

Legislative Status Updates for Privately-Initiated Land Use Master Plans

City Council
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Types of Master Plans



- Citywide System Plans (Parks Master Plan)
- Facility Master Plans (Airport Master Plan)
- Land Use Master Plans specific to geographic areas and provide information about land use, transportation, parks, and schools.
 - Land Use Master Plans for undeveloped land are most frequently prepared by the private sector (privately-initiated)
 - Plans for established areas prepared by neighborhood organizations and/or the City (publicly-initiated)

- Code Section 7.5.402.B outlines a requirement for the City Planning Commission to recommend a status, and for City Council to make a determination on the status, of privately-initiated land use master plans
 - Operative, implemented, or out-of-date
 - Implemented master plans are 85% built out & all properties zoned according to the master plan
- 12 master plans now meet the implemented definition

History & Context



- 104 total privately-initiated land use master plans
- 2001 Comprehensive Plan called for an annual report that would determine status of each master plan each year
 - Last “Colorado Springs Comprehensive Plan Monitoring and Evaluation Report” was published in 2008
 - Replaced by PlanCOS and PlanCOS Annual Report

Subject Master Plans



	Master Plan Name	Current Status	Proposed Status
1	Austin Heights	Operative	Implemented
2	Briargate	Operative	Implemented
3	Centre In Gateway Park	Operative	Implemented
4	Drennan Industrial Park	Operative	Implemented
5	East Creek	Operative	Implemented
6	Falcon Estates Number Two West	Operative	Implemented
7	High Chapparel	Operative	Implemented
8	Houck Estate Tract C	Operative	Implemented
9	Industrial Park South	Operative	Implemented
10	Powerwood 3-6	Operative	Implemented
11	Spring Creek	Operative	Implemented
12	Stetson Ridge	Operative	Implemented

Subject Master Plans



	Master Plan Name	Year Adopted	Year of Last Amendment	Built Out (%)	Temporary Zone?
1	Austin Heights	1986	2002	100%	No
2	Briargate	1980	2016	96%	No
3	Centre In Gateway Park	1981	1997	89%	No
4	Drennan Industrial Park	1975	1977	89%	No
5	East Creek	1984	2003	100%	No
6	Falcon Estates No. 2 West	1991	1995	100%	No
7	High Chapparel	1983	2031	97%	No
8	Houck Estate Tract C	1983	1995	92%	No
9	Industrial Park South	1993	None	96%	No
10	Powerwood 3-6	2005	2013	100%	No
11	Spring Creek	1984	2019	90%	No
12	Stetson Ridge	1984	2007	100%	No

- Objective of the PlanCOS Annual Report is to update PlanCOS as needed so that it remains up-to-date and relevant.
- Includes updating the appendices where much of the information regarding implementation lives.
 - Appendix D lists all plans that are considered to be component elements of the Comprehensive Plan and includes all adopted privately-initiated land use master plans. This appendix recognizes the different statuses privately-initiated master plans can have, and recommends this list is maintained and updated.

Recommendation



- Staff recommends the City Planning Commission recommend approval to the City Council of a resolution updating twelve master plan's legislative status from "operative" to "implemented" as listed below:
 1. Austin Heights
 2. Briargate
 3. Centre In Gateway Park
 4. Drennan Industrial Park
 5. East Creek
 6. Falcon Estates Number Two West
 7. High Chapparel
 8. Houck Estate Tract C
 9. Industrial Park South
 10. Powerwood 3-6
 11. Spring Creek
 12. Stetson Ridge

Questions?

