

# Creston at Fillmore East

CPC MPA 04-00043-A8MJ21, CPC PUZ 21-00069  
and CPC PUP 21-00070

February 22, 2022

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Planning Supervisor



# Project Applications



## **CPC MPA 04-00043-A8MJ21**

A Major Master Plan Amendment for the Hill Properties Master Plan to allow for residential and office/commercial land uses on 28.55 acres. (Quasi-Judicial)

## **CPC PUZ 21-00069**

A PUD Zone Change for 28.55 acres of land associated with the Crestone at Fillmore East project to change the zone from PUD (Planned Unit Development for hospital, office, medical office, and general commercial uses, a maximum building height of 165 feet and maximum gross floor area of 1,850,000 square feet) to PUD (Planned Unit Development for residential and office/commercial land uses, maximum building heights of 75 feet (residential) and 45 feet (commercial), and residential density of 25-33.99 dwelling units per acre and maximum gross floor area of 20,000). (Quasi-Judicial)

## **CPC PUP 21-00070**

A PUD Concept Plan for the Crestone at Fillmore East project, which establishes the envisioned land use pattern for a mix of multi-family residential, townhomes, senior living, office/commercial, and open space land uses and ancillary site improvements. (Quasi-Judicial)

# Context Map



# General Information



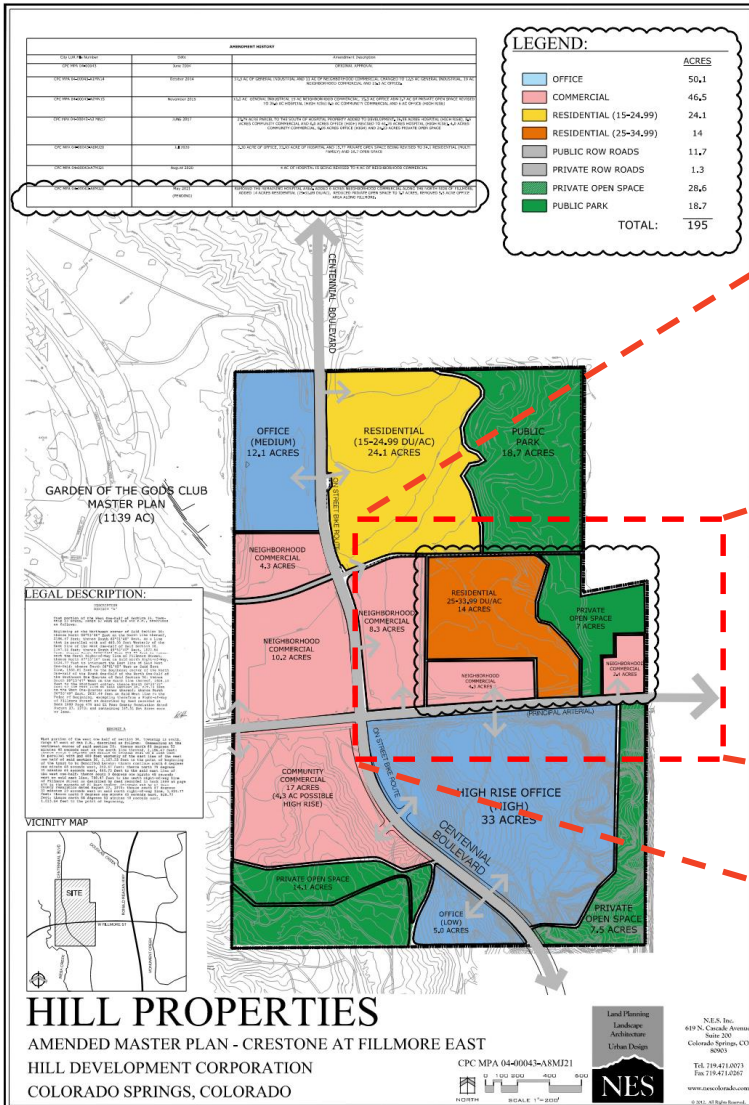
## Site Details:

- Zoned PUD (Planned Unit Development)
- The project site is part of the Hills Properties Plan and is identified for hospital, office, medical office, and general commercial land uses
- The project site is presently vacant but was recently use as an asphalt processing site. The topography slopes down significantly to the east and south.

