

# Overlook at Centennial & Fillmore

CPC MPA 04-00043-A6MJ20, CPC PUZ 20-00119,  
and CPC PUP 20-00120

January 26, 2021

Daniel Sexton, AICP  
Principal Planner



# Applications



## **CPC MPA 04-00043-A6MJ20**

A Major Master Plan Amendment to the Hill Property Master Plan, changing 43.1 acres from Office and Hospital to Residential and Open Space. (Quasi-Judicial)

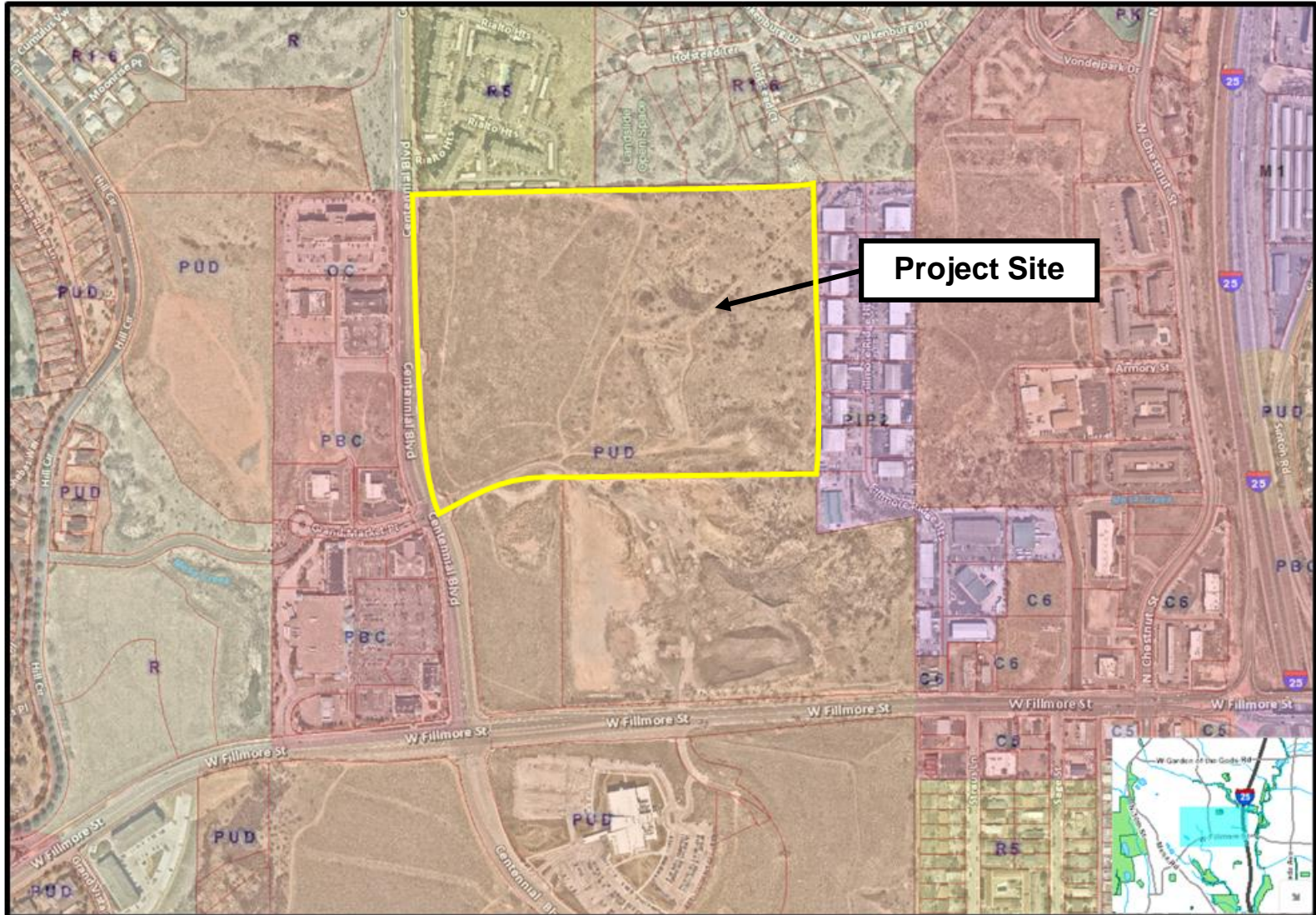
## **CPC PUZ 20-00119**

A PUD Zone Change for the Overlook at Centennial & Fillmore project changing 43.1 acres of