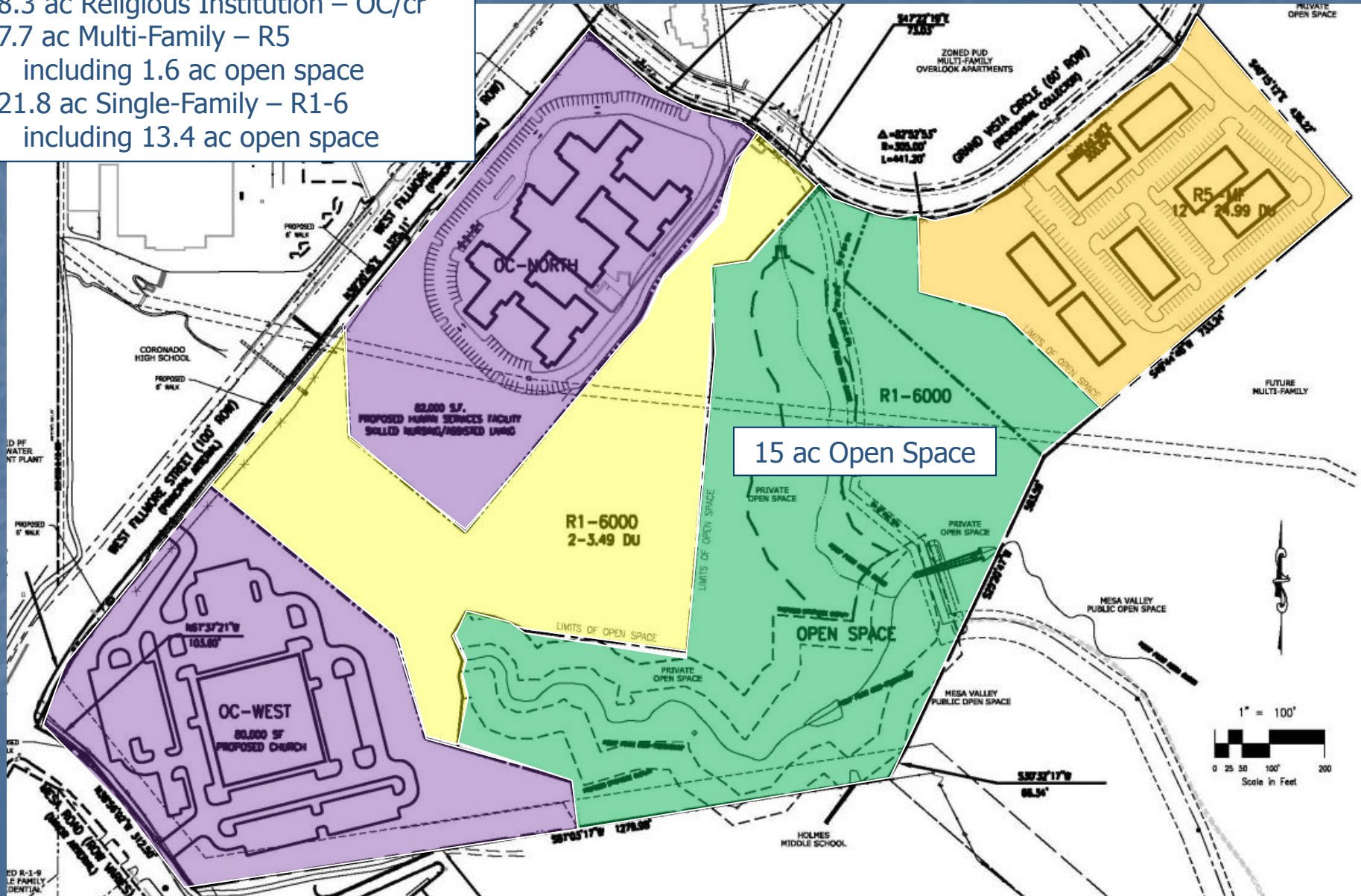  - Development plan for Mainstreet
- Neighborhood Meeting
