

RESOLUTION NO. 01 - 22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE WOODMEN HEIGHTS MASTER PLAN CHANGING 11.7 ACRES FROM COMMUNITY COMMERCIAL/OFFICE LAND USE DESIGNATION TO RESIDENTIAL LOCATED SOUTHWEST OF EAST WOODMEN ROAD AND BLACK FOREST ROAD

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 Woodmen 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:

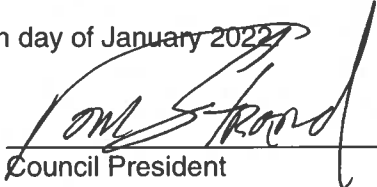
Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

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 11th day of January 2022



Council President

ATTEST:



Sarah Johnson, City Clerk





102 E. PIKES PEAK, STE 306 • Colorado Springs, Colorado 80903
 Ph: (719) 955-5485 • Fax: (719) 444-8427

Planning Surveying Civil Engineering

Project: WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT

Owners: Robert W. Kinzler Revocable Living Trust
 Evelyn M. Kinzler Revocable Living Trust
 Short Stick, LLC
 Center for Strategic Ministry
 Kanann Properties, LLC

Geltes Family Trust
 Rivers Development
 DSE Profit Sharing Plan Trust
 Woodmen Road Metro District
 John and Dimitria Revocable Trust

SC-Woodmen LLC
 Colorado Morley Return, LLC
 Hokara Land Holdings, LLC
 Radiant Church
 Dennis and Jayne Grover Family, LP

Marksheffel-Woodmen Investments, LLC
 International Development Co.
 7-Eleven, Inc.

2021

Project Consultants

Virgil Sanchez, Civil Engineer
M&S Civil Consultants, Inc.
 (719) 655-0455
 102 E. Pikes Peak Avenue, Suite 306
 Colorado Springs, CO 80903

Gregory Shaner, Civil Engineer
Matrix Design Group, Inc.
 (719) 457-7809
 2445 Reservoir Parkway, Suite 300
 Colorado Springs, CO 80926

Index of Drawings

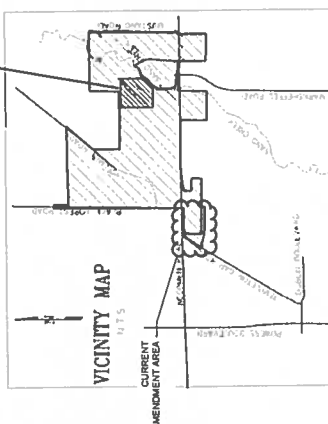
Sheet No.	Title
1	Legals & Data
2	Land Use Plan
3	Land Suitability Analysis
4	Master Facilities Plan

NO.	REVISION	APPROVAL DATE
1	CPC MD 03-00279	9/13/2009
2	CPC MD 03-00279-A1(05)	2/27/2008
3	CPC MPA 06-00206	3/17/2008
4	CPC MPA 06-00206-A11A(08)	3/17/2008
5	CPC MPA 06-00206-A2A(07)	12/21/2009
6	CPC MPA 06-00206-A3A(07)	11/27/2007
7	CPC MPA 06-00206-A4A(13)	12/21/2009
8	CPC MPA 06-00206-A5A(13)	10/11/2014
9	CPC MPA 06-00206-A6A(14)	10/13/2014
10	CPC MPA 06-00206-A7A(16)	7/12/2016
11	CPC MPA 06-00206-A8A(16)	10/25/2016
12	CPC MPA 06-00206-A9A(16)	06/28/2017
13	CPC MPA 06-00206-A10A(17)	01/09/2018
14	CPC MPA 06-00206-A11A(19)	11/12/2019
15	CPC MPA 06-00206-A13M(21) <small>Change to MPA 06-00206-A13M(21) to reflect the 2021 Major Amendment. The proposed amendments are shown in red. The proposed amendments are shown in red. The proposed amendments are shown in red.</small>	PENDING
16	CPC MPA 03-00279-A2M(21) <small>Change to MPA 03-00279-A2M(21) to reflect the 2021 Major Amendment. The proposed amendments are shown in red. The proposed amendments are shown in red.</small>	PENDING