land from PUD (Planned Unit Development) to PUD (Planned Unit Development: Residential and Open Space uses; Maximum Density of 15-24.99 Dwelling Units Per Acre; Maximum Building Height of 75 Feet). (Quasi-Judicial)

## **CPC PUP 20-00120**

A PUD Concept Plan for the Overlook at Centennial & Fillmore project illustrating the development framework for 43.1 acres of land with a mixture of residential uses. (Quasi-Judicial)

# Vicinity Map w/Zoning



# General Information



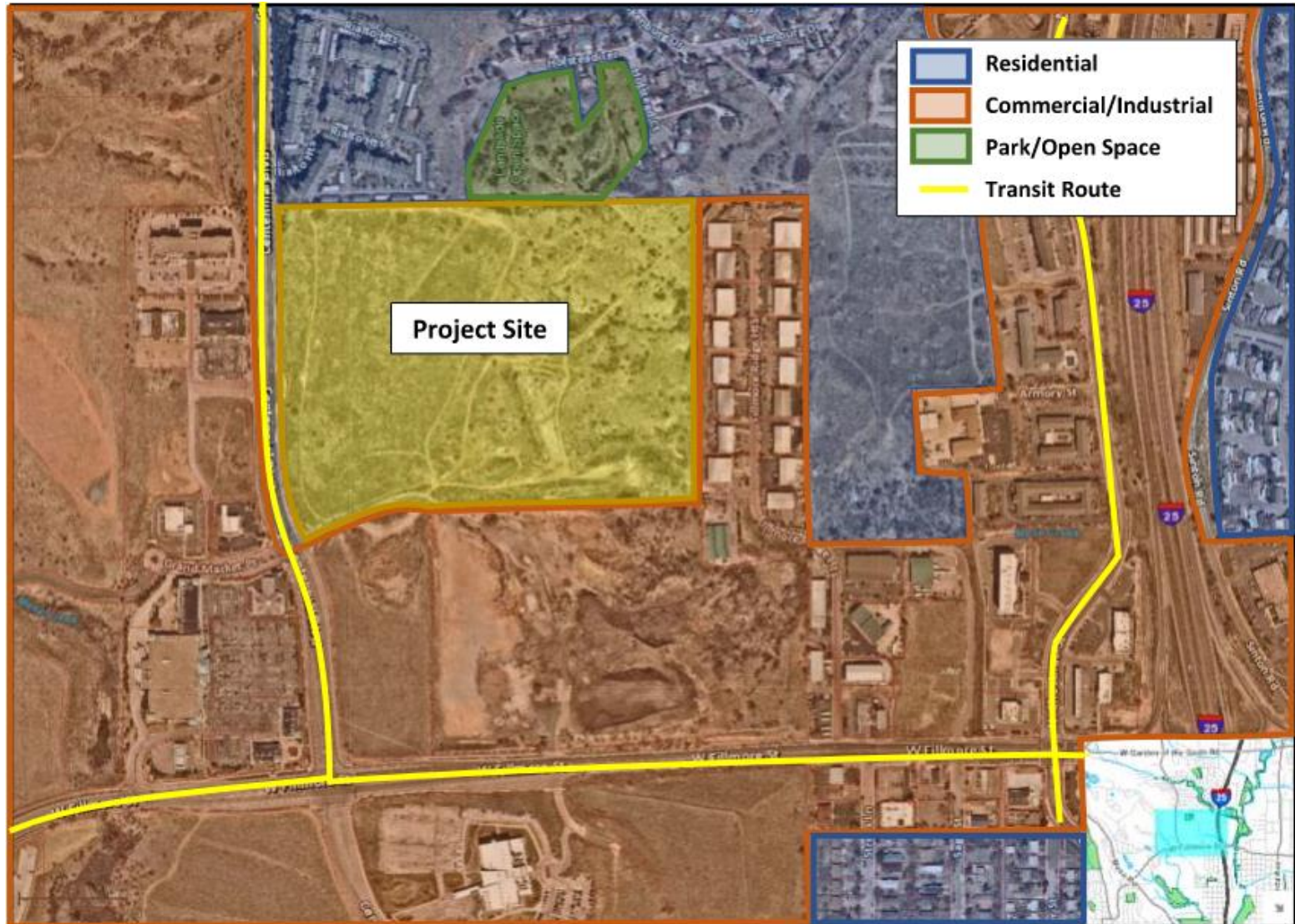
## Site Details:

