

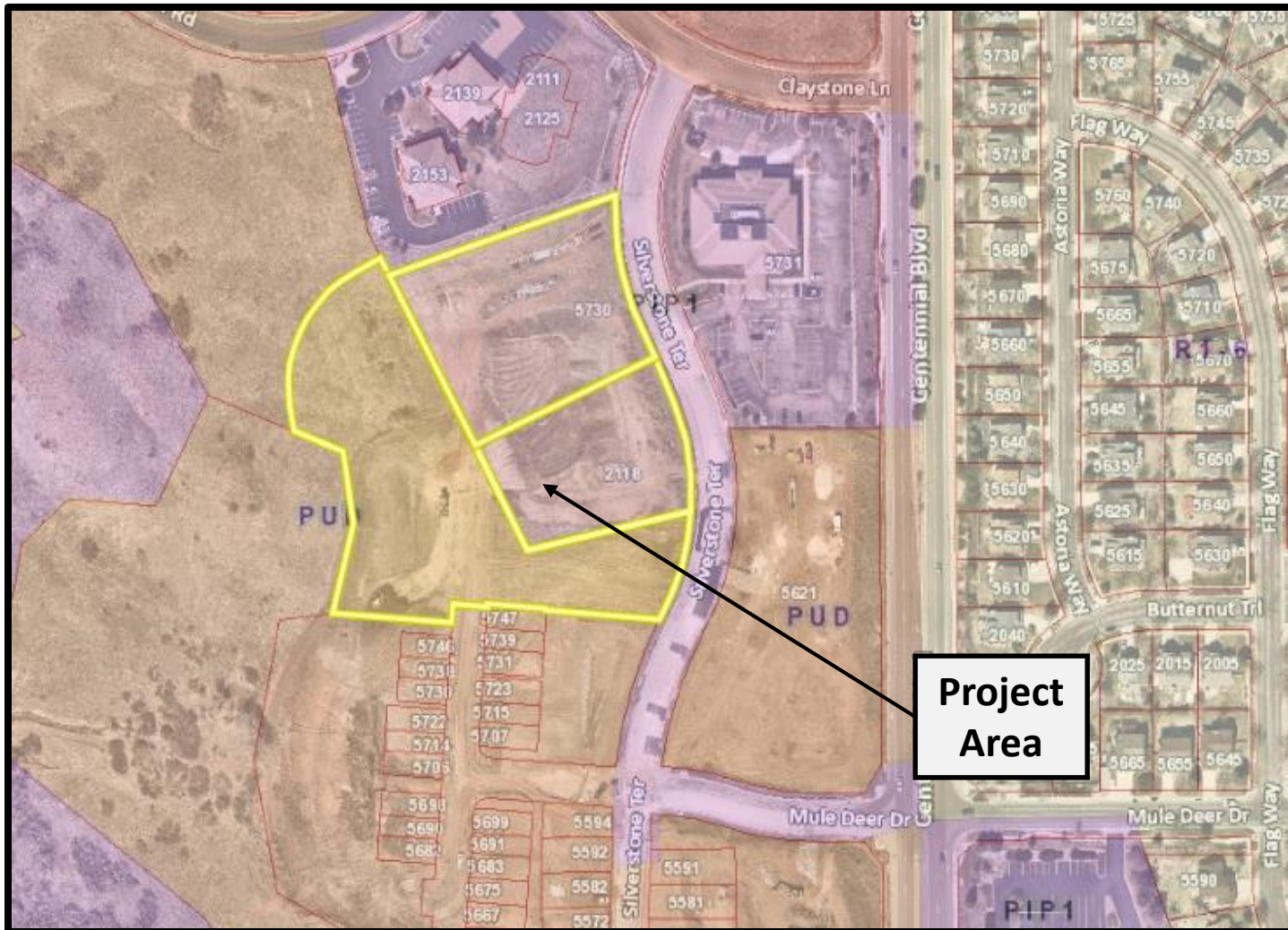
# Tuscan Foothills Village Phase 4

CPC MP 06-00065-A2MJ20  
CPC PUZ 20-00071  
CPC PUD 06-00067-A5MJ20

February 23, 2021  
Katelynn Wintz, AICP  
Senior Planner



