

RESOLUTION NO. 111-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COLORADO SPRINGS, COLORADO APPROVING A
MAJOR AMENDMENT TO SPRING CREEK 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 Spring Creek 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.



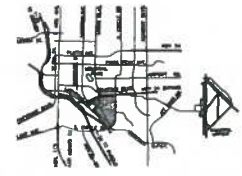
Council President

ATTEST:



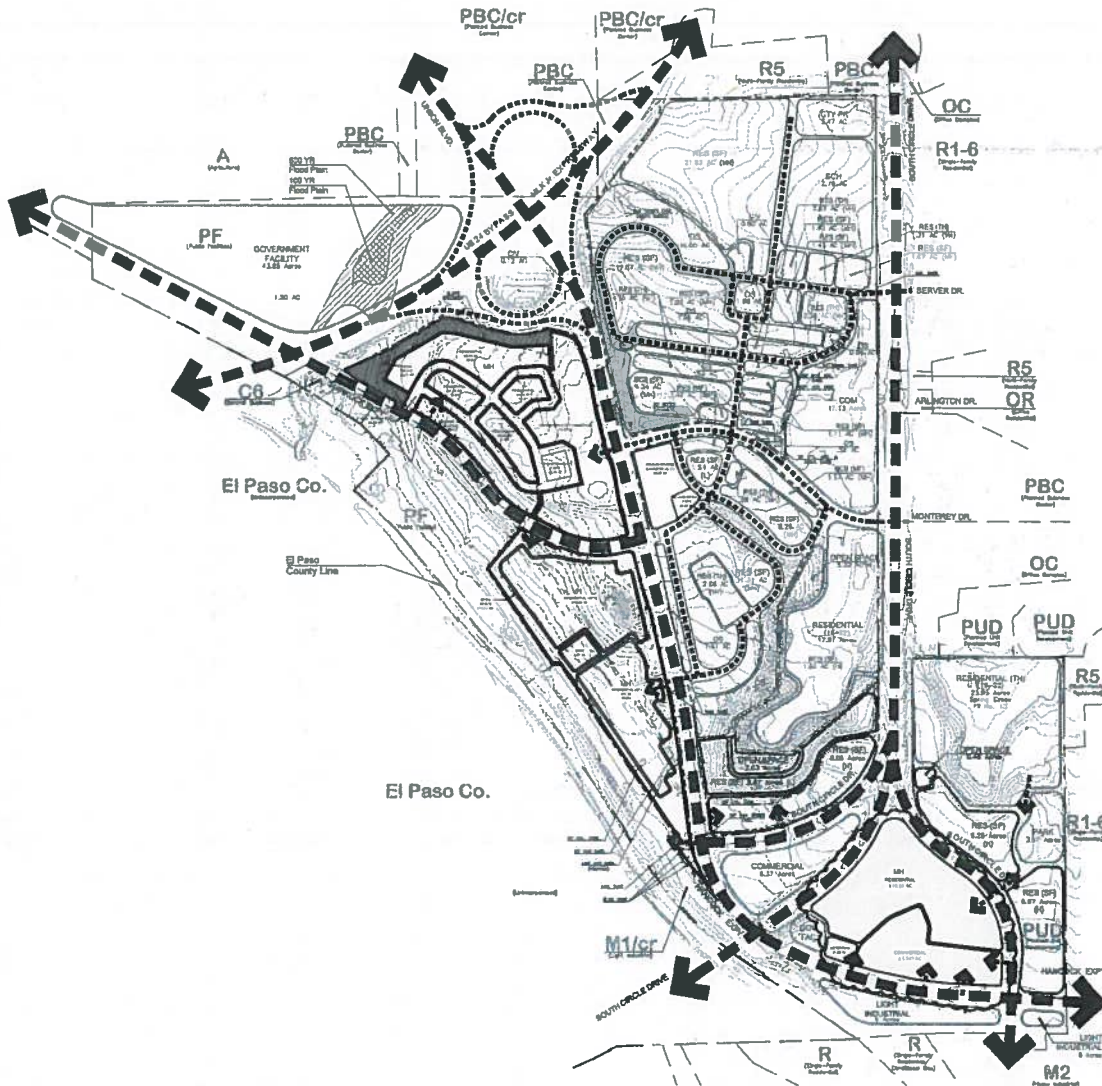
Sarah B. Johnson, City Clerk





REGIONAL VICINITY MAP

Major Amendment to Approved Master Plan



LEGEND

ORIGINAL MASTER PLAN

LAND USE	ACREAGE	%AC
GOVERNMENT FACILITY	47.83	9.43%
OFFICE	33.00	7.11%
OFFICE/COMMERCIAL	8.00	1.25%
BUSINESS PARK	77.05	9.81%
COMMERCIAL	85.00	18.28%
RESIDENTIAL (16-72 DU/AC)	34.00	7.31%
RESIDENTIAL COMMERCIAL	129.00	27.80%
OPEN SPACE/PARKS	39.00	8.35%
INDUSTRIAL	47.00	10.11%
R.O.W.'S	44.00	9.47%
TOTALS	464.85	100.00%

2014 MASTER PLAN

ABB.	LAND USE	ACREAGE	UNITS	%AC
COM	COMMERCIAL	112.76	42,176 S.F.	7.67%
OFF	OFFICE			
LEH	LODGING	10.29	350,000 S.F.	3.05%
MED	MEDICAL	2.22	45,500 S.F.	1.08%
CV	CV/RC	1.83		0.08%
RES	RESIDENTIAL			
(APT)	APARTMENT	10.68	380 UNITS	5.18%
(MC/CI)	MHSD/CONVRES		46 UNITS	
(MF)	MULTI-FAMILY	13.48	375 UNITS	7.57%
(IM)	DOWNHOUSE	19.97	151 UNITS	5.33%
(SF)	SINGLE-FAMILY	78.18	1,108 UNITS	28.86%
SC	SCHOOL	17.78		6.21%
CTV PK	CITY PARK	4.08		1.95%
PVT PK***	PRIVATE PARK	***		
OS***	OPEN SPACE	47.82		21.06%
TOTALS		225.33	1,892 UNITS	100.00%

PROPOSED 2019 MASTER PLAN (BUBBLED AREA ONLY)

LAND USE	EXISTING	PROPOSED
COMMERCIAL	14 ACRES	6.84 ACRES
RESIDENTIAL		13.82 ACRES**
GOVERNMENT	1 ACRES	1 ACRES
BUSINESS PARK	7 ACRES	8
DETENTION	0	1 ACRES

DENSITY RANGES

ABB.	DENSITY
RL	0-1.99 GROSS DU/AC
RL	2-3.49 GROSS DU/AC
L	3.5-7.99 GROSS DU/AC
H	8-11.99 GROSS DU/AC
HH	12-24.99 GROSS DU/AC
LH	25+ GROSS DU/AC

* ACREAGE INCLUDED IN COMMERCIAL TOTAL ACREAGE
 ** INCLUDES ACCESSORY STRUCTURES AND THEIR USES
 *** PRIVATE PARK ACRES TOTAL 11.00 ACRES AND ARE COMBINED WITH RESIDENTIAL AND OPEN SPACE DIAGRAMMATICALLY ON THE DRAWING

DOCUMENT PREPARED BY:

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REVISED SEPTEMBER 20, 2014

NOVEMBER 7, 2014