- 43.1 acres
- Zoned PUD (Planned Unit Development) for hospital, office, commercial uses
- The project site is part of the Hill Properties master planned area and was envisioned for office and hospital uses
- The project site is vacant and slopes down significantly to the east toward Fillmore Ridge Heights

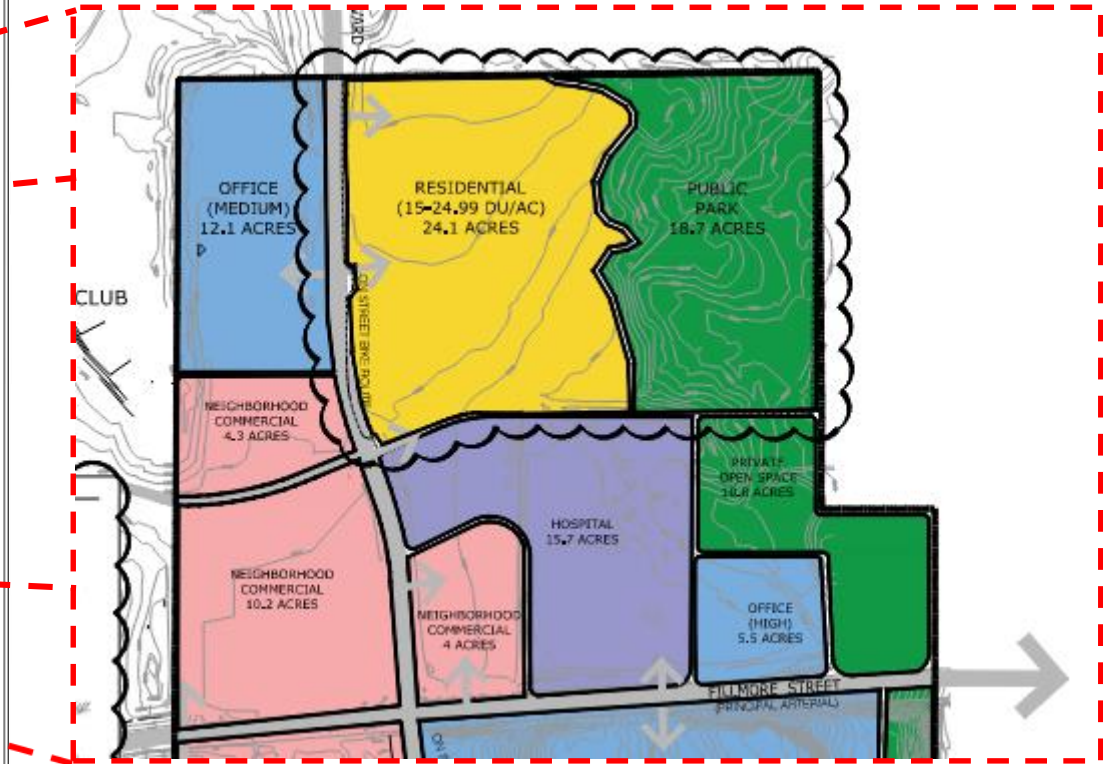
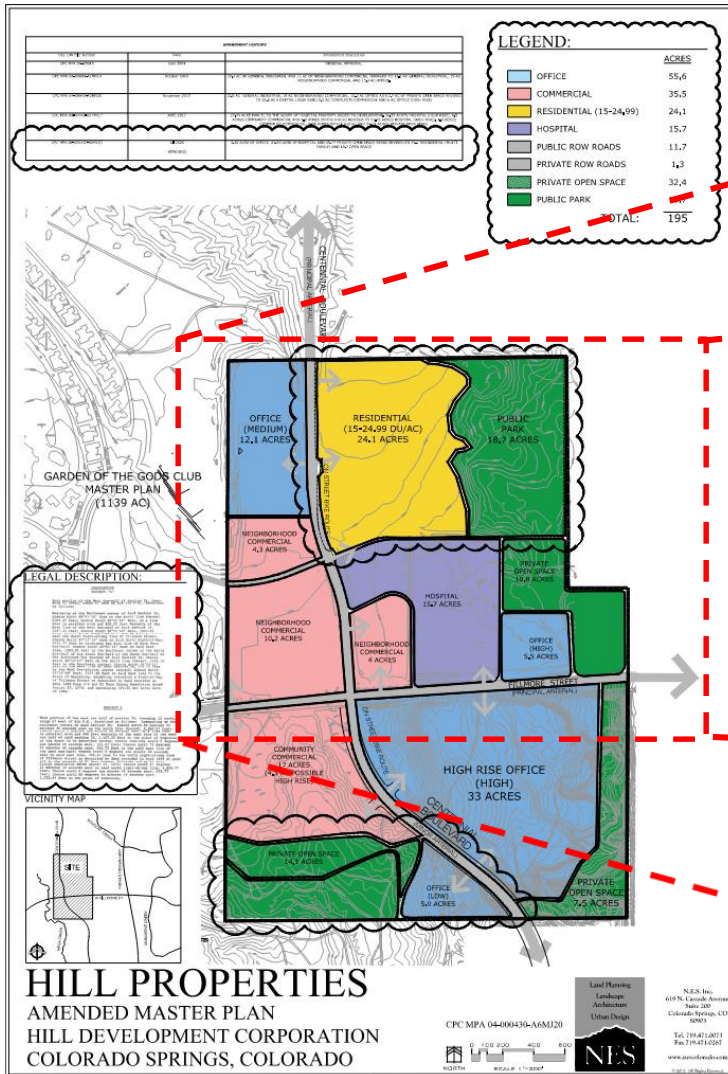
## Public Notification and Involvement:

