

RESOLUTION NO. 61-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MINOR AMENDMENT TO THE HILL PROPERTIES 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 minor amendment to the Hill Properties Master Plan (the "Plan"); and

WHEREAS, City staff recommends approval of the minor 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, the minor amendment to the Plan has been reviewed by administrative staff, and at a public hearing the minor 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 Figure 5.

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 23rd day of May 2017.



Council President

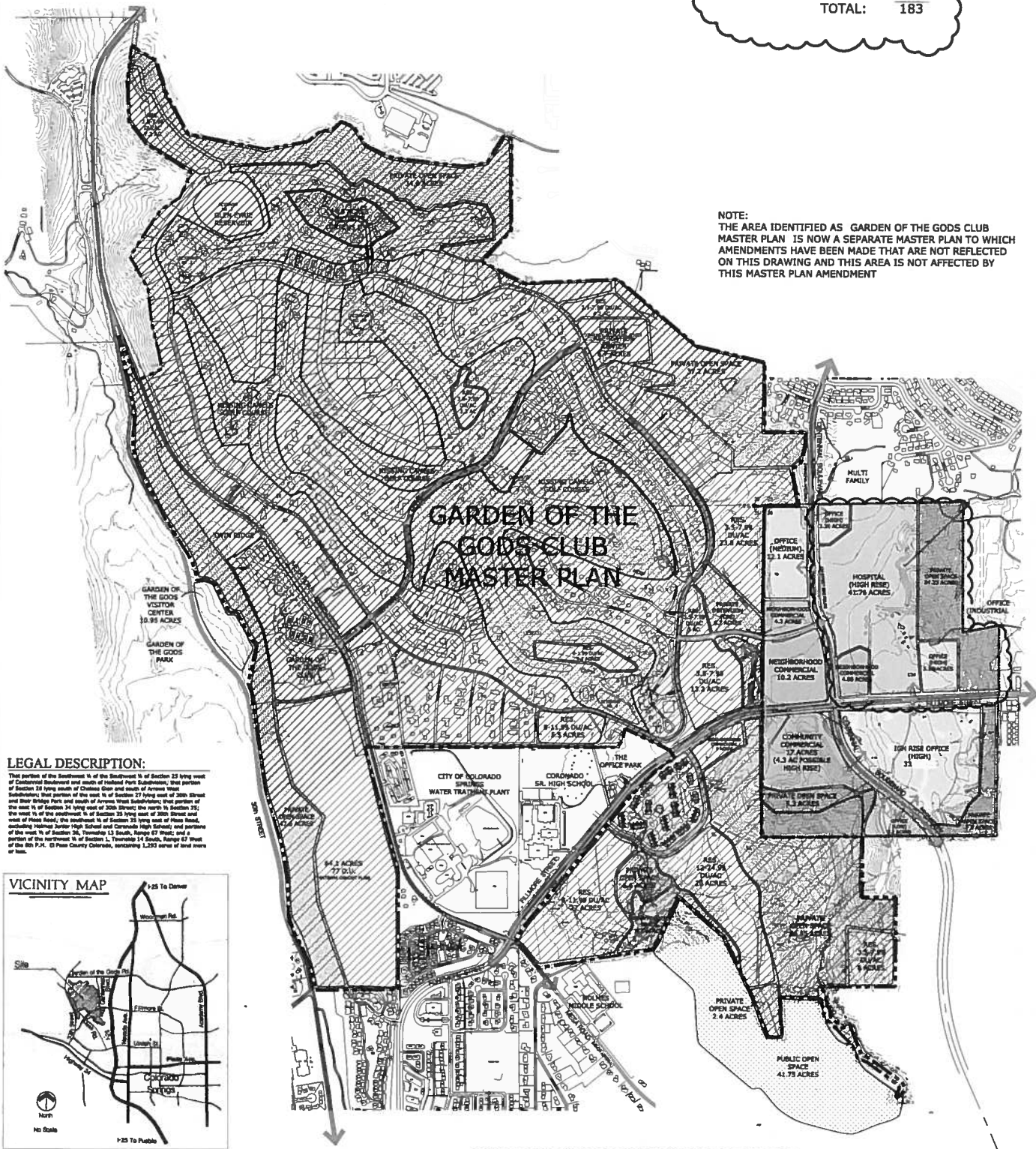
ATTEST:


Sarah B. Johnson, City Clerk

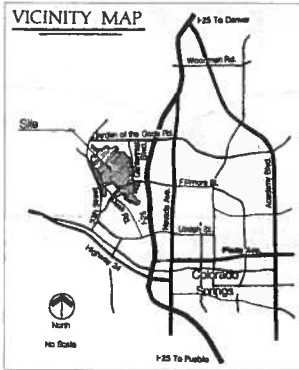
LEGEND:

	ACRES
OFFICE	56.15
COMMERCIAL	35.50
HOSPITAL	41.76
PUBLIC ROW ROADS	11.7
PRIVATE ROW ROADS	0.8
PRIVATE OPEN SPACE	37.03
TOTAL:	183

NOTE:
THE AREA IDENTIFIED AS GARDEN OF THE GODS CLUB MASTER PLAN IS NOW A SEPARATE MASTER PLAN TO WHICH AMENDMENTS HAVE BEEN MADE THAT ARE NOT REFLECTED ON THIS DRAWING AND THIS AREA IS NOT AFFECTED BY THIS MASTER PLAN AMENDMENT



LEGAL DESCRIPTION:
That portion of the Southwest 1/4 of the Southwest 1/4 of Section 23 lying west of Continental Boulevard and south of Indian Park Subdivision, that portion of Section 28 lying south of Chateau Glen and south of Arroyo Vista Subdivision, that portion of the east 1/2 of Section 27 lying east of Sage Street and that portion of the east 1/2 of Section 24 lying east of 20th Street; that portion of the east 1/2 of the southwest 1/4 of Section 28 lying east of 20th Street and east of Mesa Road; the southwest 1/4 of Section 21 lying east of Mesa Road, including Hillcrest Junior High School and Colorado High School; and portions of the west 1/2 of Section 36, Township 13 South, Range 67 West; and a portion of the northeast 1/4 of Section 1, Township 13 South, Range 67 West of the 6th P.M. of El Paso County Colorado, containing 1,250 acres of land more or less.



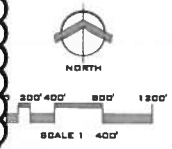
HILL PROPERTIES

AMENDED MASTER PLAN

HILL DEVELOPMENT CORPORATION

COLORADO SPRINGS, COLORADO

File Number	Approval Date	Amendment
CPC MPA 04-0043-ALM14	Oct. 24, 2014	27.7 acres of General Industry & 1.1 acres of Neighborhood Commercial changed to 12.2 acres General Industrial, 15 acres Neighborhood Commercial, & 12.2 acres Office. The 2.7 acres of Private Open Space remains unchanged.
CPC MPA 04-0043-ADM15	Nov. 24, 2015	12.5 acres General Industrial, 15 acres Neighborhood Commercial, 12.2 acres Office and 2.7 acres of Private Open Space revised to 36.53 acres Hospital (High Rise), 8.5 acres Community Commercial and 6.0 acres Office (High). 27.79 acres zoned to the south of Hospital property added to development. 36.53 acres Hospital (High Rise), 8.5 acres Community Commercial and 6.0 acres Office (High) revised to 41.76 acres Hospital (High Rise), 4.0 acres Community Commercial, 6.0 acres Office (High) and 24.23 acres Private Open Space.
CPC MPA 04-0043-ADM17	REVISION, 2017	



APPLICANT
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Date: 3-7-2017