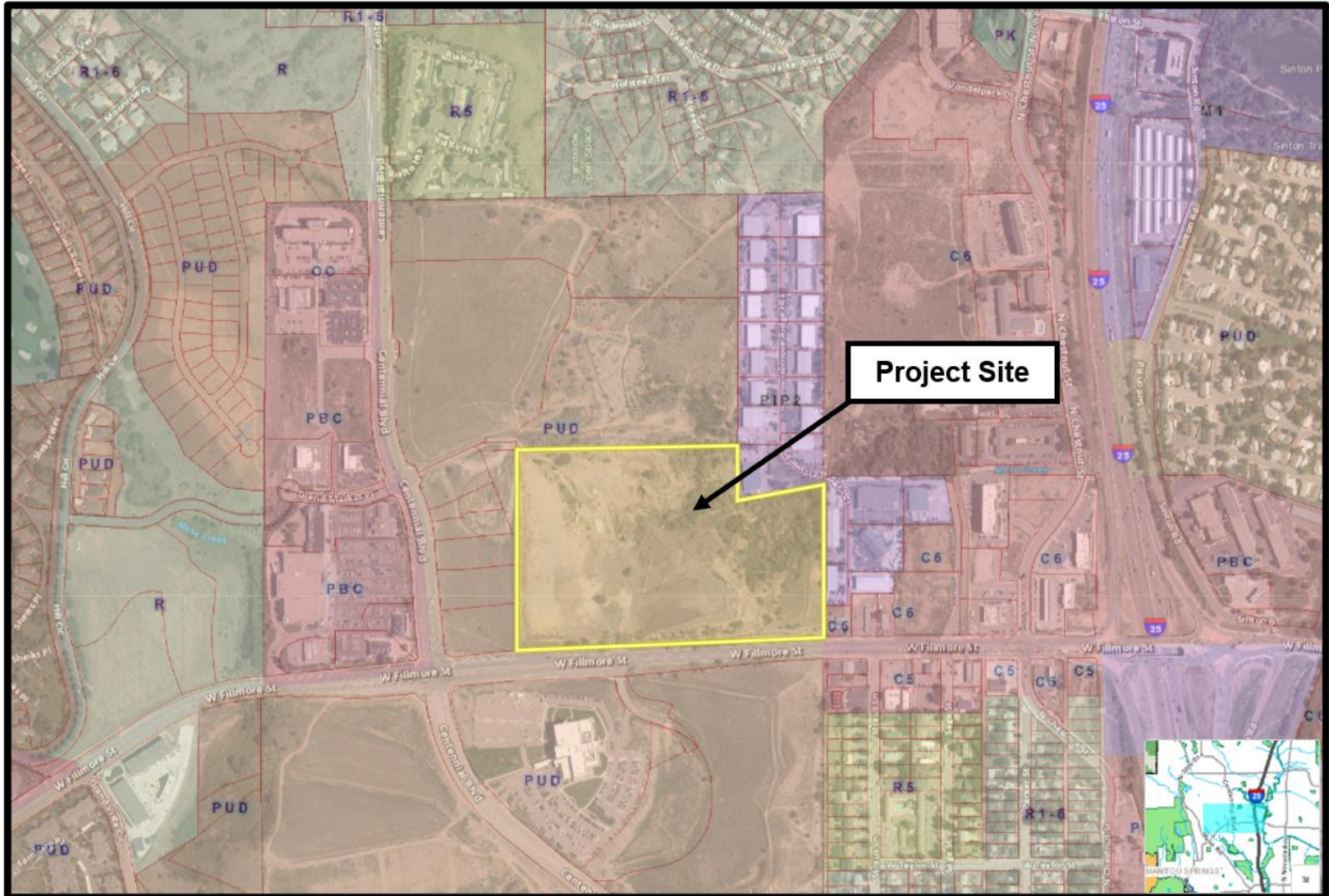
## Public Notification and Involvement:

- Public notice was mailed to 93 property owners, on two occasions: internal review and this Planning Commission hearing
- The site was also posted on the two occasions above
- City Planning staff received one written comment for the project, which focused on traffic concerns.

