



# Outlook at Centennial and Fillmore

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Concept Plan, Rezone Change, Amendment to the Hill Properties Master Plan

CITY COUNCIL MEETING

January 26, 2021

Land Planning  
Landscape  
Architecture  
Urban Design

NES

# Location

- Property consists of 42.78 acres
- Located east of Centennial Boulevard and north of West Fillmore Street.
- This site was previously planned for hospital and neighborhood commercial.



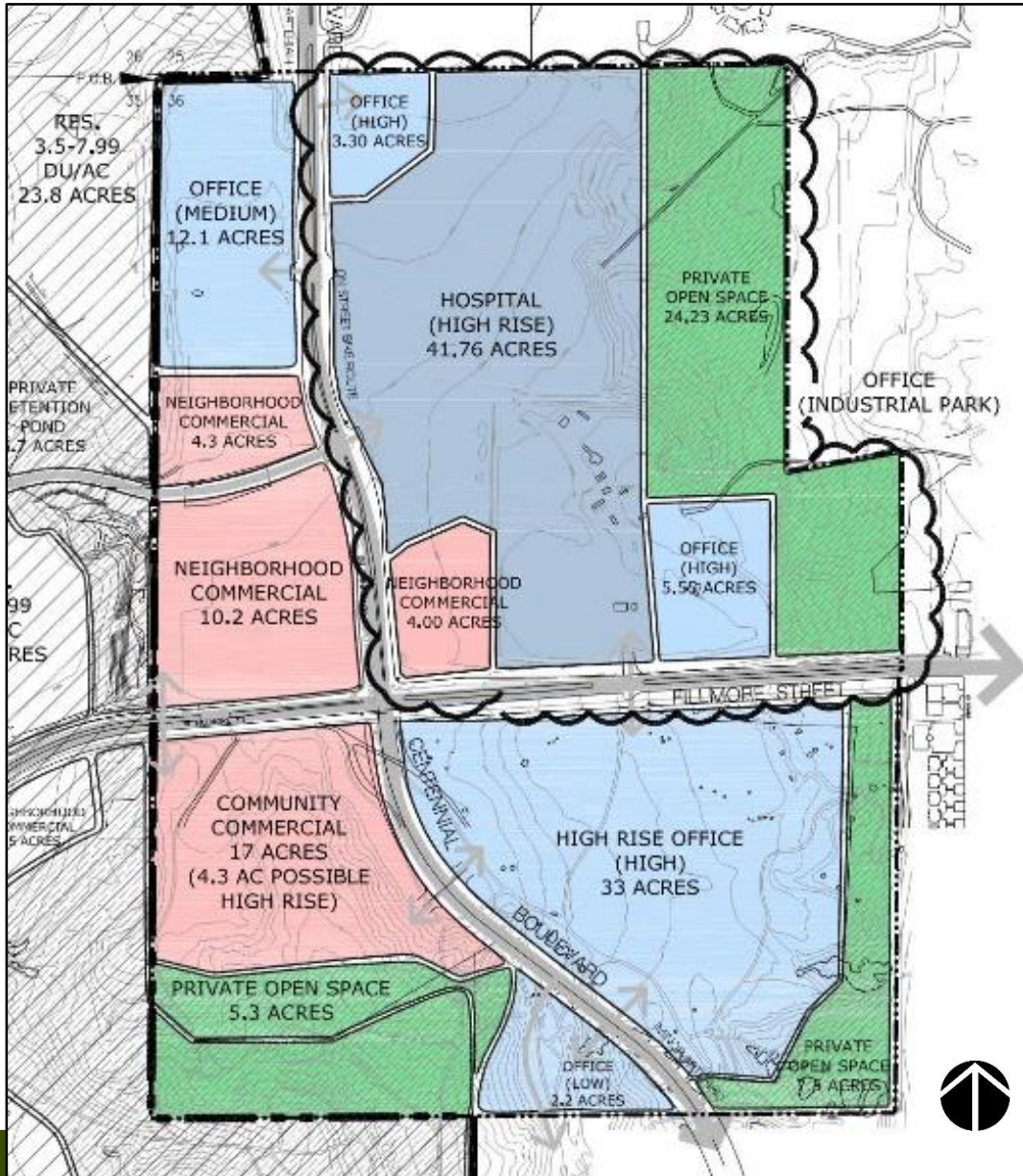


# Previous City Approval

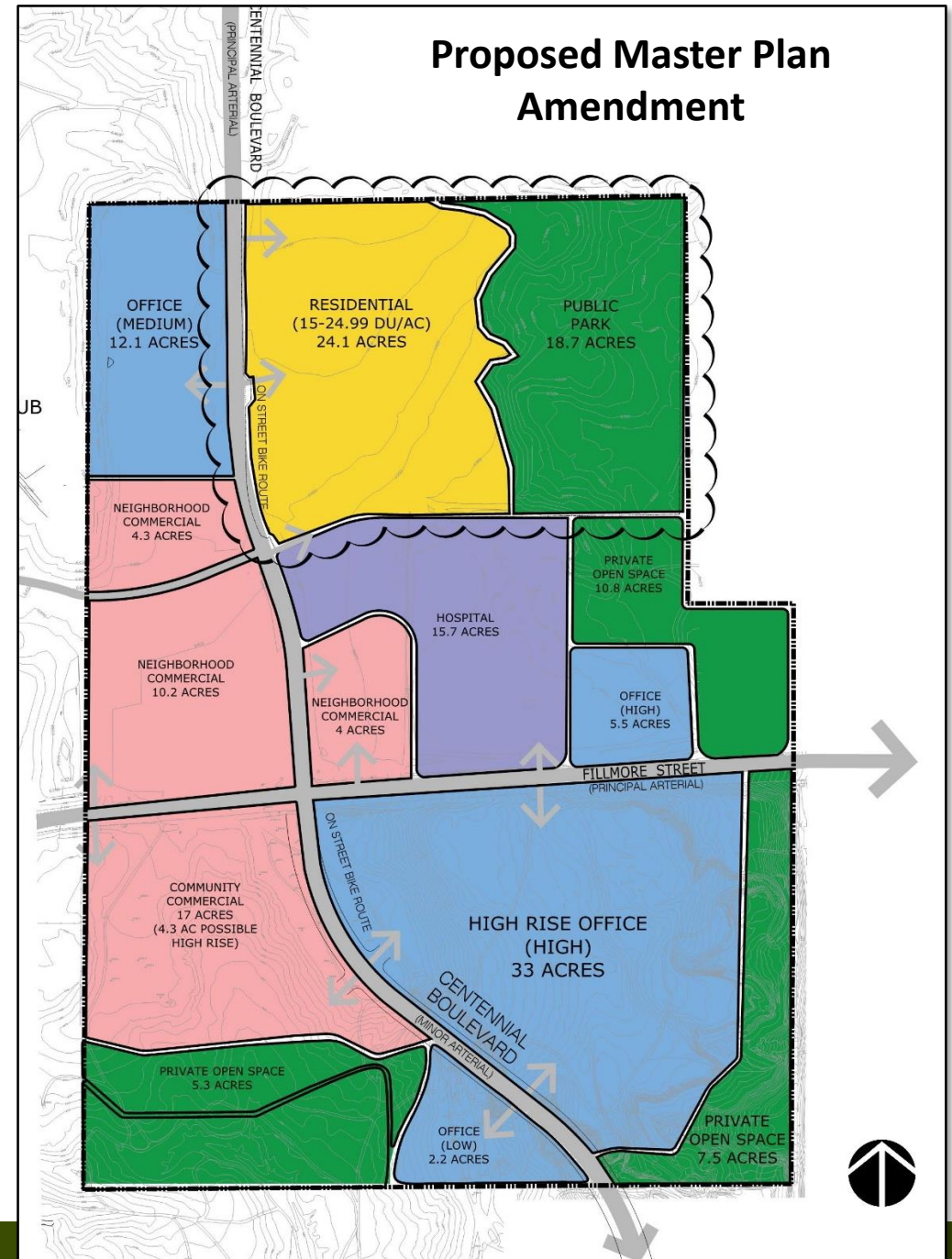
- The property is part of the Hill Properties Master Plan, approved by the City on October 2014 (CPC MPA 04-00493-A1MN14).
- The Master Plan was updated and approved in June 2017, as part of the Penrose St. Francis Hospital campus project approved by the City (CPC MPA 04-00043-A3MN17).
- Centura Health, formerly Penrose-St. Francis Hospital, received original approval from the City Council in December 2015 to rezone the 51.05 acres to allow: 200-foot height maximum and 1,032,000 square feet of hospital, office, medical office and commercial space.
- In 2017, Centura Health requested to rezone the 51.05 original acres and 27.79 acres (the former asphalt batch plant located southeast of the original site) to one 78.84-acre PUD zone district to allow: a maximum building height of 165 feet, a maximum gross building floor area of 1,850,000 square feet (1,550,000 square feet of hospital, 200,000 square feet of office/medical office and 100,000 square feet of commercial). The City approval is reflected in Ordinance 17-54.