CITY APPROVAL



AMENDED BY: NES

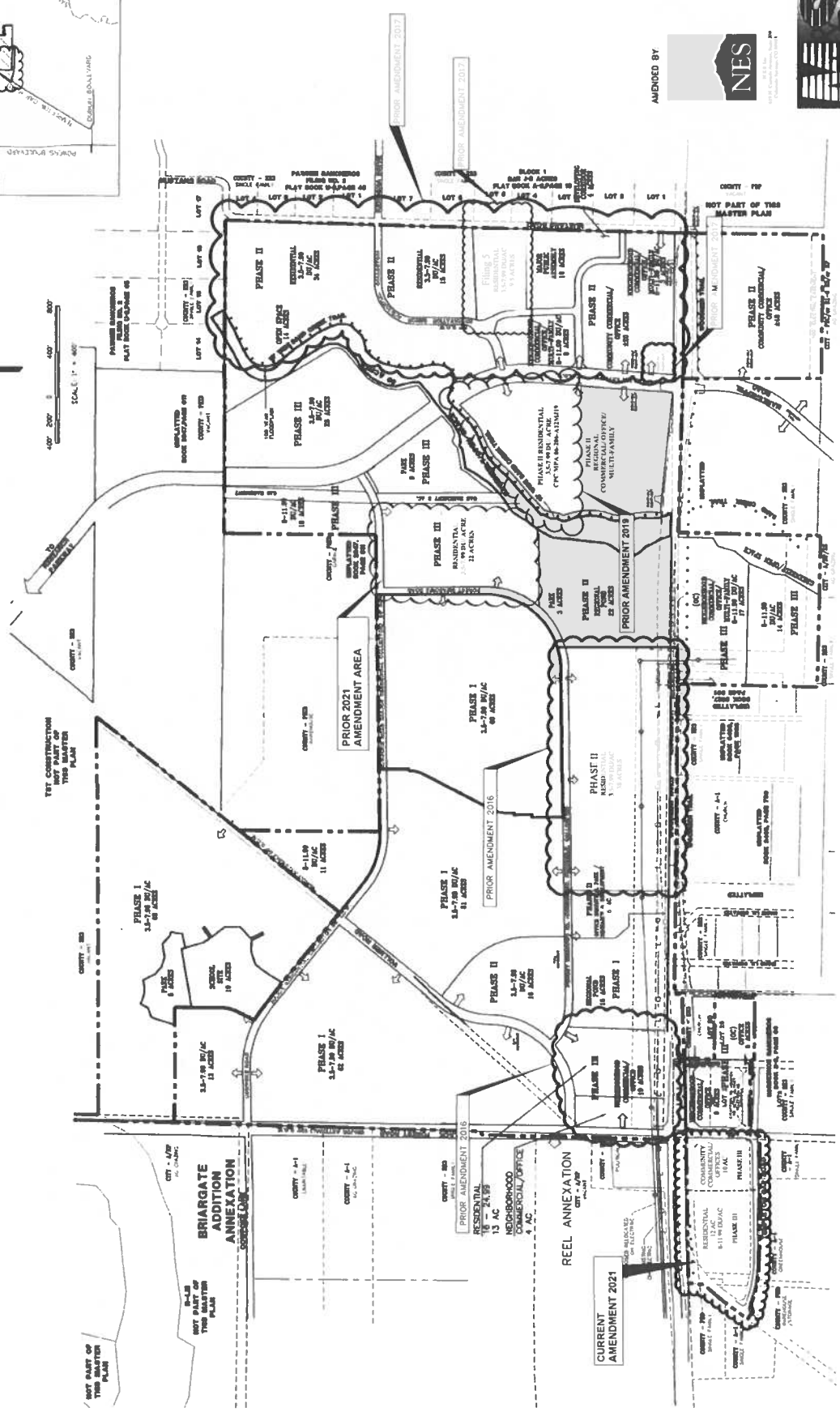
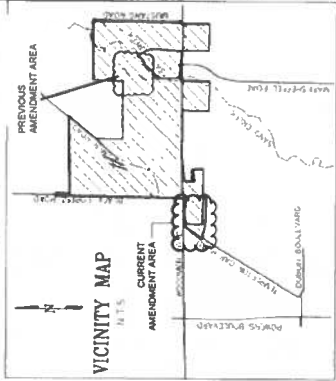


CIVIL CONSULTANTS, INC.

