

RESOLUTION NO. 150-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COLORADO SPRINGS, COLORADO APPROVING A
MAJOR AMENDMENT TO THE HIGH CHAPARRAL
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 High Chaparral 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 27th day of November, 2018.




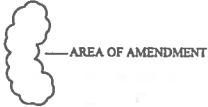
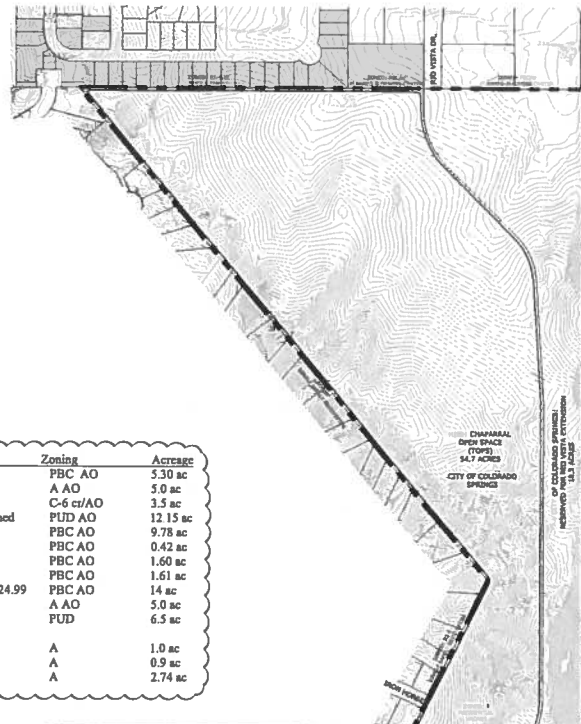
Council President

ATTEST:



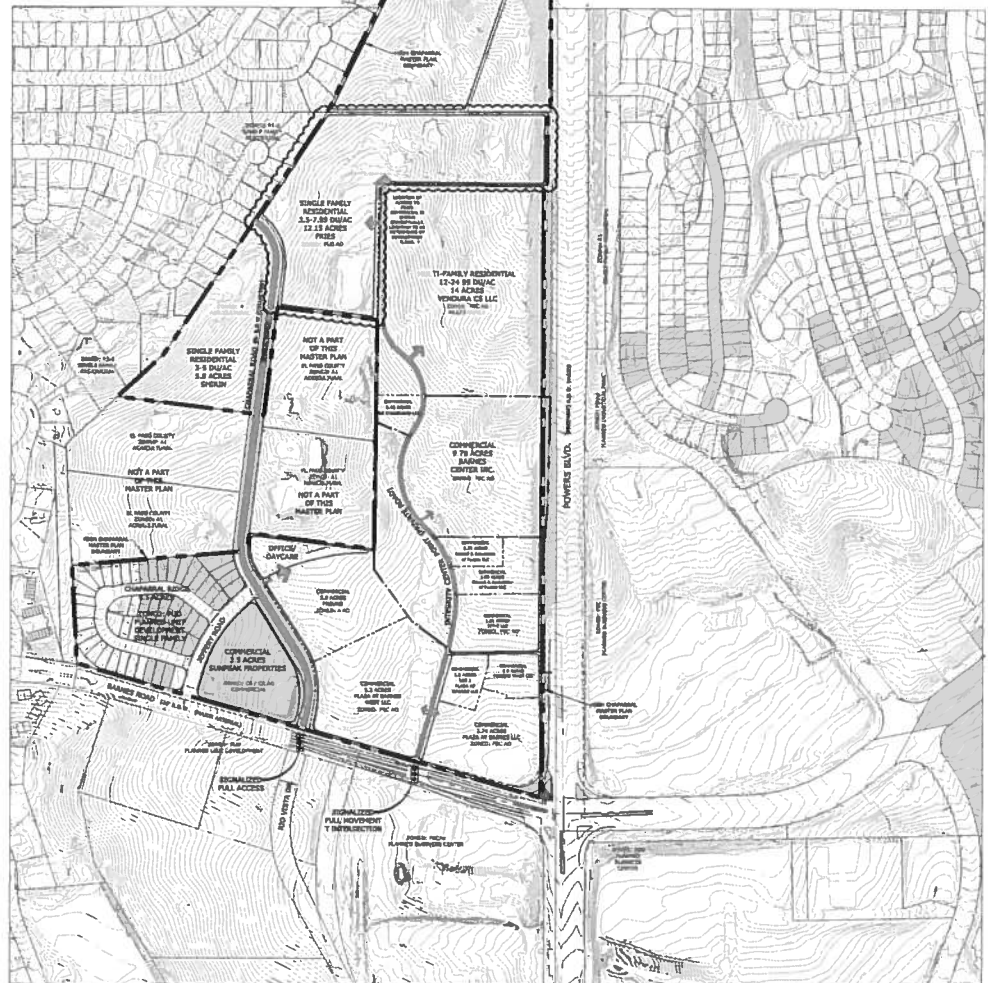
Sarah B. Johnson, City Clerk





Owner	Master Planned	Zoning	Acreage
Plaza at Barnes West LLC	Commercial	PBC AO	5.30 ac
Freund	Commercial	A AO	5.0 ac
Sunpeak Properties	Commercial	C-6 cu/AO	3.5 ac
Fries	Single Family Detached/Attached	PUD AO	12.15 ac
Barnes Center Inc	Commercial	PBC AO	9.78 ac
P&B Investments LLC	Commercial	PBC AO	0.42 ac
Nowell & Associates of Pueblo	Commercial	PBC AO	1.60 ac
SFP-E LLC	Commercial	PBC AO	1.61 ac
Vendura CS LLC	Multi-Family Residential 12 - 24.99	PBC AO	14 ac
Shirin	Residential 3-5	A AO	5.0 ac
Chaparral Ridge Subdivision	PUD	PUD	6.5 ac
Plaza at Barnes LLC			
Plaza at Barnes LLC (Lot 1)	Commercial	A	1.0 ac
Powers Wash LLC	Commercial	A	0.9 ac
Plaza at Barnes LLC	Commercial	A	2.74 ac

- Notes:**
- The development plan for the 14 acres of high density residential owned by Cypress Partners will be reviewed by City Planning Commission.
 - Access to the 12 Acre Single Family Residential property will be provided via an extension of Integrity Center Point through Cypress Partners, L.L.C. There will be no connection from Chaparral Road to the 12 Acre Single Family Residential property.
 - This master plan is subject to the High Chaparral Annexation agreement dated December 20, 1985, the Chaparral Ridge Annexation agreement dated December 20, 1985, and City code requirements.



AMENDMENT HISTORY			
City LDR File Number	Amendments	Date	Amendment Description
CPE MP 18-02089 434263	1	1/13/12	PROVIDE TRAIL AND TRAILER SERVICE TRAIL
CPE MP 18-02089 424263	2	1/15/12	MODIFY TRAIL
CPE MP 18-02089 434263	3	1/17/12	CONFORM FENCE PROPERTY WITH THE 12.15 ACRE PORTION FOR S.F.A.'S RESIDENTIAL, REMOVE TRAIL 2, AND REMOVE TRAIL 2