# Hill Properties Master Plan

## Master Plan Amendment - 2017



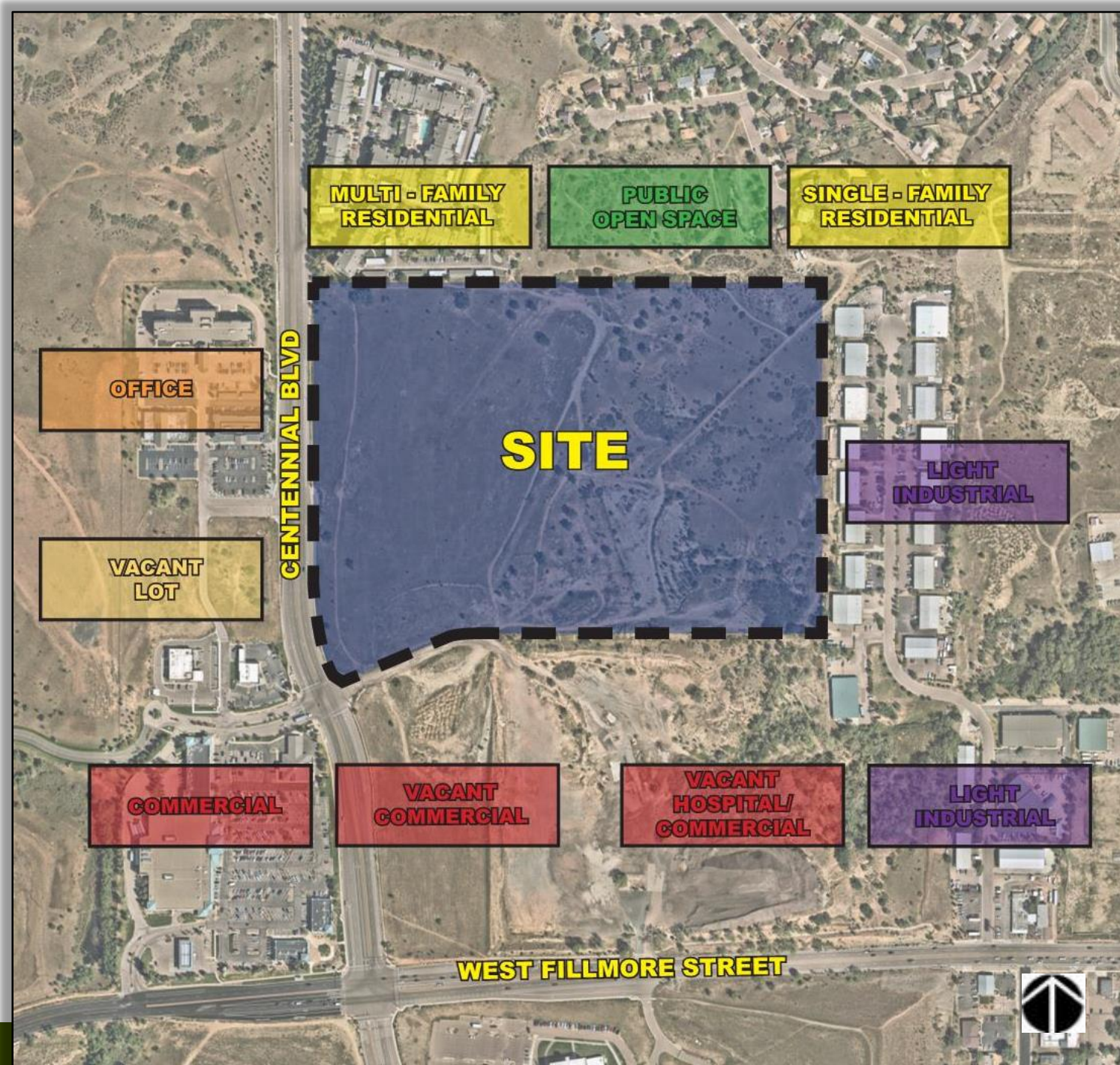
## Proposed Master Plan Amendment





# Surrounding Land Uses

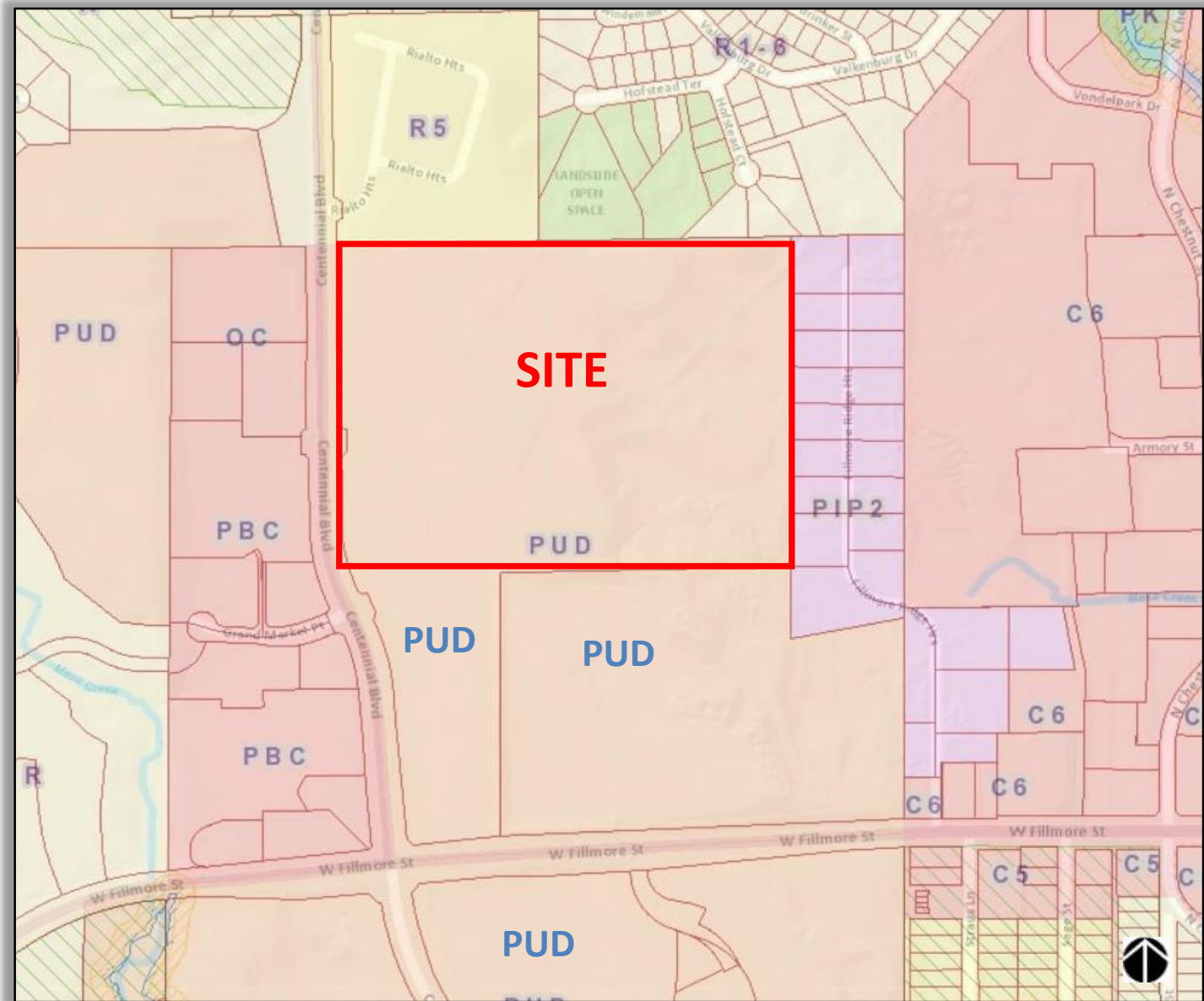
- North: Residential
  - Camelback Point Apartments
  - Holland Park West Subdivision
- East: Industrial
  - Fillmore Heights Industrial Park
- South:
  - Vacant
  - Former Asphalt Batch Plant
- West:
  - Grandview Commons (Office and Commercial)