CPC MP 03-00279-A2M(21)

WOODMEN HEIGHTS MASTER PLAN

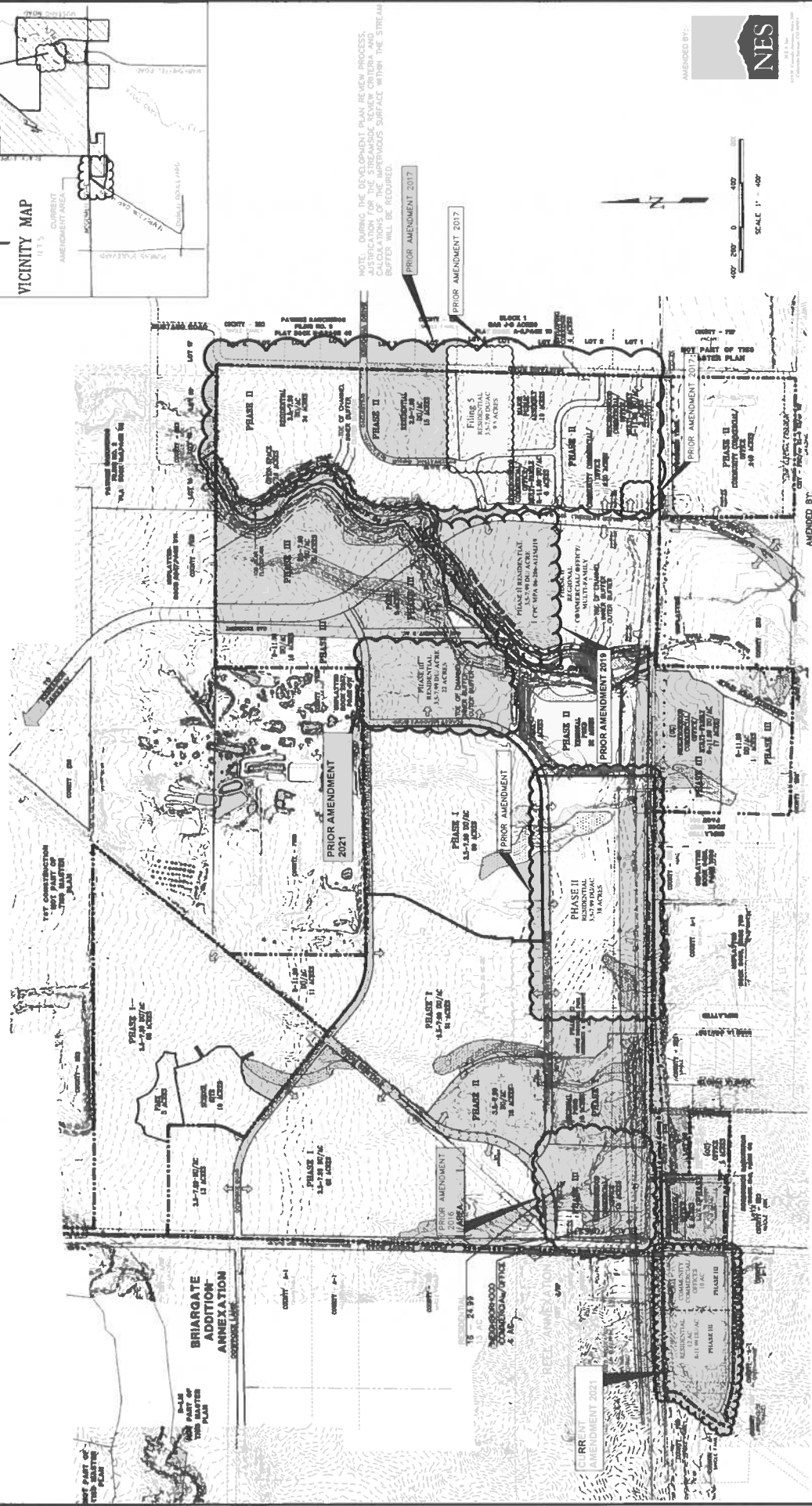
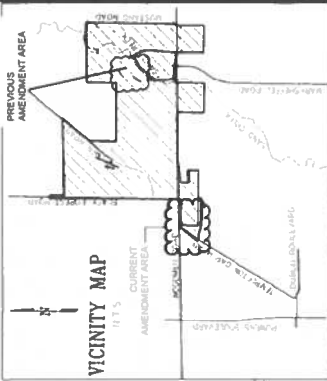
2021 MAJOR AMENDMENT - LAND USE PLAN