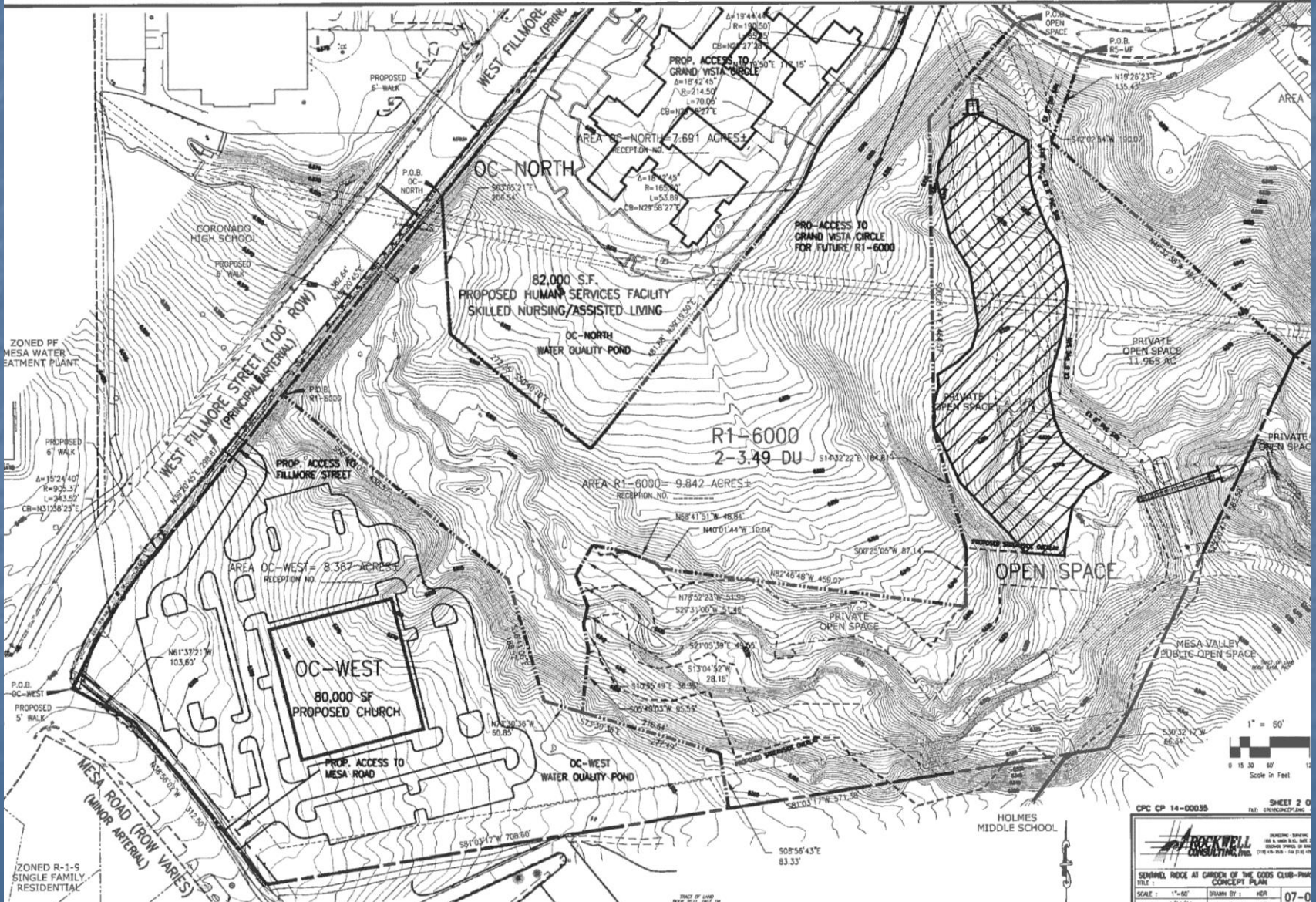  - A neighborhood meeting was held on March 31, 