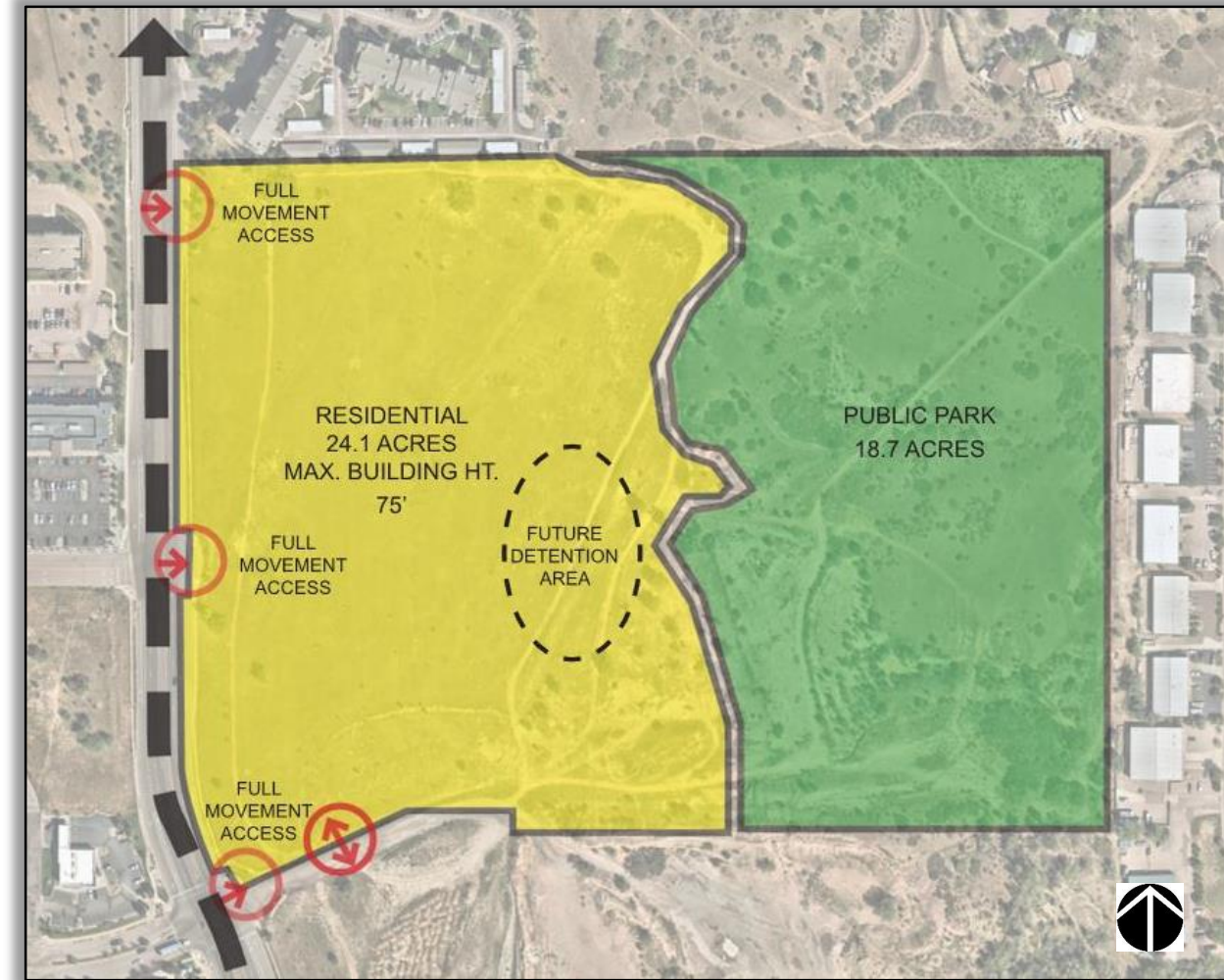
# Zoning

- Rezone from PUD (Planned Unit Development) to PUD to allow for residential development
- Surrounding Zoning:
  - North: R-5 (Multi-Family Residential) & R1-6 (Single Family Residential)
  - East: PIP-2 (Planned Industrial Park)
  - South: PUD (Planned Unit Development) - Hospital / Commercial
  - West: OC (Office Complex) & PBC (Planned Business Center)



# Project Request

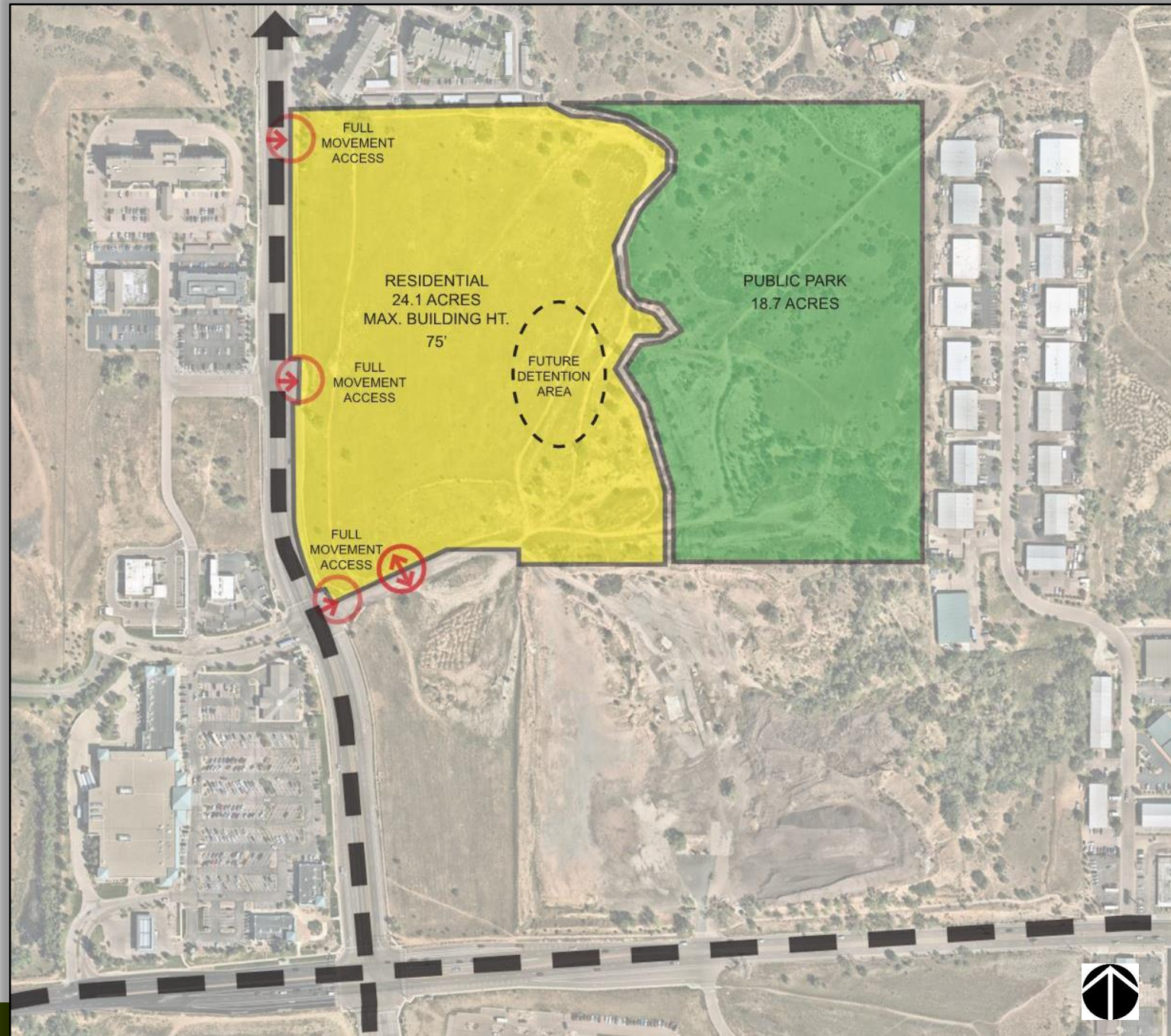
1. A **Zone Change** from PUD (Planned Unit Development) – Office/Commercial/Hospital to PUD (Planned Unit Development) – Residential
2. A **PUD Concept Plan** to accommodate
  - A. Multi-Family Residential, Townhome, Single-Family Attached, Senior living (which may include assisted living, memory care, skilled care and retirement home and public park).
  - B. Maximum residential density for the residential uses will be 15-24.99 du/ac
3. **Amendment to the Hill Properties Master Plan** to allow a Residential land use