# Vicinity Map



# General Information



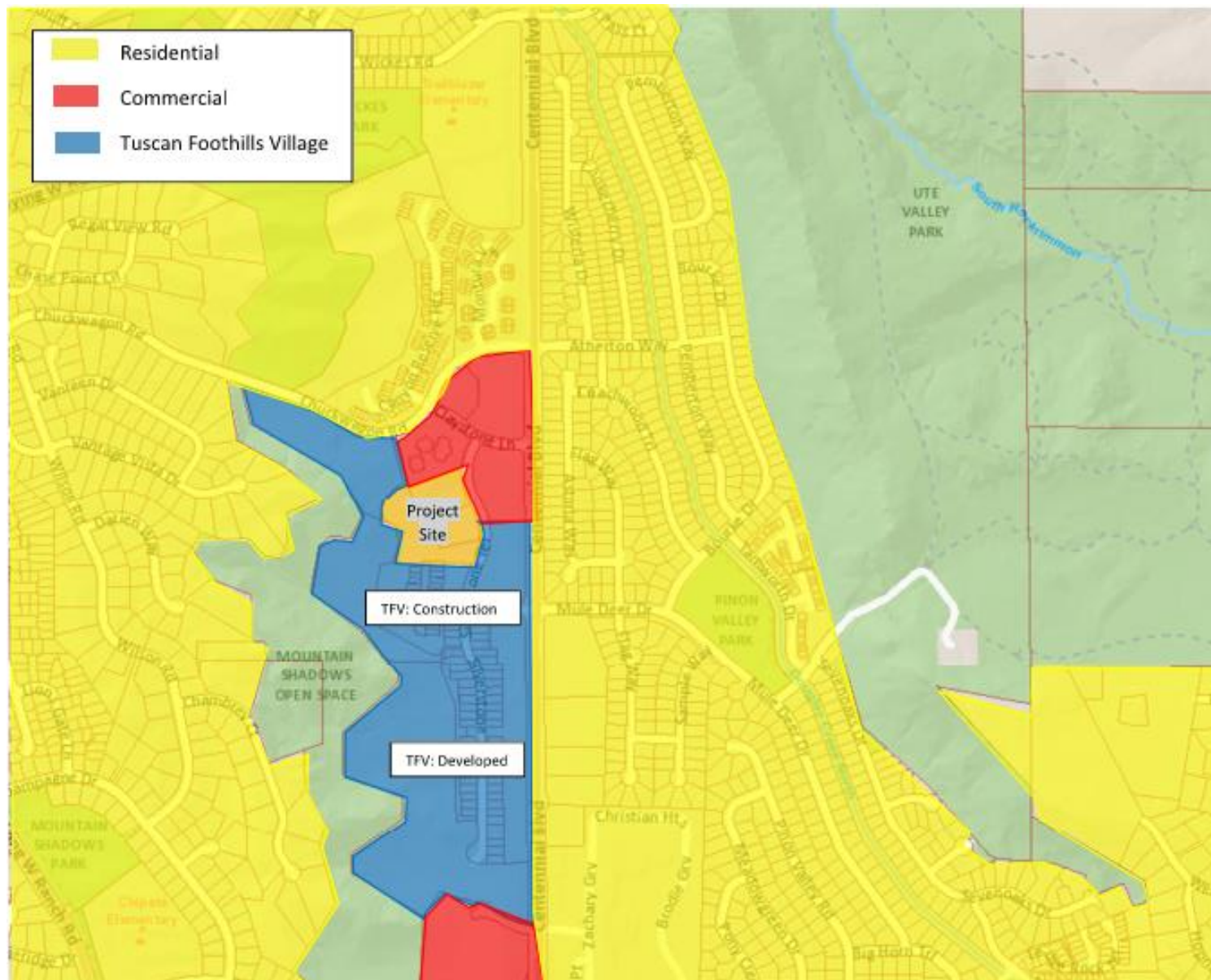
## **Background Information**

- 5-acres
- Zoned PUD/HS and PIP1/HS (Planned Unit Development and General Industrial with Hillside Overlay)
- Vacant property, previously over-lot graded.