2014, 75 people were in attendance.
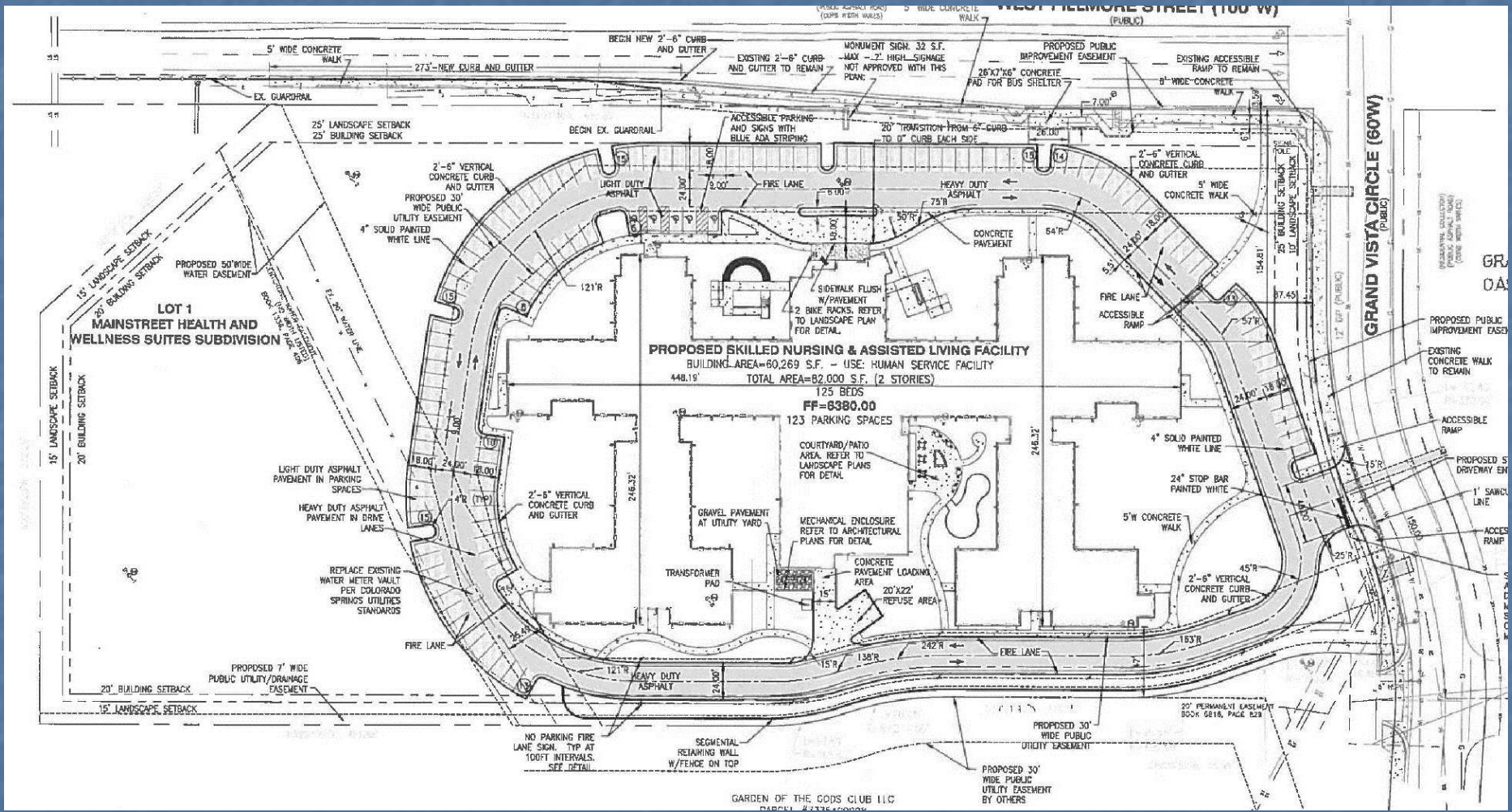
# Master Plan