DATE REVISION: 03/12/2021
DATE REVISION: 03/12/2021
DATE REVISION: 03/12/2021

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT - LAND SUITABILITY ANALYSIS



NOTE: DURING THE DEVELOPMENT PLAN REVIEW PROCESS, JUSTIFICATION FOR THE STREAMSIDE REVIEW CRITERIA AND THE BUFFER FOR THE PREVIOUS SURFACE WITHIN THE STREAM BUFFER WILL BE REQUIRED.



SCALE 1" = 400'

CIVIL CONSULTANTS, INC.

LAND SUITABILITY ANALYSIS
 JOB NO. 00-0018
 DATE REVISED: 03.28.2021
 SHEET 3 OF 4

WILDLIFE HABITAT
 LOW IMPACT POTENTIAL
 PER DOW SIGNIFICANT WILDLIFE HABITAT MAP
 PRONGHORN ANTELOPE, LOW DENSITY *
 MULE DEER, LOW DENSITY *
 GEESSE, LOW DENSITY *
 * PER WILDLIFE HABITAT MAP
 EL PASO COUNTY SOURCE BOOK

SLOPES
 8 - 12%
 12% - 24%
 25% + (Not Significant)
 WETLANDS

AMENDMENT AREA FLOODPLAIN NOTE:
 THIS MAP WAS PREPARED USING THE 2014 FLOODPLAIN MAP (DATE: DECEMBER 7, 2014) LOCATED IN THE VICINITY OF THE RANGE OF LAND TO BE A ZONED. FLOOD PLANNING SHOULD BE DONE IN THE VICINITY OF THE RANGE OF LAND TO BE A ZONED.