Austin Heights



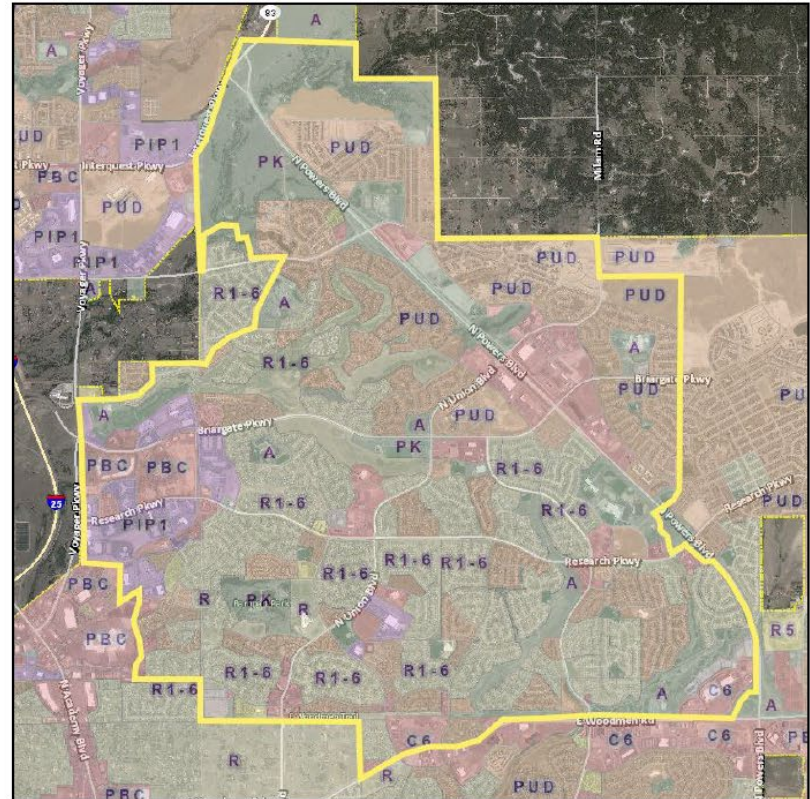
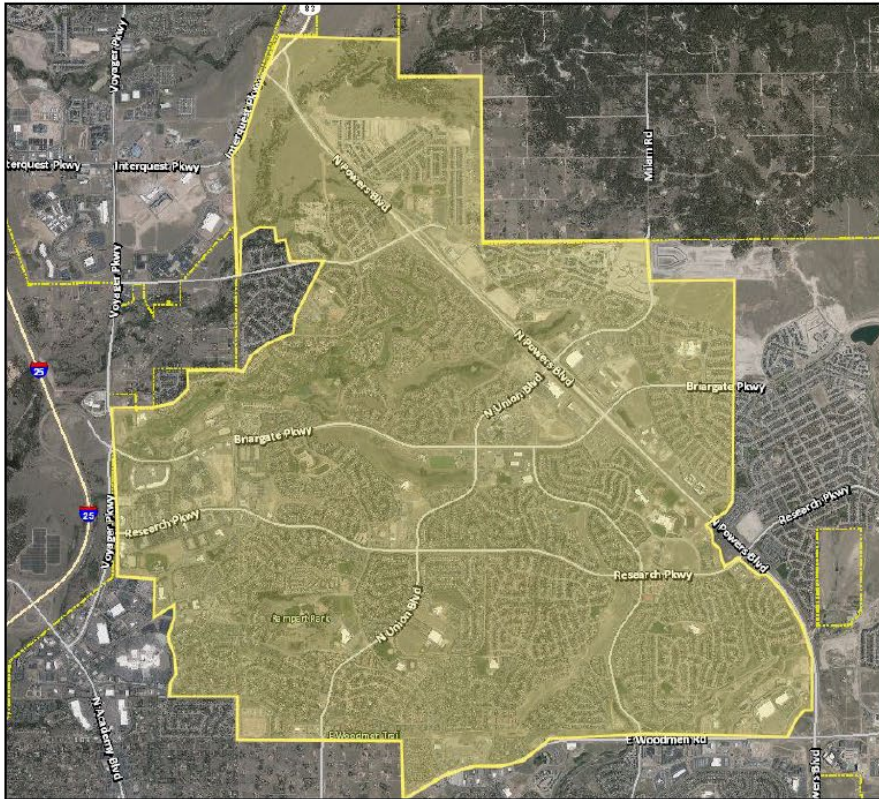
Year Adopted: 1986