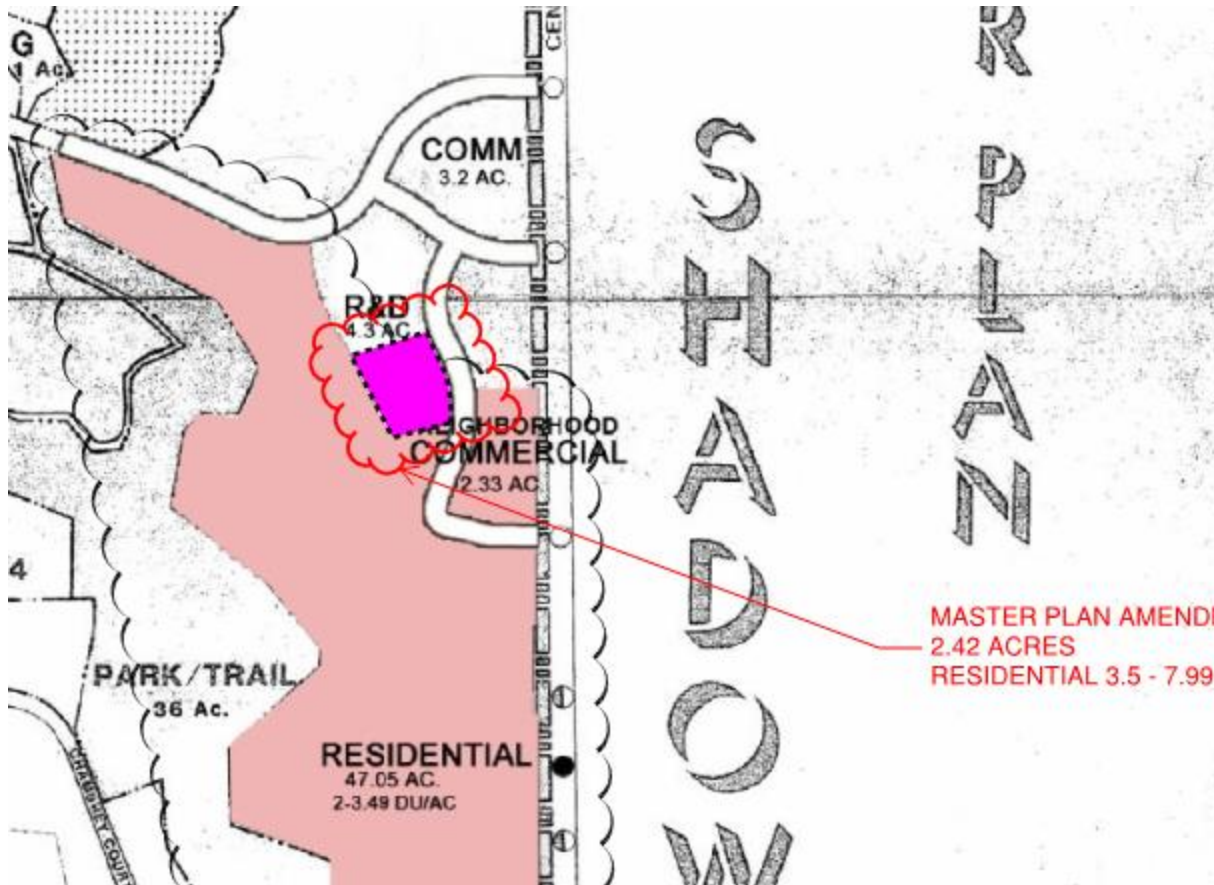
## **Public Notice**

- Site posting and 212 postcards mailed twice: once at the initial review stage and before the Planning Commission Hearing.
- No comments received for or against the proposed application.