- Public notice was mailed to 145 property owners, on three occasions: internal review and prior to the Planning Commission and City Council hearings
- The site was also posted on the three occasions above

# Context Map



# Master Plan Amendment





# PUD Concept Plan



## OUTLOOK AT CENTENNIAL AND FILLMORE CITY OF COLORADO SPRINGS, COLORADO PUD CONCEPT PLAN

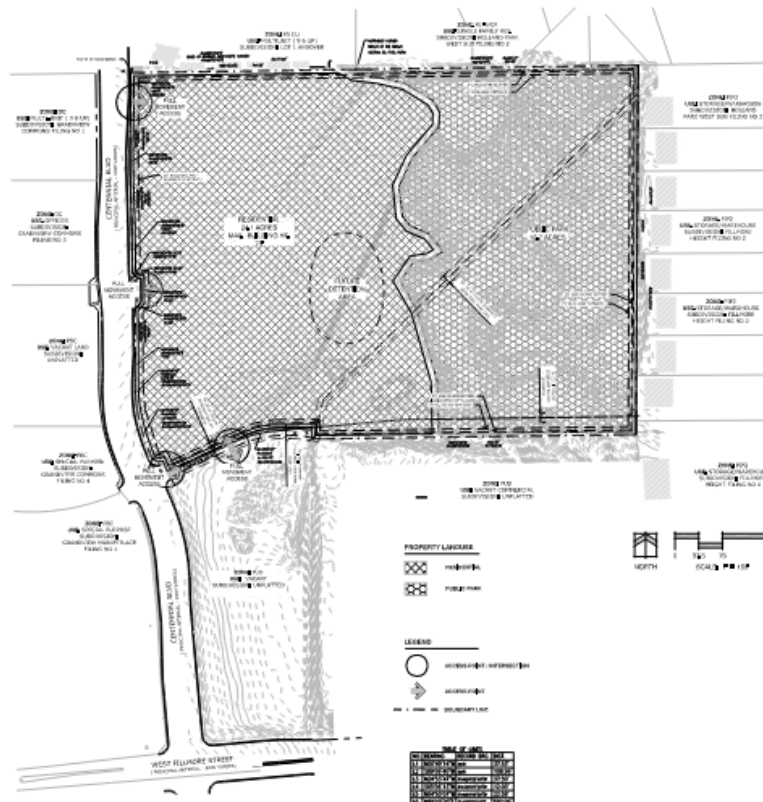
### VICINITY MAP



**DEVELOPER:**  
SUMMITER COMMUNITY DEVELOPMENT, L.P. A DIVISION OF BAYVIEW LLC

**APPLICANT:**  
NAME: N/A  
ADDRESS: COLORADO SPRINGS, CO 80903, 407 5/2000 PARKWAY, SUITE 200

**OWNER:**  
THE PETER JACOBSON GROUP, INC.  
ADDRESS: 15700 W. HIGHWAY 102, SUITE 1000, FORT COLLINS, CO 80504



### SITE DATA:

PARCEL: ■ P15-0000000  
GENERAL LOCATION: ■ 407 EAST CENTENNIAL AVE, COLORADO SPRINGS, CO 80903  
SUBJECT PROPERTY: ■ P15-0000000  
APPLICANT: ■ SUMMITER COMMUNITY DEVELOPMENT, L.P. A DIVISION OF BAYVIEW LLC  
OWNER: ■ N/A  
CONTACT: ■ N/A  
PROJECT: ■ 407 EAST CENTENNIAL AVE, COLORADO SPRINGS, CO 80903  
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THIS PROJECT IS BEING DEVELOPED AS A MIXED DEVELOPMENT. ALL BUILDING SERVICES SHALL BE PROVIDED FROM THE STREET BY THE DEVELOPER AS SPECIFIED ON THE PLAN AND NOT FROM THE LOT, REGARDLESS OF ZONING DISTRICT.

### LEGAL DESCRIPTION

THEY HEREBY ARE IN FULL AND COMPLETE AGREEMENT TO GRANT TO THE CITY OF COLORADO SPRINGS, COLORADO, AND TO THE COLORADO SPRINGS, COLORADO, MUNICIPALITY, ALL THE RIGHTS AND INTERESTS IN THE SUBJECT PROPERTY AND TO THE CITY OF COLORADO SPRINGS, COLORADO, AND TO THE COLORADO SPRINGS, COLORADO, MUNICIPALITY, ALL THE RIGHTS AND INTERESTS IN THE SUBJECT PROPERTY, INCLUDING THE RIGHT TO DEVELOP THE SUBJECT PROPERTY AS A MIXED DEVELOPMENT, AS SPECIFIED ON THE PLAN AND NOT FROM THE LOT, REGARDLESS OF ZONING DISTRICT. THIS AGREEMENT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH HEREIN.