Year of Last Amendment: 2002

Percent Built Out: 100%

Temporary or Holding Zones? No

Briargate



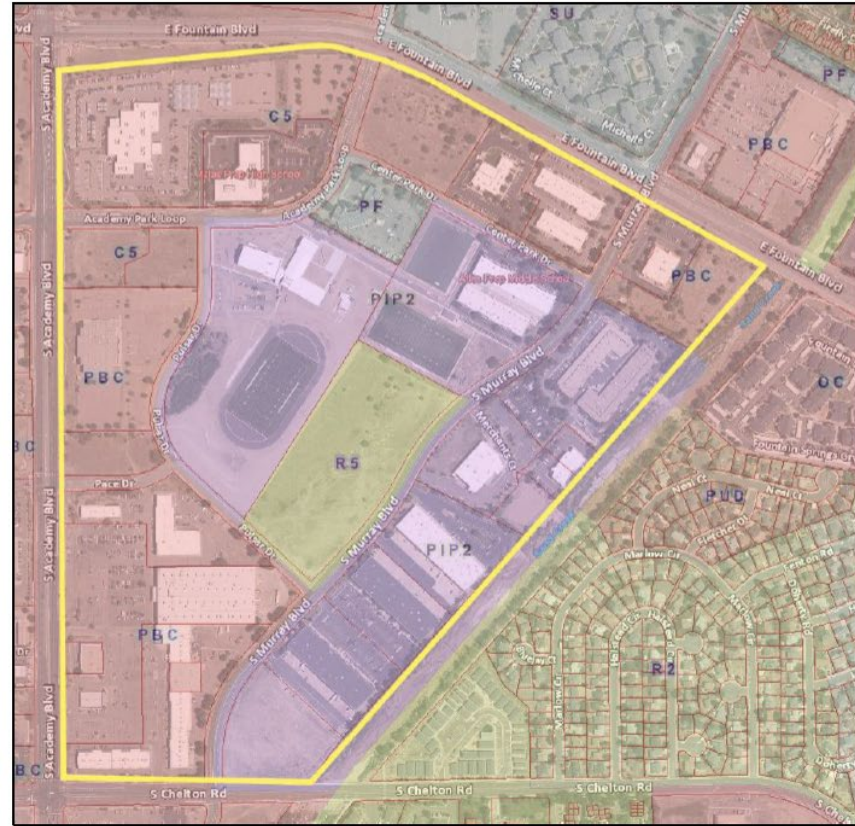
Year Adopted: 1980

Year of Last Amendment: 2016

Percent Built Out: 96%

Temporary or Holding Zones? No

Centre in Gateway Park



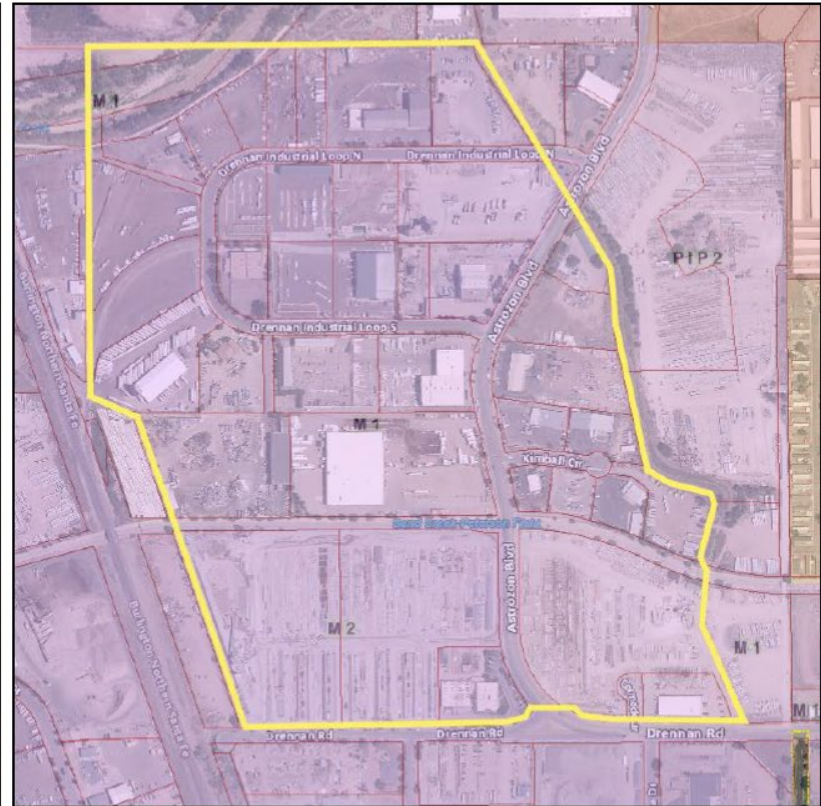
Year Adopted: 1981

Year of Last Amendment: 1997