# Concept Plan

7.6 ac Human Service Facility – OC/cr
8.3 ac Religious Institution – OC/cr
7.7 ac Multi-Family – R5
    including 1.6 ac open space
21.8 ac Single-Family – R1-6
    including 13.4 ac open space

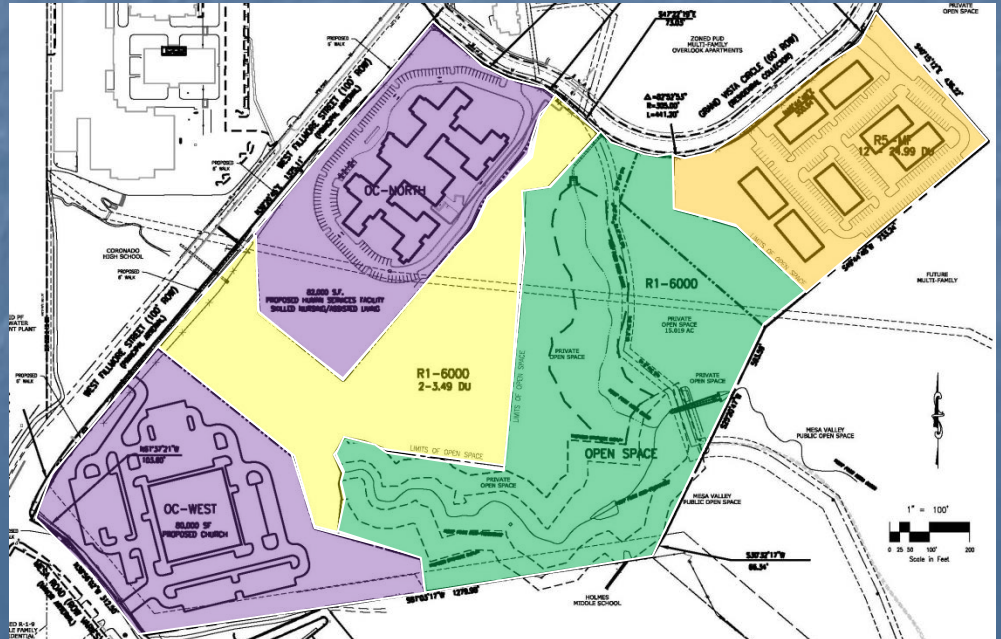15 ac Open Space

# Concept Plan

# Development Plan

# Issues of Concern

- Conditions of Record
- Intermittent Stream
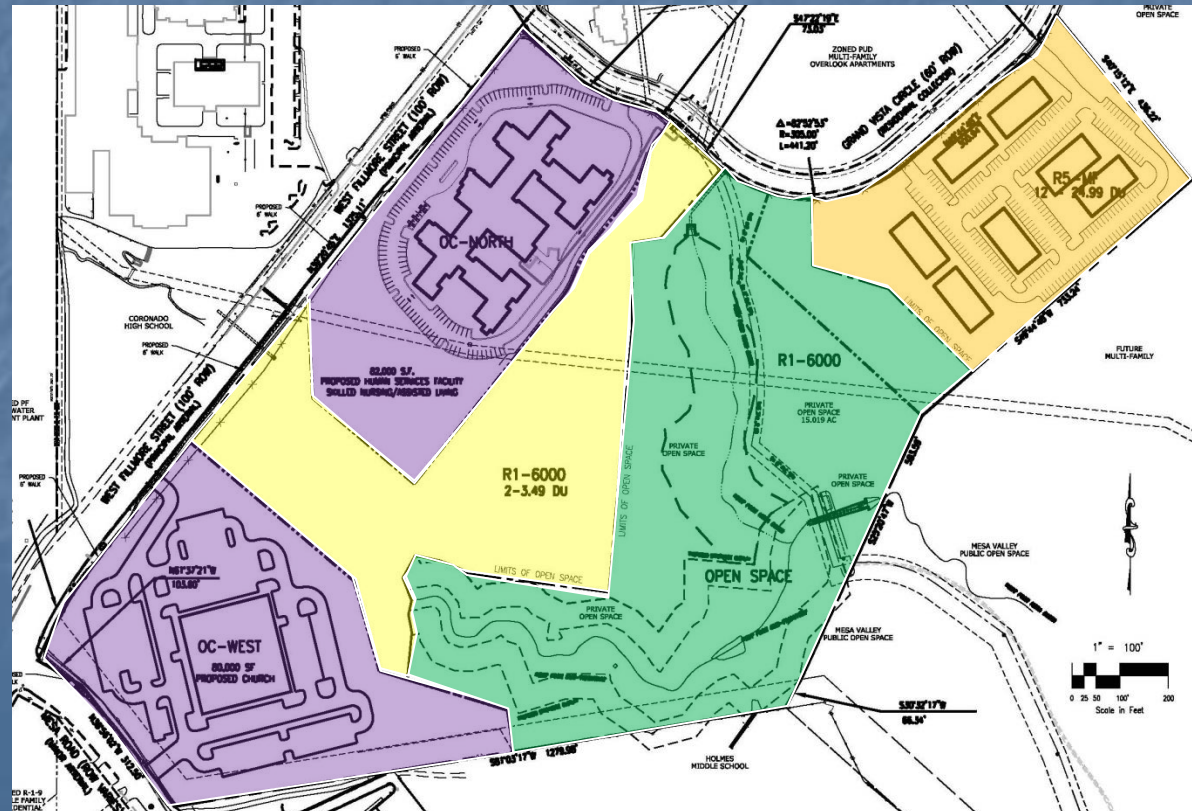- Traffic

