

RESOLUTION NO. 30-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE PROSPECT PARK 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 Prospect Park 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 26th day of May, 2020.

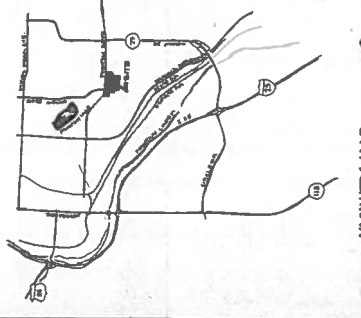
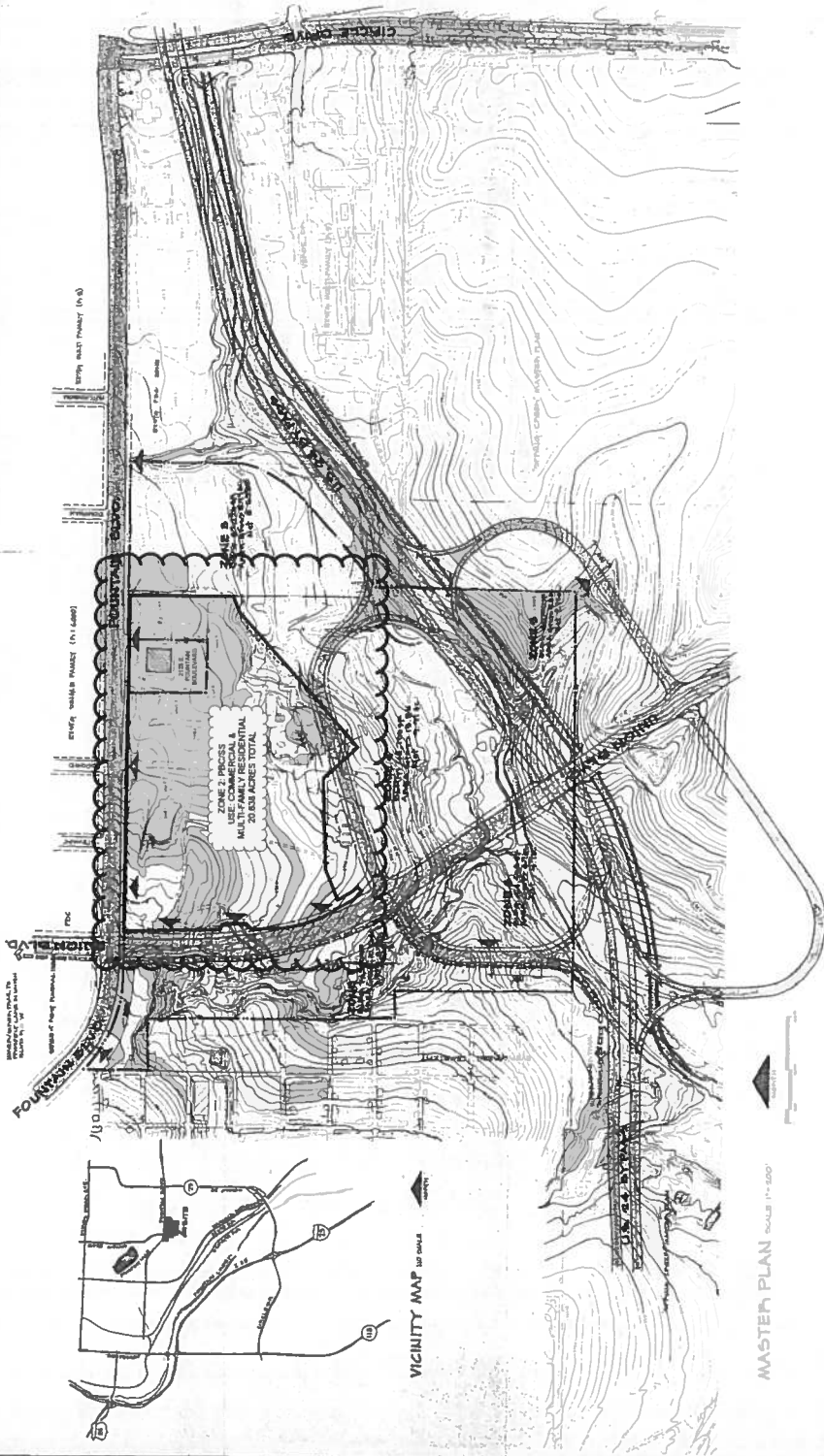