Percent Built Out: 89%

Temporary or Holding Zones? No

Drennan Industrial Park



Year Adopted: 1975

Year of Last Amendment: 1977

Percent Built Out: 89%

Temporary or Holding Zones? No

Falcon Estates No. 2 West

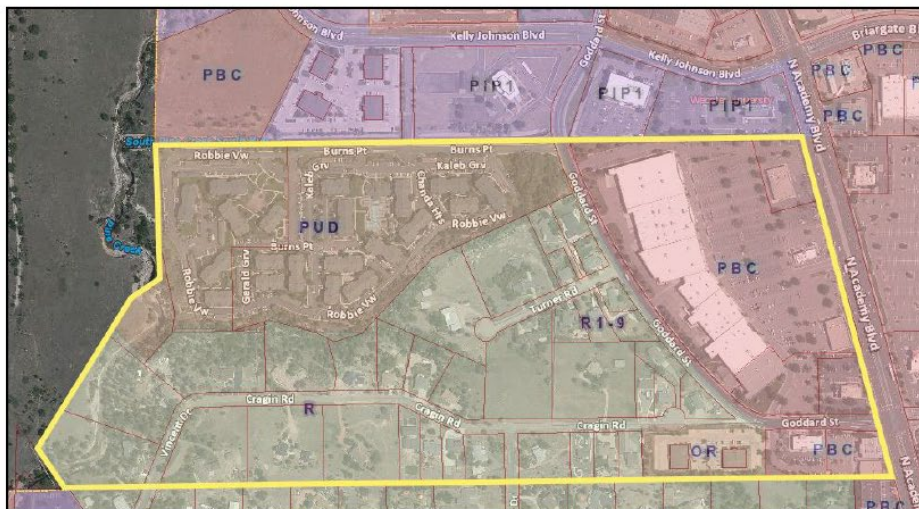


Year Adopted: 1991

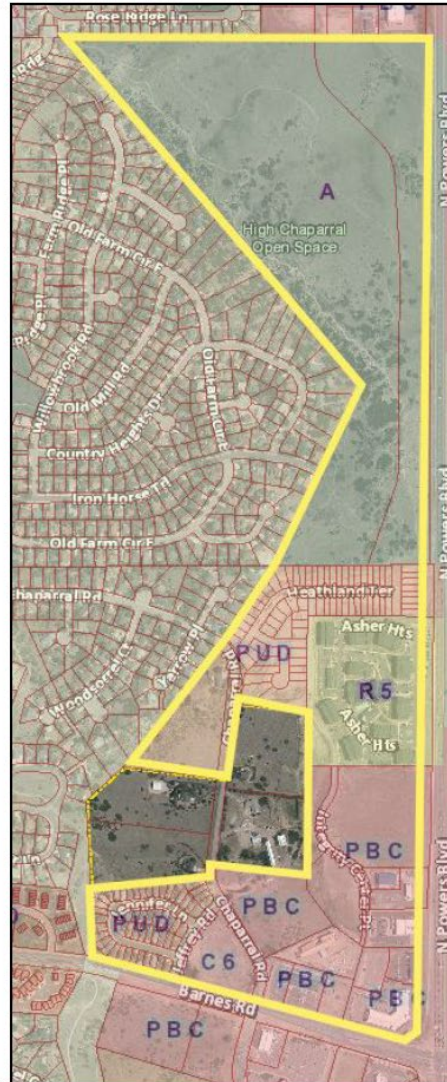
Year of Last Amendment: 1995

Percent Built Out: 100%