# Access

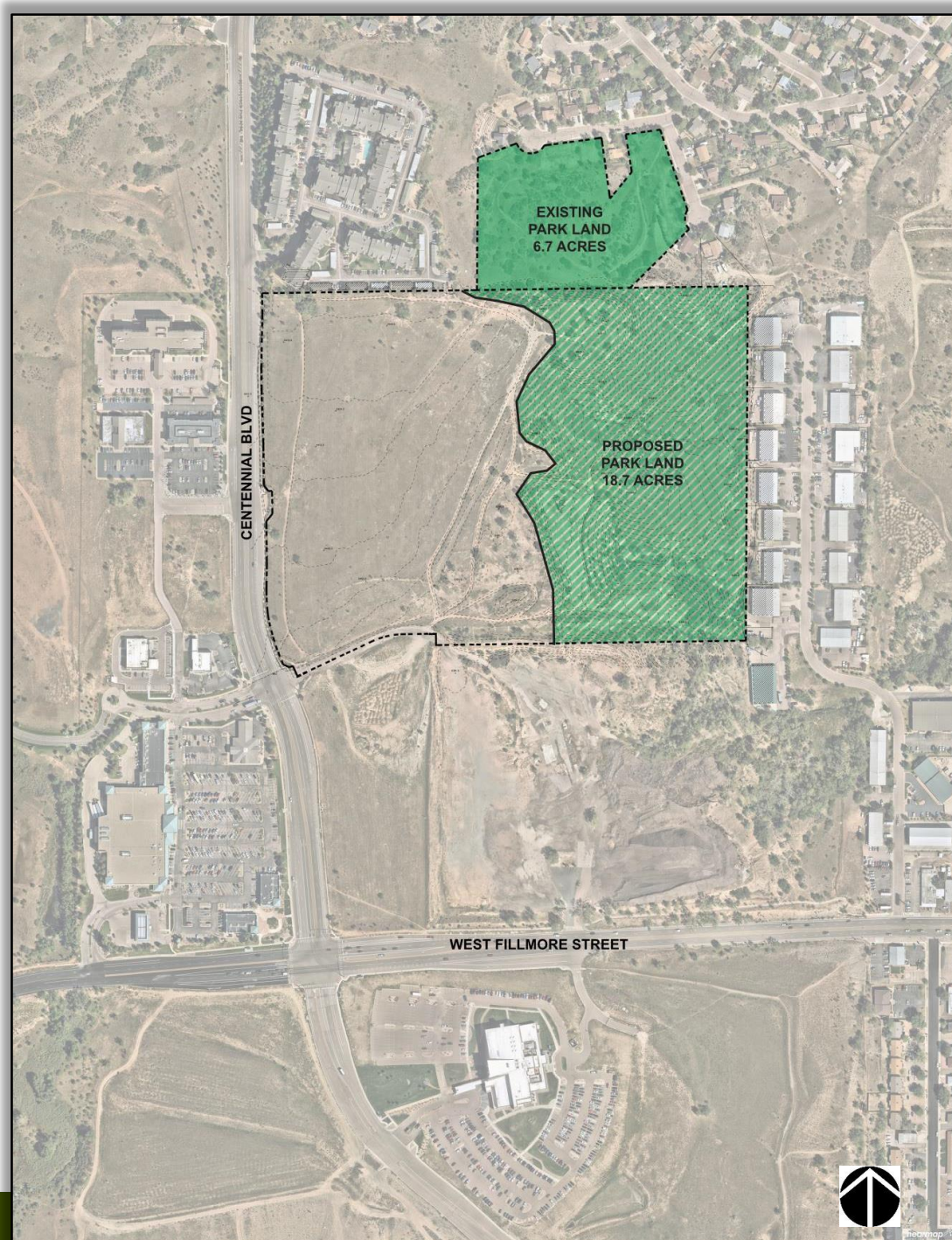
- Access to the Site will be off Centennial Boulevard. All three access points are proposed to be full movement.
- A traffic analysis prepared by SM Rocha dated October 2020
  - The southern access point will align with Grand Market Point. Will serve both the proposed residential development and future land use(s) to the south.
  - Center access will align with private driveway that serves the office development to the west.
  - Northern access point.





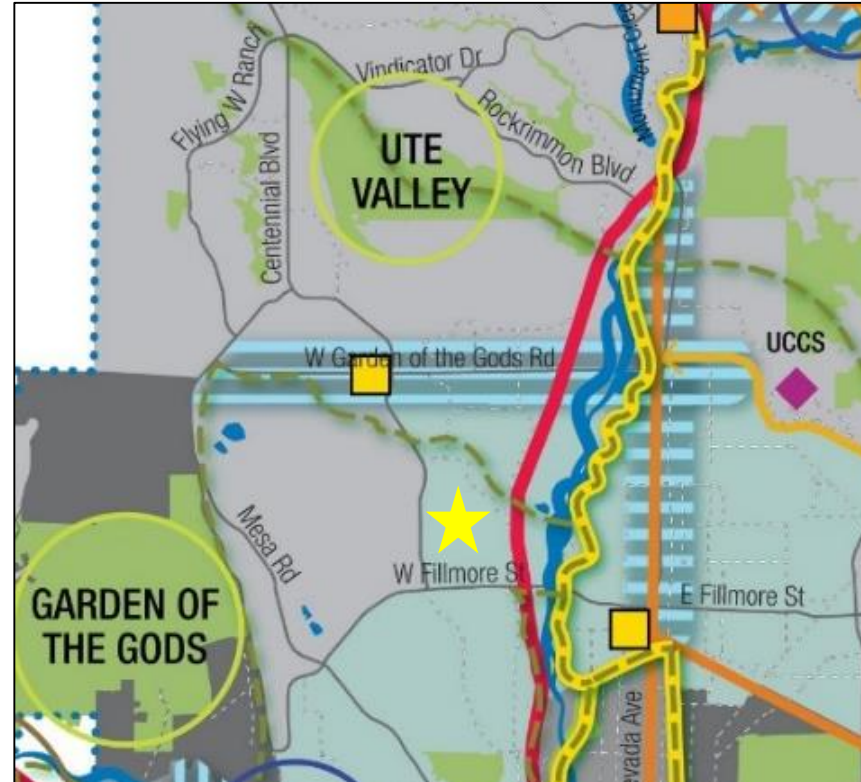
# Public Park

- 18.7 acres of Public Park to be conveyed to the City of Colorado Springs Parks and Recreation Department
- Provides park, trail and open space connections for both existing and future residents



# PlanCOS

- The site is designated as a “Changing Neighborhood” on the PlanCOS Vision Map and designated as a “medium area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes, including vacant land.
- The project proposes residential and public park uses that will result in infill development which compliments surrounding residential, commercial, and park uses.
- The proposed residential land use will provide a variety of additional housing options to meet the needs of the surrounding residential area by supporting an environment for living, working, shopping, and recreating on the west side of Colorado Springs.



## PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map

### Vibrant Neighborhoods

- Downtown
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Newer Developing Neighborhood
- Future Neighborhood
- Airport

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



Land Planning  
Landscape  
Architecture  
Urban Design

NES



# Land Development Code Compliance

- **Conformance with Master Plan Amendment Criteria (Section 7.5.408)**

- Consistent with the Goals, Strategies, and Policies of the PlanCOS as the project proposes residential development that will provide infill development that compliments surrounding residential and commercial uses.
- Residential development exists adjacent to this area consisting of apartments and single-family residential.

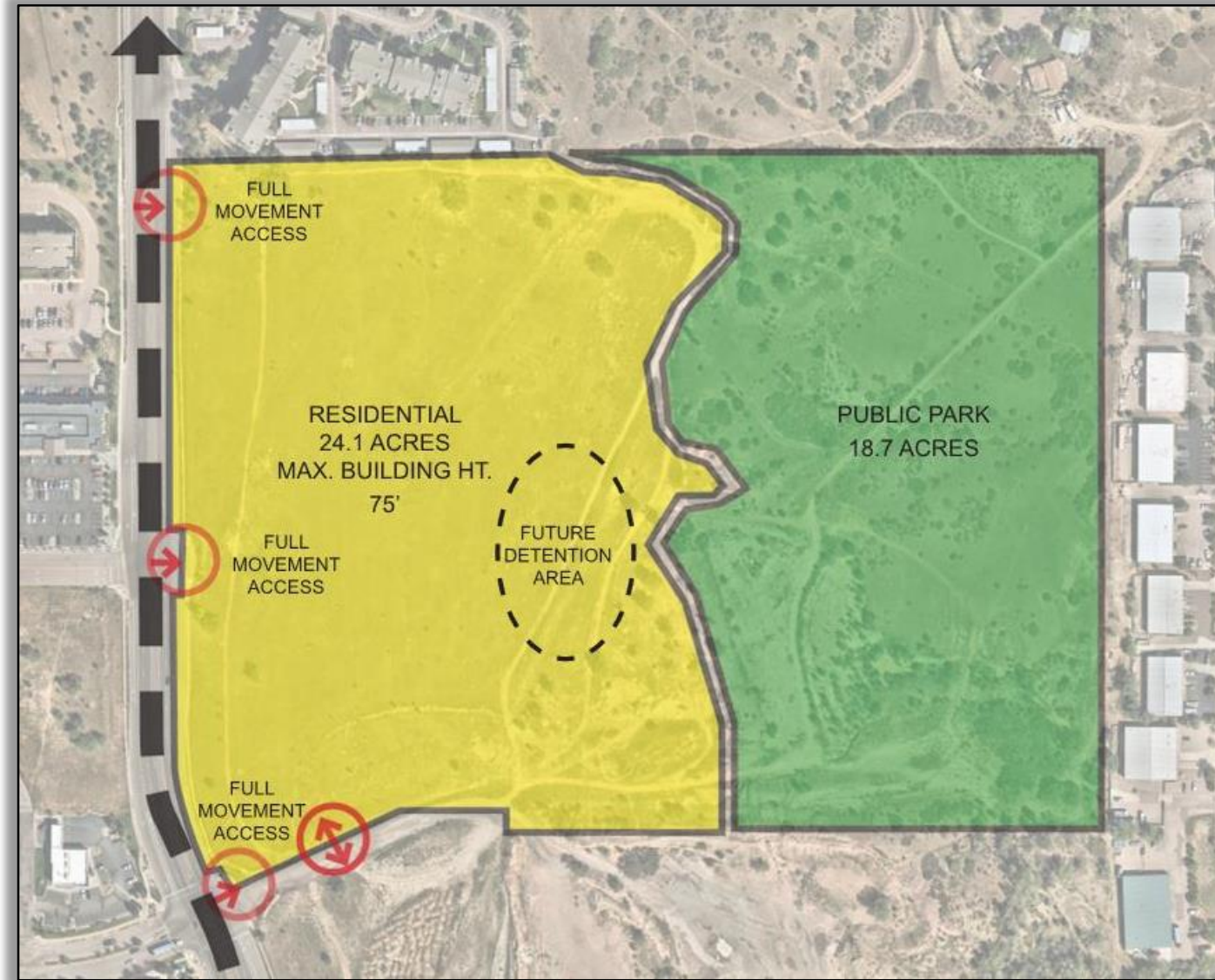
- **Zone Change Criteria (Section 7.5.603. B)**

- The rezone from PUD to PUD to allow for residential development is consistent with existing development patterns in this part of the City and compatible to the existing neighborhood commercial uses in the area.

- **PUD Concept Plan Review Criteria (Section 7.3.605)**

- The land use pattern is similar to the adjacent land uses to the north which include a mix of residential (apartments and single-family residents).
- The proposed Project will be compatible neighboring use and will provide additional housing choices in the area.
- The PUD Concept Plan provides a development pattern that supports the need for attainable housing within the City of Colorado Springs and the surrounding area. The majority of this area has been vacant for many years.