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT - MASTER FACILITIES PLAN



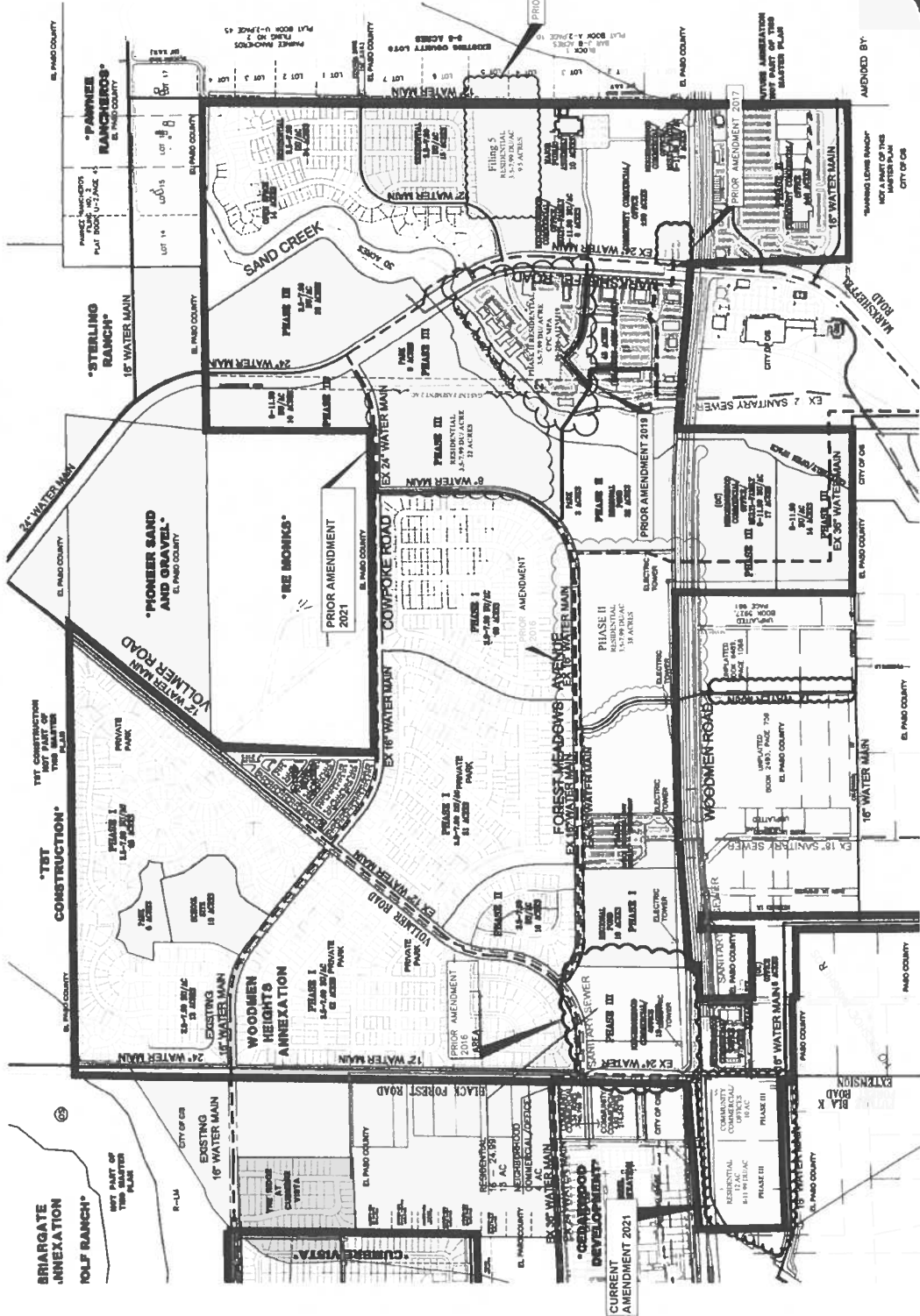
UTILITY LEGEND:

- PROPOSED MAJOR WATER MAIN
- PROPOSED MAJOR SANITARY MAIN
- EXISTING MAJOR WATER MAIN
- EXISTING MAJOR SANITARY MAIN
- WOODMEN HEIGHTS DISTRICT BOUNDARY

NOTES:

- 1) THE 24" WATER MAIN AND 18" SANITARY MAIN CROSSING SAND CREEK SHALL BE CONSTRUCTED IN PHASE I OF THE SERVICE CONSTRUCTION.
- 2) THE 18" SANITARY MAIN CROSSING SAND CREEK SHALL BE CONSTRUCTED IN PHASE II OF THE SERVICE CONSTRUCTION.
- 3) THE 12" WATER MAIN CROSSING SAND CREEK SHALL BE CONSTRUCTED IN PHASE III OF THE SERVICE CONSTRUCTION.
- 4) IN ORDER TO MEET CSD'S MINIMUM WATER PRESSURE REQUIREMENTS AND SUBJECT TO THE COMPLETION OF THE MAJOR PROCESS, ADDITIONAL DEVELOPMENT OF PHASE I (TRAILS AT FOREST MEADOWS-71 ACRES) AND PHASE II (TRAILS AT FOREST MEADOWS-71 ACRES) SHALL BE REQUIRED.
- 5) THE MAJOR WATER MAIN AND SANITARY MAIN CROSSINGS ON SAND CREEK SHALL BE CONSTRUCTED IN PHASE I OF THE SERVICE CONSTRUCTION.

WOODMEN HEIGHTS PRELIMINARY UTILITY PLAN
 DATE PREPARED: MAY 12, 2014
 DATE REVISION: AUGUST 7, 2008
 DATE REVISION: SEPTEMBER 15, 2008
 DATE REVISION: OCTOBER 16, 2013
 DATE REVISION: APRIL 21, 2014
 DATE REVISION: FEBRUARY 22, 2017



AMENDED BY:
 NED A PART OF THIS MASTER PLAN
 CITY OF OS