Temporary or Holding Zones? No



High Chapparel



Year Adopted: 1983

Year of Last Amendment: 2013

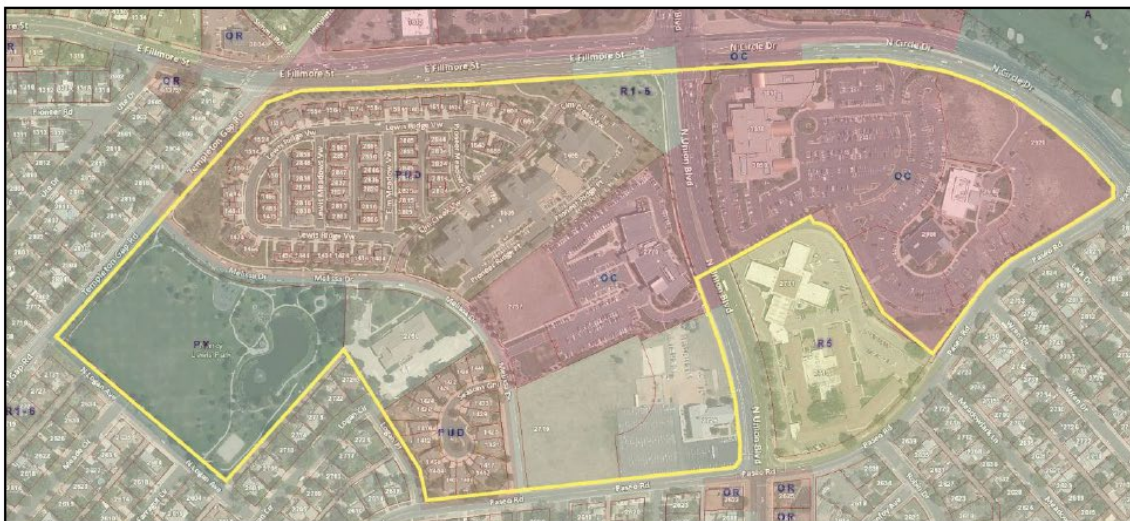
Percent Built Out: 97%

Temporary or Holding Zones? No

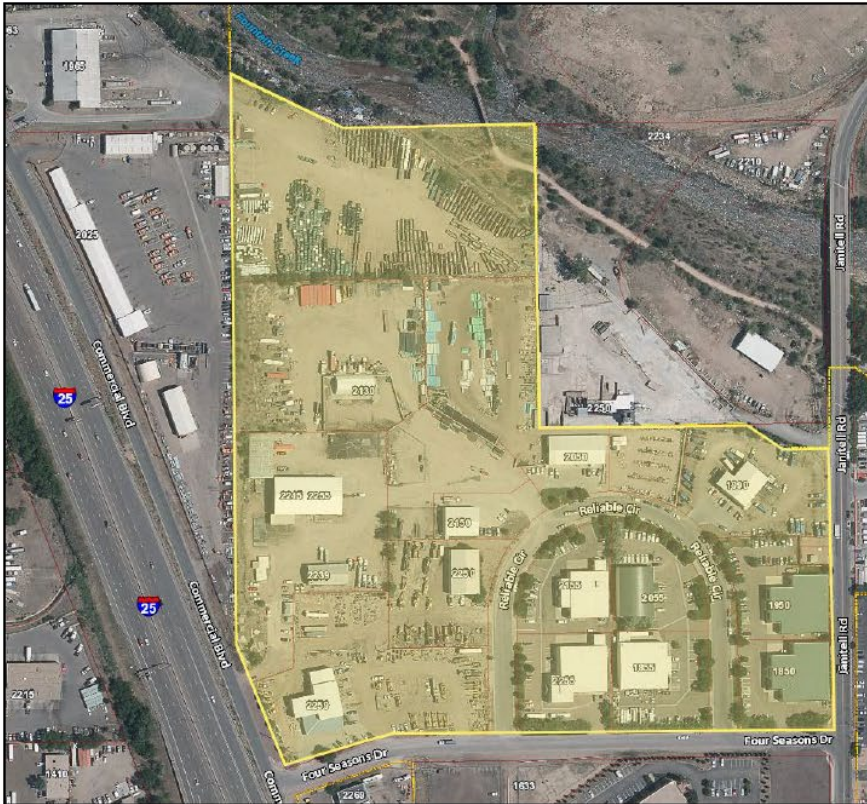
Houck Estate Tract C



Year Adopted: 1983
Year of Last Amendment: 1995
Percent Built Out: 92%
Temporary or Holding Zones? No