Council President

ATTEST:



Sarah B. Johnson, City Clerk



MASTER PLAN SCALE 1" = 200'

SITE DATA
 SITE AREA 73.44 AC. 6/19/99
 PERMITS 15-REGAL
 LIST AREA \$6.46 AC LIST
 LAND USE FORESTRY / CORRAL / ABANDONED
 ZONING PBC & PRCSS

LEGAL DESCRIPTION
 THOSE PARTS OF THE SECTION 10, T1N, R14E, S10W, P1A, S1, P109 COUNTY, COLORADO, P. M. SEC. 34, T1N, R14E, S10W, P1A, S1, P109 COUNTY, COLORADO, BEING THE GRASS MASTER PLAN AREA TO 44 AC.

LEGAL DESCRIPTION
 THE CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL WITH THIS MASTER PLAN AMENDMENT FILE NO CPC MP 81-16-03/02 IS NOT TO BE CONSIDERED AS A CHANGE IN THE CHARACTER OF THE LAND. THE PURPOSE OF THE LAND IS TO PROVIDE FOR PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT PLANNING AND DEVELOPMENT. ANY CHANGES TO THE LAND USE PLAN MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS AND THE COUNTY OF COLORADO SPRINGS PRIOR TO ANY DEVELOPMENT OF THE PROPERTY. THIS PROPOSAL MAY NEED TO OBTAIN A PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD APPROVAL, AS THAT APPROVAL IS A REQUIREMENT FOR ALL MASTER PLANS. THE MASTER PLAN OBLIGATION WILL BE DETERMINED BASED UPON THE PARK LAND APPLICATION CITY COUNCIL HEARING. THE PARK LAND OBLIGATION WILL BE IN EFFECT WHEN THE DEVELOPMENT PLAN IS SUBMITTED.

NOTES
 1. THESE NOTES DATED SET FORTH BY LEAD PART 4 CITY MAP NO. 4132A-B.
 2. ZONE 2: RESIDENTIAL (12-24189 DU/AC) AND COMMERCIAL ZONE 1, 3, 4, AND 5 COMMERCIAL (12-24189 DU/AC) ARE ZONED IN THE "SPRING OAKS" ZONING DISTRICT.
 3. ZONING CODES, 2018 PLANNING CODE, AS AMENDED BY THE 2018 ZONING CODE.
 4. RESIDENTIAL DEVELOPMENT WILL REQUIRE A SEPARATE APPLICATION AS A CONDITIONAL USE. THE CONDITIONAL USE WILL REQUIRE CITY PLANNING COMMISSION APPROVAL.
 5. THIS PROPERTY CONTAINS STREAMSIDE OVERLAY DESIGNATION AND THEREFORE THE STREAMSIDE OVERLAY MAP MUST BE REVIEWED AND APPROVED AT THE TIME OF DEVELOPMENT PLAN. THE OVERLAY MAP MUST BE REVIEWED AND APPROVED AT THE TIME OF DEVELOPMENT PLAN. NO DEVELOPMENT WILL BE PERMITTED WITHIN THE STREAMSIDE OVERLAY SLOPES WITHIN THE STREAMSIDE OVERLAY MUST BE MAINTAINED AT 3:1 OR LESS.

APPROVED BY	DATE	DESCRIPTION

FIGURE 1