# Conditions of Record

- The OC zone district for the human service facility will conditions of record prohibit the following uses:
    - Auto rentals
    - Business office support
    - Business park
    - Food sales
    - Hotel
    - Mini-warehouse
    - Mixed commercial/residential
    - Personal consumer services
    - Pharmacy
    - Neighborhood serving retail
    - Restaurants
    - Education institutions
    - Hospital
- The OC zone district for the church was approved by Planning Commission to only allow a church use.
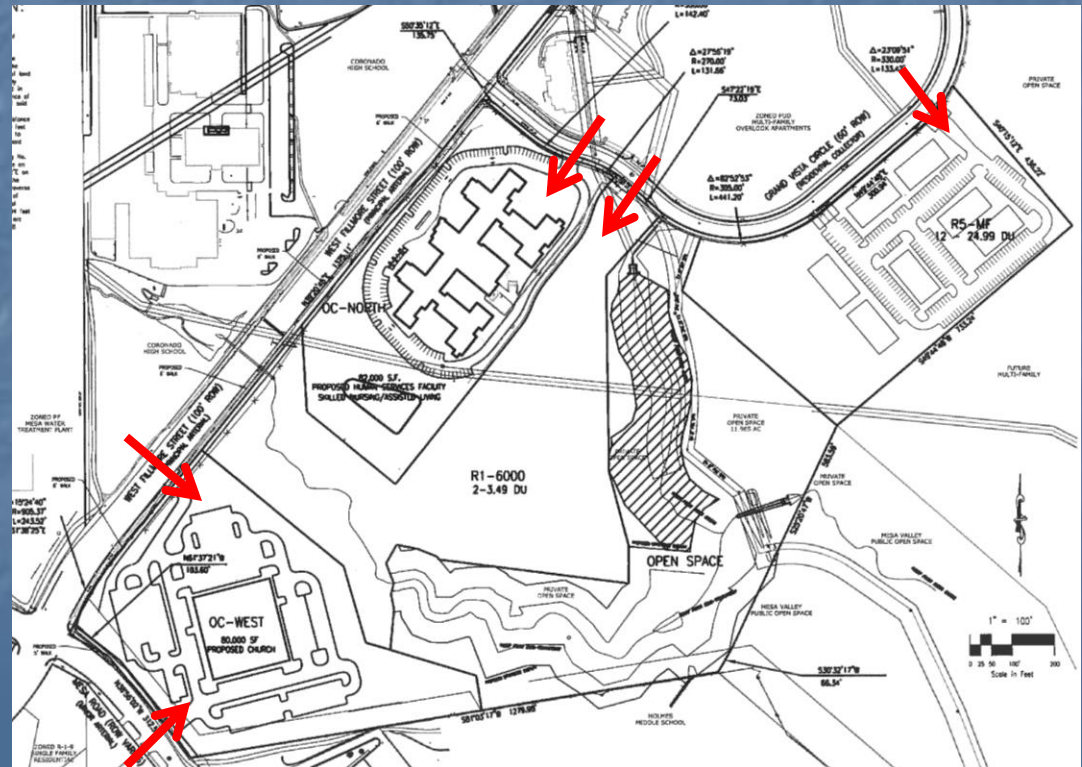
# Open Space

# Open Space

- The site includes 15 acres of open space.
- All Streamside Overlay areas are included in the open space
- A public trail easement will be included to allow the public to access Mesa Open Space from Grand Vista Circle.

# Traffic

- The proposal for the site allows access onto Mesa, Fillmore, and Grand Vista Circle.
- Church traffic generation adjacent to the neighborhood would offset the school traffic from the adjacent schools.

# Sentinel Ridge
# Recommendation

Planning Commission and Staff recommends approval of the master plan amendment, zone changes, concept plan, and development plan, with technical modifications.

# Sentinel Ridge

# Questions?