# Questions



Land Planning  
Landscape  
Architecture  
Urban Design

NES

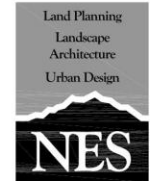




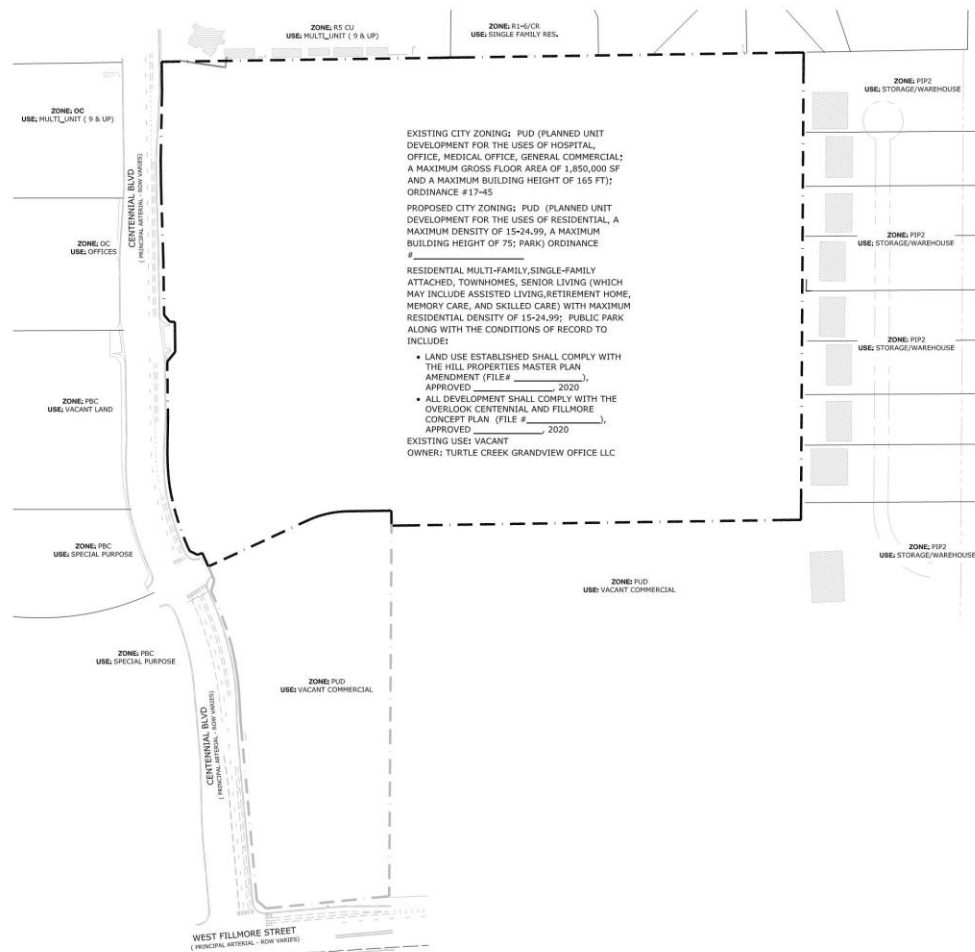
# OUTLOOK AT CENTENNIAL AND FILLMORE

## CITY OF COLORADO SPRINGS, COLORADO

### ZONE CHANGE



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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#### LEGAL DESCRIPTION- ZONE CHANGE EXHIBIT A

THAT PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 16, 1981 IN BOOK 3481 AT PAGE 415, LYING EAST OF CENTENNIAL BOULEVARD AS DESCRIBED IN WARRANTY DEED RECORDED MAY 29, 1977 IN BOOK 5373 AT PAGE 77, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 36; THENCE N89°10'20"E (N89°5'40"E OF RECORD) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N40°14'00"E) OF SAID SECTION 36, A DISTANCE OF 562.04 FEET (562.04 FEET OF RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN BOOK 5373 AT PAGE 77, AND THE POINT OF BEGINNING; THENCE N89°10'20"E (N89°5'40"E OF RECORD) ON SAID NORTH LINE, A DISTANCE OF 211.56 FEET (211.56 FEET OF RECORD) TO THE NORTHEAST CORNER OF SAID N40°14'00"E (N89°5'40"E OF RECORD) ON SAID NORTH LINE, A DISTANCE OF 211.56 FEET (211.56 FEET OF RECORD) TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (N40°14'00"E) OF SAID SECTION 36, A DISTANCE OF 893.48 FEET (893.77 FEET OF RECORD) TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 3481 AT PAGE 415 ALSO BEING THE NORTHWEST CORNER OF LOT 10, FILLMORE HEIGHTS SUBDIVISION FILING NO. 2 AS RECORDED AT RECEPTION NO. 9813070 ON THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°19'45"W (S00°19'45"W OF RECORD) ON THE COMMON LINE OF SAID TRACT OF LAND AND SAID FILLMORE HEIGHTS SUBDIVISION FILING NO. 2, A DISTANCE OF 1167.56 FEET (1167.33 FEET OF RECORD); THENCE S89°10'45"W (S89°5'35"W OF RECORD) ON A SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3481 AT PAGE 415, A DISTANCE OF 1023.56 FEET (1023.64 FEET OF RECORD); THENCE N00°49'14"W A DISTANCE OF 37.53 FEET; THENCE S89°06'40"W A DISTANCE OF 138.94 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°02'27" A RADIUS OF 385.89 FEET FOR AN ARC DISTANCE OF 104.75 FEET, WHOSE CHORD BEARS S77°36'28"W; THENCE S65°08'13"W A DISTANCE OF 272.16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD; THE FOLLOWING SYSTEM (16) COURSES ARE ON SAID EASTERLY RIGHT-OF-WAY LINE THENCE: 1) N64°53'47"W (N64°52'40"W OF RECORD) A DISTANCE OF 37.50 FEET; 2) S65°08'13"W (S65°07'29"W OF RECORD) A DISTANCE OF 12.00 FEET; 3) N64°50'07"W (N64°49'00"W OF RECORD) A DISTANCE OF 22.50 FEET TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS N65°10'00"E; 4) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°04'37" A RADIUS OF 645.00 FEET FOR AN ARC DISTANCE OF 166.73 FEET, WHOSE CHORD BEARS N17°09'41"W (N17°08'34"W OF RECORD) TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS N62°35'15"E; 5) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°47'50" A RADIUS OF 643.21 FEET FOR AN ARC DISTANCE OF 98.76 FEET, WHOSE CHORD BEARS N03°09'14"W (N03°08'07"W OF RECORD); 6) N01°14'41"E (N01°10'48"E OF RECORD) A DISTANCE OF 72.61 FEET; 7) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 36.00 FEET; 8) S03°10'24"E (S03°06'33"E OF RECORD) A DISTANCE OF 31.94 FEET; 9) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 37.00 FEET; 10) S89°10'07"W (S89°10'07"W OF RECORD) A DISTANCE OF 12.00 FEET; 11) S40°15'28"W (S40°17'17"W OF RECORD) A DISTANCE OF 22.17 FEET; 12) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 138.01 FEET (138.00 FEET OF RECORD); 13) N01°14'11"W (N01°14'03"W OF RECORD) A DISTANCE OF 136.02 FEET (136.00 FEET OF RECORD); 14) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 64.00 FEET; 15) N01°04'46"E (N01°05'47"E OF RECORD) A DISTANCE OF 38.00 FEET; 16) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 48.33 FEET (48.34 FEET OF RECORD) TO THE POINT OF BEGINNING AND CONTAINING 42.784 ACRES OF LAND, MORE OR LESS.

#### OUTLOOK AT CENTENNIAL AND FILLMORE

#### ZONE CHANGE EXHIBIT

PROJECT ADDRESS

OTHER INFO

DATE: 7/29/20  
PROJECT NGR: C. LIEBER  
PREPARED BY: N. BROWER

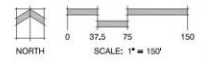
DATE	BY	DESCRIPTION
10/16/20	AP	PER CITY COMMENTS

**ZONE CHANGE EXHIBIT**

# 1

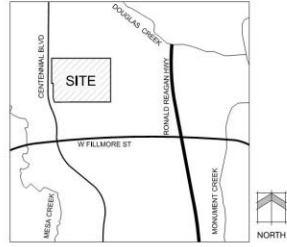
1 OF 1

CPC PZ 20-00119





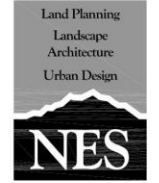
VICINITY MAP



# OUTLOOK AT CENTENNIAL AND FILLMORE

## CITY OF COLORADO SPRINGS, COLORADO

### PUD CONCEPT PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0273  
Fax 719.471.0267  
www.nescolorado.com

**SITE DATA:**

DEVELOPER:	APPLICANT:	OWNER:
EVERGREEN DEVCO, INC. DENVER, CO 80222, 1873 S BELLAIR ST SUITE 1106 PARCEL #1 FID 7336200001 PARCEL ADDRESSES: 0-36-13-07 CENTENNIAL BLVD, COLORADO SPRINGS, CO 80907 EXISTING ZONE/PLD: CITY FILE #CPC PUE 17-00003; ORDINANCE # 17-043 PROPOSED ZONES PUD/PK	N.E.S. INC. COLORADO SPRINGS, CO 80903, 619 N, CASCADE AVE., SUITE 200 PUBLIC PARK: 18.7 ac RESIDENTIAL: 24.1 ac MULTI-FAMILY, SINGLE-FAMILY ATTACHED, TOWNHOMES, SENIOR LIVING (WHICH MAY INCLUDE ASSISTED LIVING, RETIREMENT HOME, MEMORY CARE, AND SKILLED CARE) - 15-24.99 DU/AC	TURTLE CREEK GRANDVIEW OFFICE LLC DALLAS, TX 75201, 3081 HOSS AVE., SUITE 4600