# Context Map



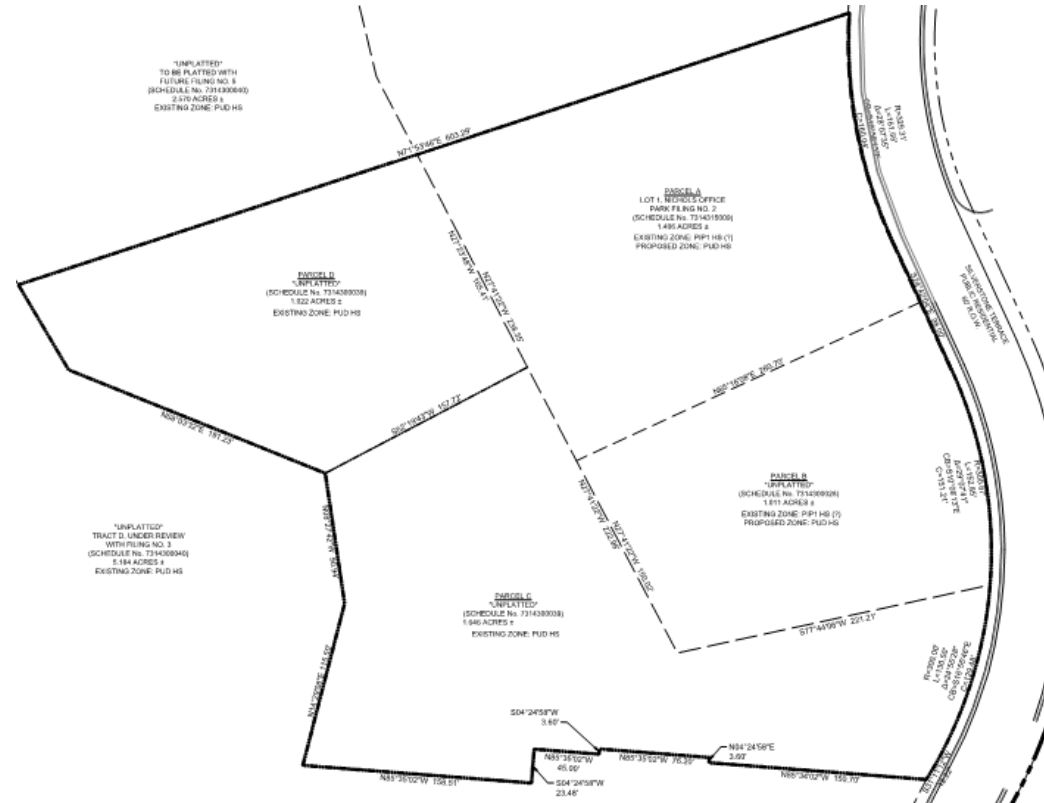
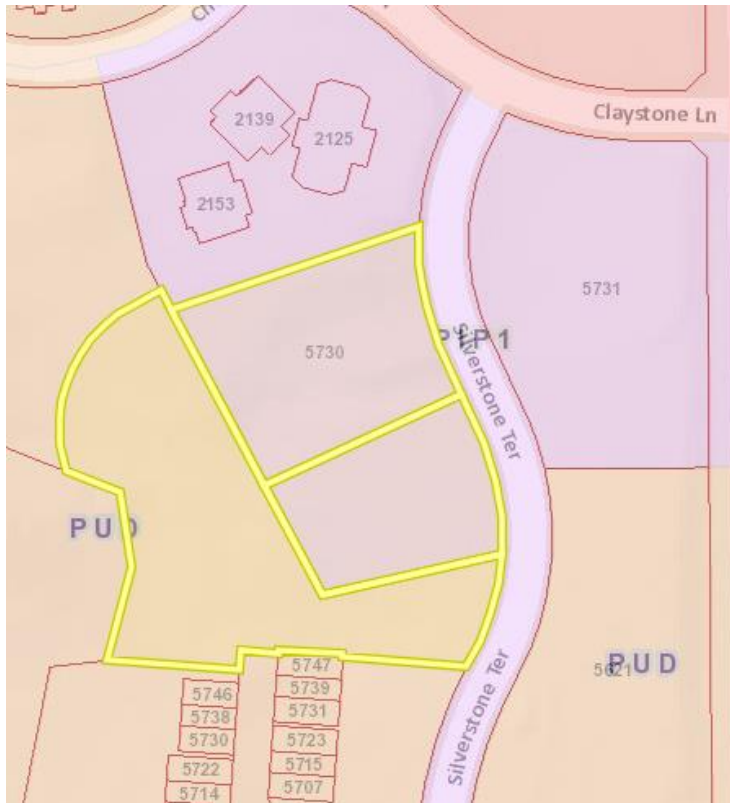
# Master Plan Amendment



Change 2.4-acres  
from Research &  
Development to  
Residential

MASTER PLAN AMENDMENT A2MJ20  
2.42 ACRES  
RESIDENTIAL 3.5 - 7.99 DU/AC

# PUD Zone Change



Rezone 5-acres to PUD: Single-Family Attached & Multi-Family (Townhouse)

- 35' max building height
- 3.5-7.99 du/a

# PUD Development Plan



# Recommendations



## **CPC MP 06-00065-A2MJ20**

Adopt a resolution amending the Mountain Shadows Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment, as set forth in City Code Section 7.5.408.

## **CPC PUZ 20-00071**

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 5.07 acres from Planned Industrial Park and Planned Unit Development with Hillside Overlay (PIP1/PUD/HS) to Planned Unit Development: Residential (Single-Family Attached and Townhouse), 3.5-7.99 dwelling units per acre and a Maximum Building Height of 35 feet, with Hillside Overlay (PUD/HS), based upon the findings that the request meets 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.

## **CPC PUD 06-00067-A5MJ20**

Approve the PUD Development Plan Amendment for the Tuscan Foothills Village Filing 4 project, based upon the findings that the request meets the review criteria for establishing a PUD Development Plan, as set forth in City Code Section 7.3.606, and the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(D).