Industrial Park South



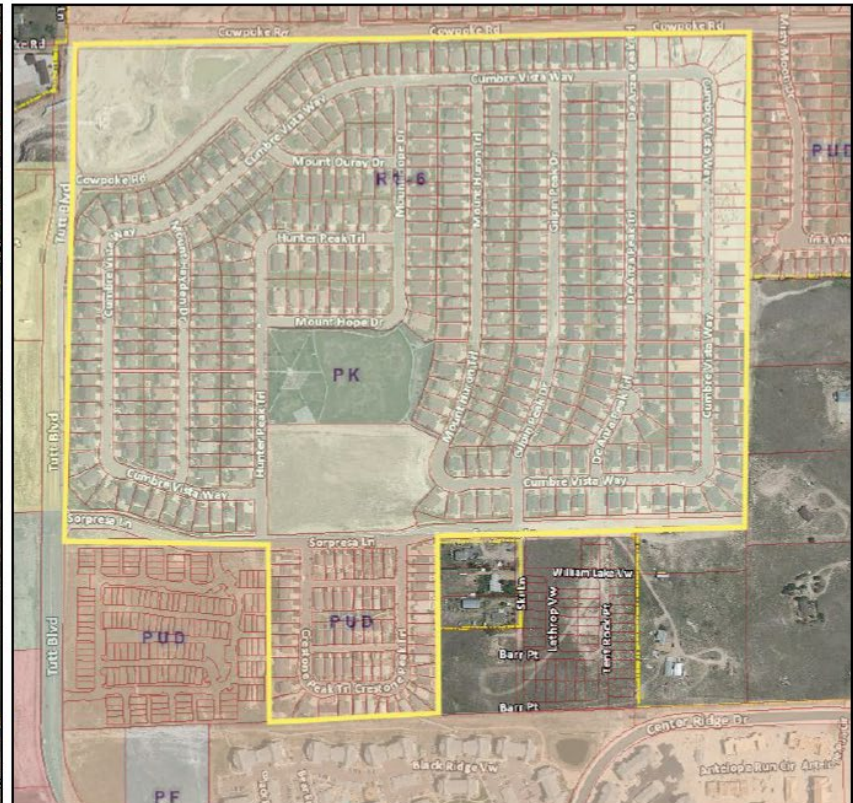
Year Adopted: 1993

Year of Last Amendment: No amendments

Percent Built Out: 96%

Temporary or Holding Zones? No

Powerwood 3-6



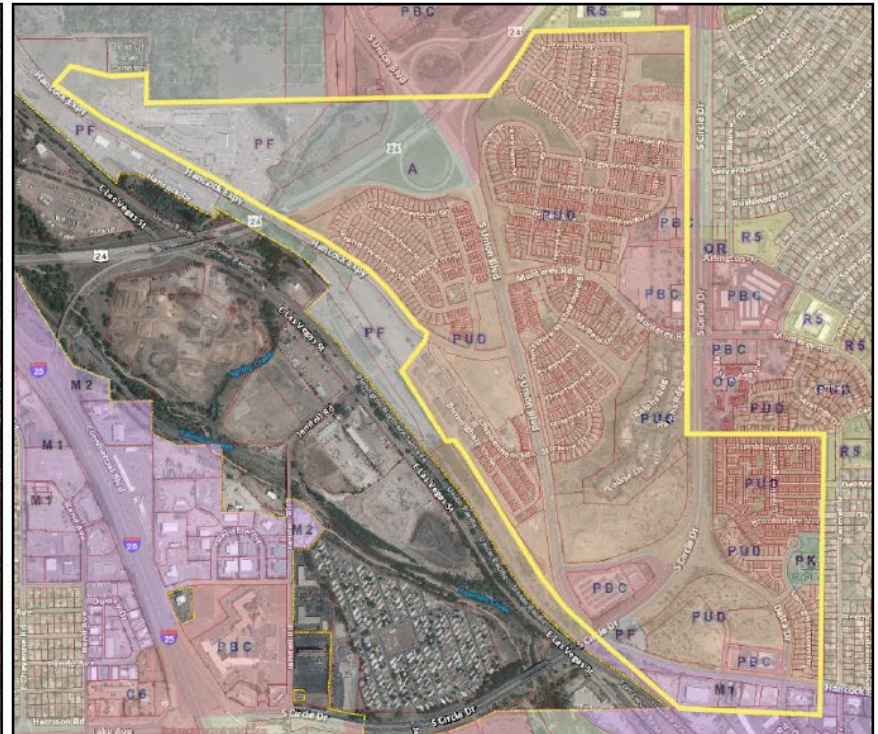
Year Adopted: 2005

Year of Last Amendment: 2013

Percent Built Out: 100%

Temporary or Holding Zones? No

Spring Creek



Year Adopted: 1984

Year of Last Amendment: 2019

Percent Built Out: 90%

Temporary or Holding Zones? No

Stetson Ridge



Year Adopted: 1984

Year of Last Amendment: 2007

Percent Built Out: 100%

Temporary or Holding Zones? No