

RESOLUTION NO. 18-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO PIKES PEAK HEIGHTS 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 Pikes Peak Heights 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 10th day of March, 2020.



Council President

ATTEST:



Sarah B. Johnson, City Clerk





VICINITY MAP
N.T.S.



LAND USE:

BUSINESS PARK	61.9
COMMUNITY COMMERCIAL	38.4
OFFICE	28.2
NEIGHBORHOOD COMMERCIAL	19.4
BUSINESS SERVICES	6.4
RESEARCH & DEVELOPMENT	6.4
SINGLE-FAMILY RESIDENTIAL	31.0
RESIDENTIAL	37.1
STREET RIGHT-OF-WAY / DRAINAGE	48.4
PARK & RECREATION USES / DRAINAGE	96.7
TOTAL ACRES	392.8

GENERAL NOTES:

- Access provided to east parcel west of Sand Creek.
- Construction to be completed for Park Ave. and Woodmen Rd. drainage easements required to be increased per new Sand Creek DMS.
- The proposed 10-foot easement shall not be constructed until the final plat is approved by the City of Colorado Springs.
- All utility easements shown on this plat are to be maintained in perpetuity per city.
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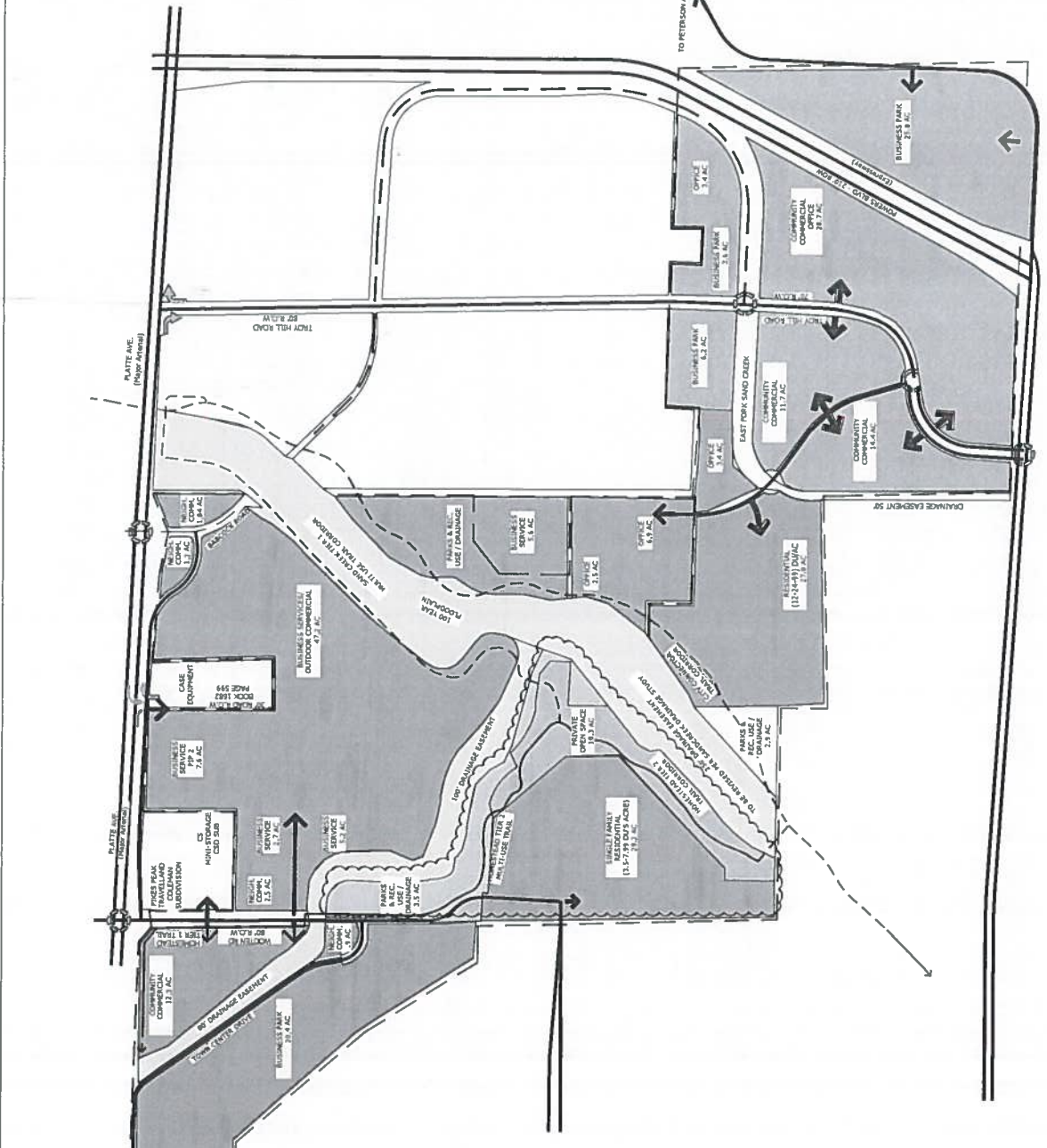
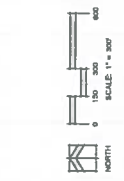
DEVELOPED AREA BY PHASE:

PHASE 1:	123.8
PHASE 2:	85.7
PHASE 3:	96.5
TOTAL ACRES:	302.5

AREA OF AMENDMENT
-REVISED USES

AMENDMENT HISTORY

File Number	Change in Plan
CPC MP 85-217-AM000	- Revised Uses
CPC MP 85-217-AM012	- Revised Circulation
CPC MP 85-218-AM018	- Revised Uses - Minor Circulation Changes



TOWNE EAST
MASTER PLAN

COLORADO SPRINGS,
CO 80911

DATE: 04-15-14
PROJECT NO: 14-0001
DRAWN BY: [Name]
CHECKED BY: [Name]

MAJOR AMENDMENT

DATE: 04-15-14
PROJECT NO: 14-0001
DRAWN BY: [Name]
CHECKED BY: [Name]

MASTER PLAN

DATE: 04-15-14
PROJECT NO: 14-0001
DRAWN BY: [Name]
CHECKED BY: [Name]

CPC MP 85-217-AM018