OVERALL AVERAGE: 42.8 ac  
PROPOSED USES:  
MAXIMUM RESIDENTIAL BUILDING HEIGHT: 75'  
BUILDING SETBACKS:  
FRONT: 25' (CENTENNIAL BLVD BOUNDARY)  
REAR: 25' (EASTERN BOUNDARY)  
SIDE: 25' (NORTHERN AND SOUTHERN BOUNDARY)  
LANDSCAPE SETBACKS/BUFFER:  
CENTENNIAL BLVD: 25' SETBACK  
EASTERN BOUNDARY: 15' BUFFER  
NORTHERN BOUNDARY: 15' BUFFER  
SOUTHERN BOUNDARY: 15' BUFFER

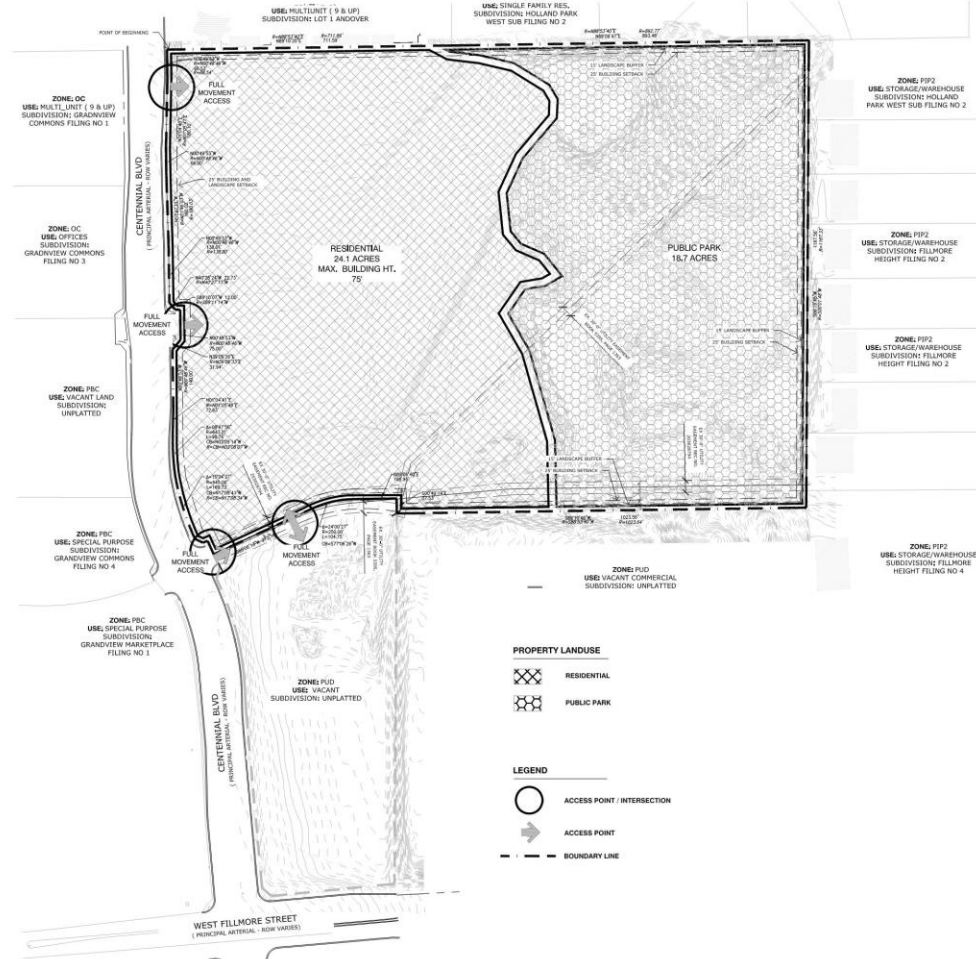
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**GENERAL NOTES**

- MASTER PLAN: THE PROJECT SITE IS PART OF THE HILL PROPERTIES MASTER PLAN (CPC NPA 04-00430-664120)
- FLOODPLAIN STATEMENT: THE SITE DOES NOT LIE WITHIN FEMA DESIGNATED FLOODPLAIN, FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBERS 88041C0133G (EFFECTIVE 12/7/2018) AND 88041C014F (EFFECTIVE 3/17/1997). INDICATE THAT THE SITE IS IN AN AREA DESIGNATED AS ZONE K, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FIRM EXCERPTS ARE INCLUDED IN APPENDIX A.
- ADA NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROPOSED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- GEHAZARD DISCLOSURE STATEMENT:
  - THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED NOVEMBER 22, 2019, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THIS PROPERTY: ARTIFICIAL AND UNDOCKED FILL, STEEP SLOPES. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUP 20-00120, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
  - ADDITIONAL SITE SPECIFIC GEOTECHNICAL EVALUATIONS WILL BE REQUIRED UPON DEVELOPMENT.
- PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN BY USE PER CITY CODE 7.4.203.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-585-5882 TO BEGIN A SIGN PERMIT APPLICATION.
- ALL SIGNAL MODIFICATIONS AND IMPROVEMENTS TO THE INTERSECTION OF GRAND MARKET POINT AND CENTENNIAL BOULEVARD WILL BE AT THE EXPENSE OF THE PROPERTY OWNERS.
- PUBLIC IMPROVEMENTS ADJACENT TO THE SITE INCLUDING SIDEWALKS, PEDESTRIAN RAMPS, CURB & GUTTER, AND ACCESSES WILL BE INSTALLED PER THE CURRENT CITY OF COLORADO SPRINGS ENGINEERING REQUIREMENTS AND STANDARDS.
- THE ZONES SHOWN ON THE PLAN ARE INTENDED TO SHOW GENERAL BUILDING AND DETENTION LOCATIONS AS PART OF THE FUTURE DEVELOPMENT OF THE SITE. BUILDINGS AND DETENTION MAY EXTEND BEYOND THE ZONE, BUT IF A MAJORITY OF THE BUILDING EXTENDS BEYOND THE ZONE, AN AMENDMENT SHOULD BE COMPLETED FOR THE CONCEPT PLAN.
- PLATTING: THIS CONCEPT PLAN IS NOT USED FOR PRELIMINARY PLATTING PURPOSES.
- REFER TO DRAINAGE REPORT PREPARED BY HKS. A DRAINAGE REPORT WILL BE REQUIRED WITH EACH DEVELOPMENT PLAN AND PLAT.
- THE PRIVATE DRIVE WILL PROVIDE ACCESS TO THE PUD RESIDENTIAL AND PUD COMMERCIAL AREAS, AT THE DEVELOPERS DISCRETION IF THE ADJACENT PROPERTY TO THE EAST IS REDEVELOPED WITH COMPATIBLE USES IN THE FUTURE. THE PRIVATE DRIVE MAY BE USED TO FACILITATE A CONNECTION BETWEEN CENTENNIAL BLVD. AND W. FILLMORE ST. THE OWNER/APPLICANT RESERVES THE RIGHT TO REQUIRE PROPORTIONAL PARTICIPATION IN THE CONSTRUCTION AND MAINTENANCE COSTS OF THE PRIVATE DRIVE FROM ADJACENT LANDOWNERS/DEVELOPERS.
- ALL INTERNAL ROADS ARE TO BE PRIVATE.
- ALL OF THE ROADWAY IMPROVEMENTS AND SIGNAL WORK WILL BE DISCUSSED IN THE DEVELOPMENT PLANS REVIEW.
- PARKLAND DEDICATION ORDINANCE REQUIREMENTS SHALL BE MET THROUGH DEDICATION OF PARK LAND AT TIME OF PLAT.
- EXACT SIZE AND LOCATION OF PARK LAND DEDICATION TO FULFILL CITY ORDINANCE REQUIREMENTS SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.
- ADDITIONAL LAND IN EXCESS OF PARKLAND DEDICATION ORDINANCE REQUIREMENTS SHALL BE CONVEYED TO THE CITY FOR PARK LAND AS DETERMINED BY SEPARATE AGREEMENT WITH PARKS DEPARTMENT.