### GENERAL NOTES

- THE SUBJECT SITE IS PART OF THE MILLER, UNINCORPORATED MASTER PLAN 407 EAST CENTENNIAL AVE. THE SUBJECT SITE IS SUBJECT TO THE MILLER, UNINCORPORATED MASTER PLAN 407 EAST CENTENNIAL AVE. THE SUBJECT SITE IS SUBJECT TO THE MILLER, UNINCORPORATED MASTER PLAN 407 EAST CENTENNIAL AVE.
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Land Planning  
Landscape  
Architecture  
Urban Design

N.E.S., Inc.  
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Colorado Springs, CO 80905  
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Fax: 719.471.0497  
www.nesarchitect.com  
1000 W. Grand Avenue

### OUTLOOK AT CENTENNIAL AND FILLMORE

PUD CONCEPT PLAN

DATE: 10/20/2012

PROJECT NO: CPC PUP 20-00120

SCALE: AS SHOWN

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DATE: 10/20/2012

PROJECT NO: CPC PUP 20-00120

SCALE: AS SHOWN

**PUD CONCEPT PLAN**

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1 OF 1

CPC PUP 20-00120



# PlanCOS Conformance



## Ch. 2 - Vibrant Neighborhood

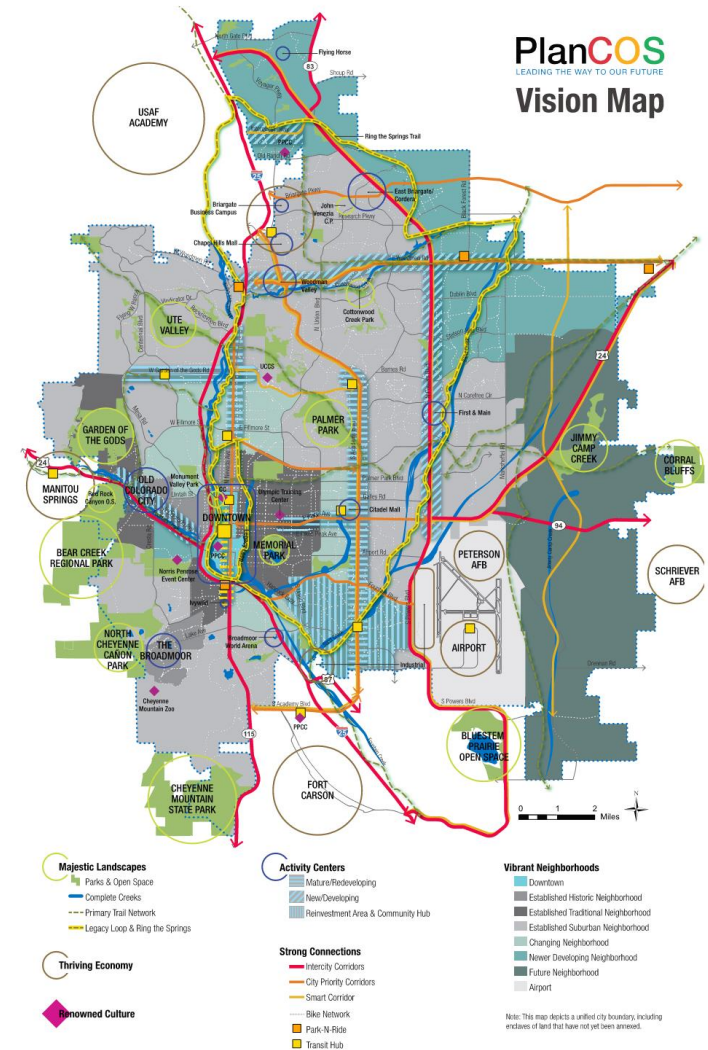
- “Reclaim Neighborhood Space”, which has goal VN-3 that states:

*“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”, has Goal TE-4 that states:

*“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.”*



# Recommendation



## **CPC MPA 04-00043-A6MJ20**

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

## **CPC PUZ 20-00119**

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 43.1 acres from Planned Unit Development (PUD) to Planned Unit Development (PUD), based upon the findings that the PUD zone change meets the criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a change of zone, as set forth in City Code Section 7.5.603.

## **CPC PUP 20-00120**

Approval the PUD concept plan for the Overlook at Centennial & Fillmore project, based upon the findings that the PUD concept plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code 7.3.605, and meets the review criteria for establishing a concept plan, as set forth in City Code 7.5.501(E).