# Amended Master Plan



# Current Zoning



# PUD Zone Change

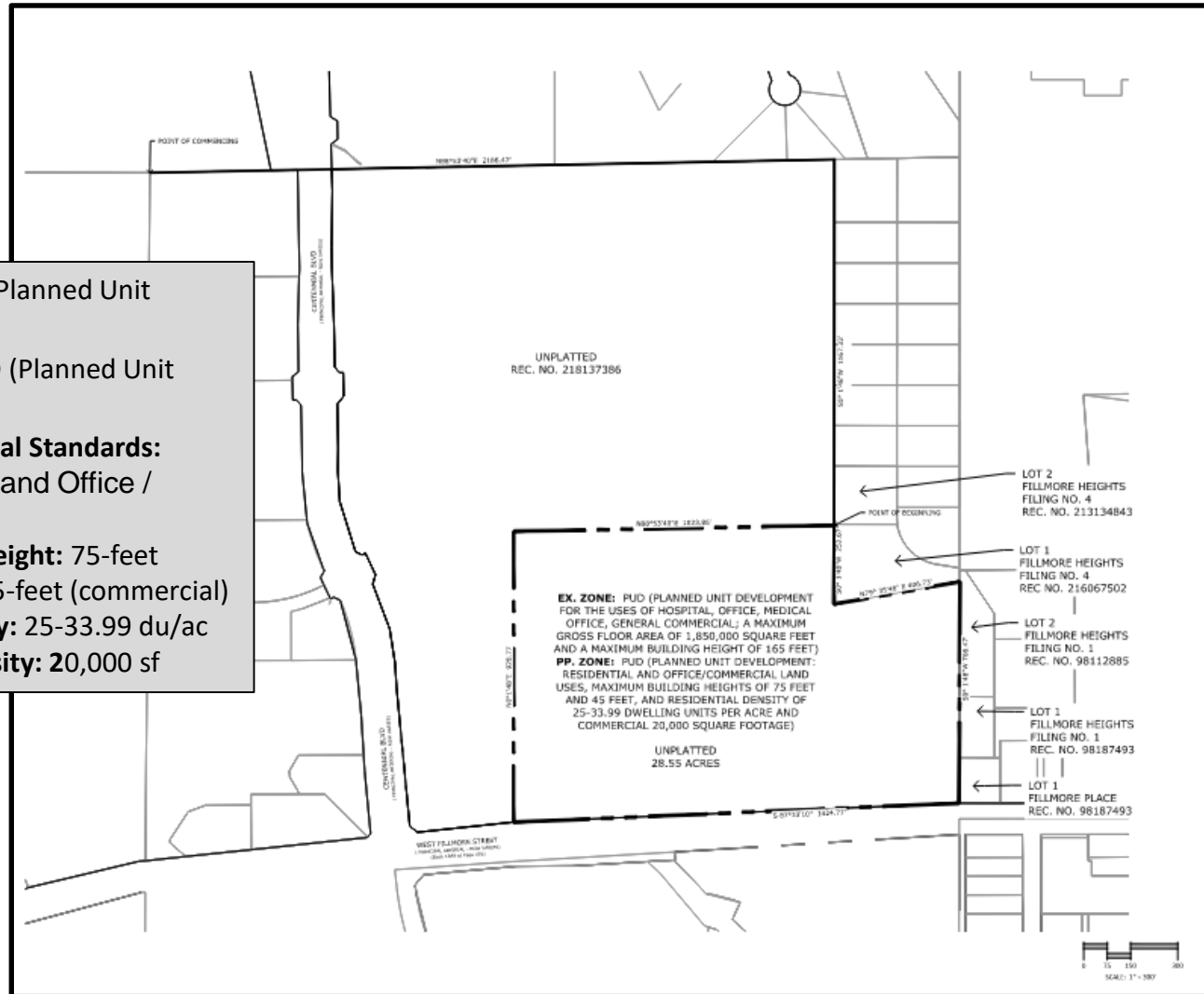


**Current Zone:** PUD (Planned Unit Development)

**Proposed Zone:** PUD (Planned Unit Development)

**Uses and Dimensional Standards:**

- Uses:** Residential and Office / Commercial
- Maximum Bldg. Height:** 75-feet (residential) and 45-feet (commercial)
- Residential Density:** 25-33.99 du/ac
- Commercial Intensity:** 20,000 sf