**PROPERTY LANDUSE**



**LEGEND**



# OUTLOOK AT CENTENNIAL AND FILLMORE

## PUD CONCEPT PLAN

0 36-13-07 Centennial Blvd, Colorado Springs, CO 80907

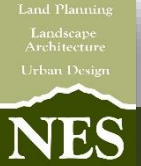
DATE: 7/20/20  
PROJECT NO: C. LIBER  
PREPARED BY: N. BROWER

DATE:	BY:	DESCRIPTION:
REVISION	AP	PER CITY COMMENTS

### PUD CONCEPT PLAN

**1**  
1 OF 1

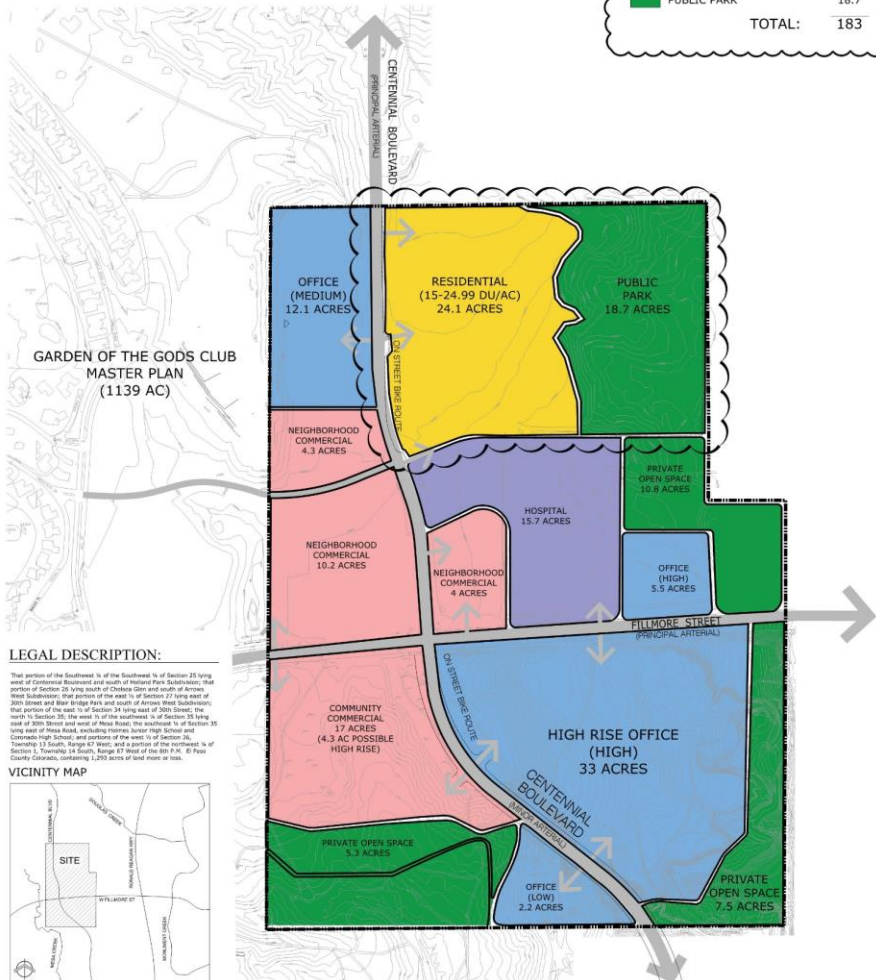
CPC PUP 20-00120



AMENDMENT HISTORY		
City File No Number	Date	Amendment Description
CPC 04-00-00047	July 2007	GENERAL APPROVAL
CPC 04-00-00047A	March 2004	37.3 AC OF GENERAL INDUSTRIAL USE (1.3 AC OF RESERVATION) COMMERCIAL CHANGED TO 12.3 AC GENERAL INDUSTRIAL, 19 AC NEIGHBORHOOD COMMERCIAL, AND 9.3 AC OFFICE
CPC 04-00-00047B	November 2010	12.3 AC GENERAL INDUSTRIAL, 19 AC NEIGHBORHOOD COMMERCIAL, 12.3 AC OFFICE AND 7.7 AC OF PRIVATE OPEN SPACE REDUCED TO 10.8 AC PRIVATE OPEN SPACE AND 8.4 AC COMMUNITY COMMERCIAL AND 9.3 AC OFFICE (SEE PAGE 10)
CPC 04-00-00047C	JUNE 2011	27,792 SQ FT PARCELS TO THE SOUTH OF "GARDEN OF THE GODS CLUB" TO BE ADDED TO THE "GARDEN OF THE GODS CLUB" MASTER PLAN. 8.1 AC OF PRIVATE OPEN SPACE TO BE ADDED TO THE "GARDEN OF THE GODS CLUB" MASTER PLAN. 10.8 AC OF PRIVATE OPEN SPACE TO BE ADDED TO THE "GARDEN OF THE GODS CLUB" MASTER PLAN. 10.8 AC OF PRIVATE OPEN SPACE TO BE ADDED TO THE "GARDEN OF THE GODS CLUB" MASTER PLAN.
CPC 04-00-00047D	10/2012 (REVISED)	1.3 AC OF OFFICE, 12.3 AC OF OFFICE, AND 11.7 AC OF PRIVATE OPEN SPACE TO BE ADDED TO THE "GARDEN OF THE GODS CLUB" MASTER PLAN. 1.3 AC OF OFFICE, 12.3 AC OF OFFICE, AND 11.7 AC OF PRIVATE OPEN SPACE TO BE ADDED TO THE "GARDEN OF THE GODS CLUB" MASTER PLAN.

**LEGEND:**

	ACRES
OFFICE	52.8
COMMERCIAL	35.5
RESIDENTIAL (15-24.99)	24.1
HOSPITAL	15.7
PUBLIC ROW ROADS	11.7
PRIVATE ROW ROADS	0.9
PRIVATE OPEN SPACE	23.6
PUBLIC PARK	18.7
<b>TOTAL:</b>	<b>183</b>



**LEGAL DESCRIPTION:**

This portion of the Southeast 1/4 of Section 25 lying west of Centennial Boulevard and south of Arroyo Park Subdivision, that portion of Section 26 lying south of Chispa Glen and south of Arroyo Park Subdivision, that portion of the east 1/2 of section 27 lying east of 36th Street and Blair Bridge Park and south of Arroyo Park Subdivision; that portion of the east 1/2 of Section 28 lying east of 36th Street; the north 1/2 of Section 30; the west 1/2 of the southeast 1/4 of Section 35 lying east of 36th Street and west of Blair Bridge; the southeast 1/4 of Section 35 lying east of Blair Bridge, the north 1/2 of Blair Bridge Park and Blair Bridge Park; the east 1/2 of Section 36 lying east of Blair Bridge, the north 1/2 of Blair Bridge Park and Blair Bridge Park; the east 1/2 of Section 36 lying east of Blair Bridge, the north 1/2 of Blair Bridge Park and Blair Bridge Park; the east 1/2 of Section 36 lying east of Blair Bridge, the north 1/2 of Blair Bridge Park and Blair Bridge Park; the east 1/2 of Section 36 lying east of Blair Bridge, the north 1/2 of Blair Bridge Park and Blair Bridge Park.



**HILL PROPERTIES**  
 AMENDED MASTER PLAN  
 HILL DEVELOPMENT CORPORATION  
 COLORADO SPRINGS, COLORADO

Land Planning  
Landscape Architecture  
Urban Design

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

Tel: 719.471.0273  
Fax: 719.471.0267  
www.nescolorado.com

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CPC MPA 04-000430-A6M120

0 100 200 400 600  
SCALE 1" = 200'

NORTH

**NES**