Land  
Planning  
Landscape  
Architecture

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419 N. Cascade Avenue,  
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Colorado Springs, CO 80905  
Tel. 719.471.0825  
Fax 719.471.0560  
www.nlsinc.com/colorado  
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**CRESTONE  
AT FILLMORE  
EAST**

1300 W FILLMORE STREET  
COLORADO SPRINGS, CO 80907

DATE: 07-30-21  
PROJECT MGR: CL  
PREPARED BY: MS

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ZONE CHANGE

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EXHIBIT B

2

2 of 2  
CPC PUZ 21-0009





# PlanCOS Conformance



## Ch. 2 – Vibrant Neighborhood

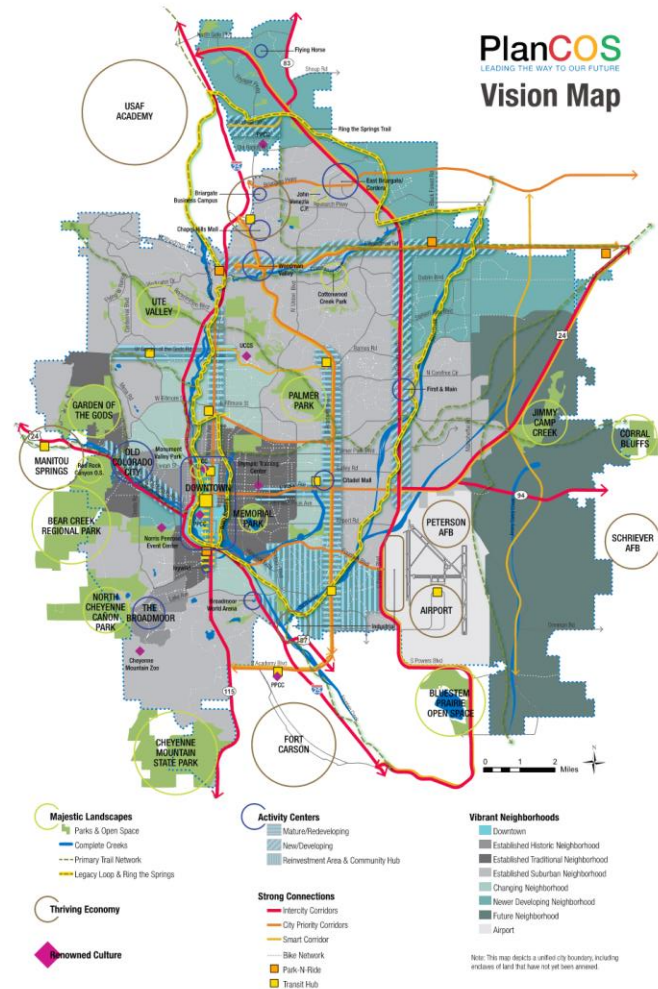
- “Reclaim Neighborhood Space”, which has goal VN-3 that states:

*“Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.”*

## Ch. 4 – Thriving Economy

- “Embrace Sustainability” big idea, has Goal TE-4 stating:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas”



# Recommendations



## **CPC MPA 04-00043-A8MJ21**

Approve a major master plan amendment for the Hills Properties Mast Plan, based upon the findings that the review criteria for establishing a Master Plan, as set forth in City Code Section 7.5.408.

## **CPC PUZ 21-00069**

Approved zone change for 28.55 acres associated with the Patriot Park Commercial project from PUD (Planned Unit Development for hospital, office, medical office, and general commercial uses, a maximum building height of 165 feet and maximum gross floor area of 1,850,000 square feet) to PUD (Planned Unit Development for residential and office/commercial land uses, maximum building heights of 75 feet (residential) and 45 feet (commercial), and residential density of 25-33.99 dwelling units per acre and maximum gross floor area of 20,000), based upon the findings that the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603.

# Recommendations, cont.



## **CPC PUP 21-00070**

Approve a PUD Concept Plan for the Crestone at Fillmore East project, based upon the findings that the plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).