

## RESOLUTION NO.23-22

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE HILL PROPERTIES MASTER PLAN CHANGING THE LAND USES ON 28.55 ACRES LOCATED AT 1300 WEST FILLMORE STREET

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 Hill Properties 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:**

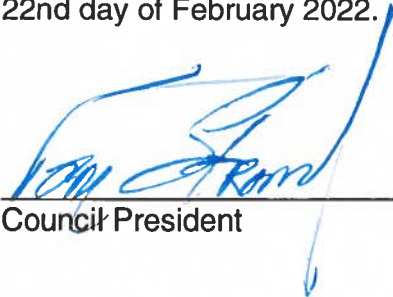
Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

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 22nd day of February 2022.

  
\_\_\_\_\_  
Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk

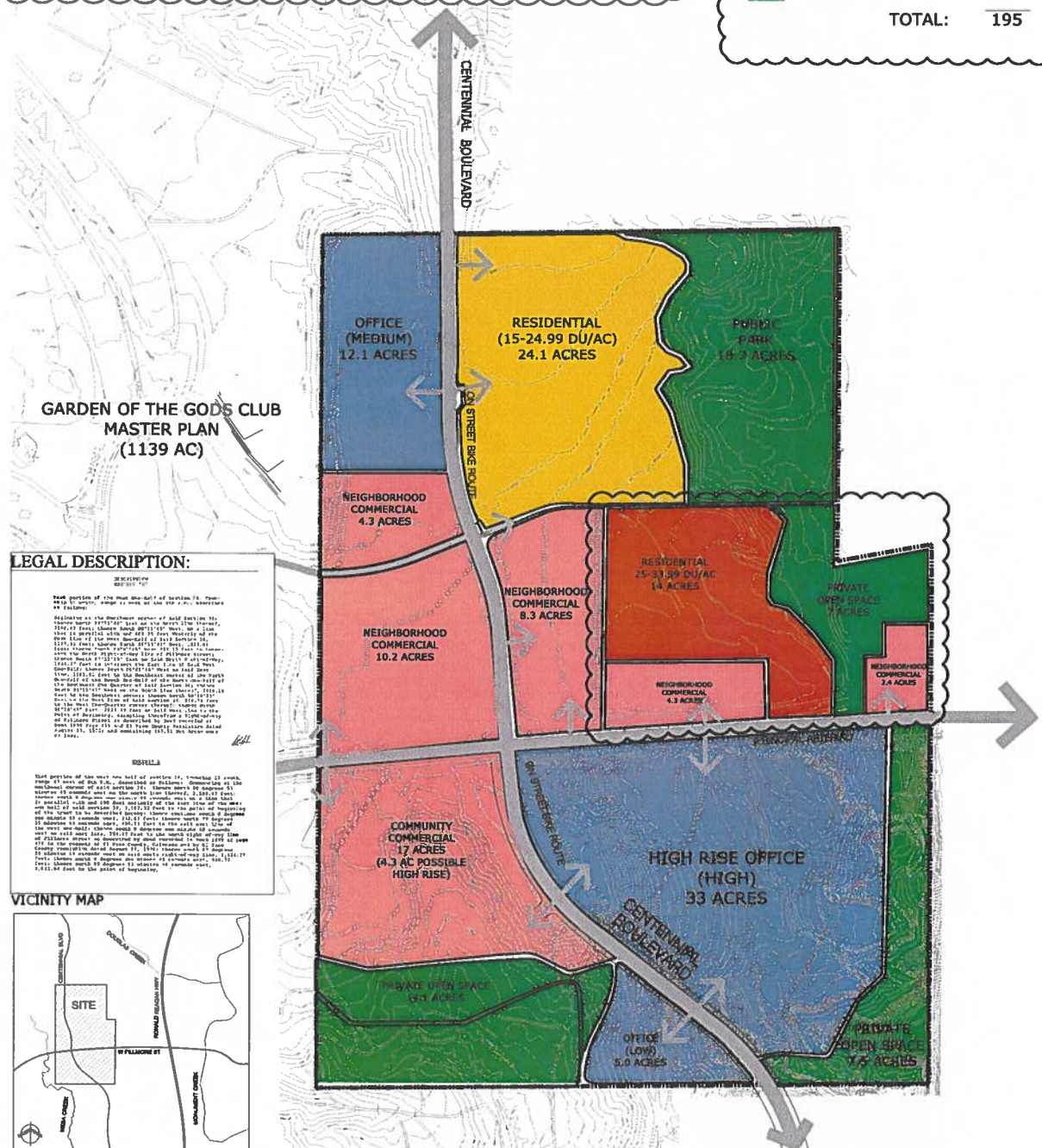


The seal is circular with a double-line border. The outer ring contains the text "COLORADO SPRINGS" at the top and "COLORADO" at the bottom. The inner ring contains "INCORPORATED" at the top and "SEPTEMBER 3, 1872" at the bottom, separated by two stars. In the center of the seal, the word "SEAL" is written in a large, bold, serif font.

City Use File Number	Date	Amendment Description
CPC MPA 04-00043	June 2004	ORIGINAL APPROVAL
CPC MPA 04-00043-131814	October 2014	57.3 AC OF GENERAL BICOINTEGRAL AND 11 AC OF NEIGHBORHOOD COMMERCIAL CHANGES TO 13.3 AC GENERAL BICOINTEGRAL, 19 AC NEIGHBORHOOD COMMERCIAL AND 3.3 AC OFFICE.
CPC MPA 04-00043-131815	November 2015	13.3 AC GENERAL BICOINTEGRAL TO NEIGHBORHOOD COMMERCIAL, 13.3 AC OFFICE AND 7.7 AC OF PRIVATE OPEN SPACE REVERSED TO 20.7 AC HOSPITAL OPEN SPACE AND 6 AC OFFICE OPEN SPACE
CPC MPA 04-00043-131817	June 2017	17.95 AC HAZEL TO THE SOUTH OF HOSPITAL PROPERTY ADDED TO DEVELOPMENT, 16.35 ACRES HOSPITAL, 2000 LEAS, 1.3 ACRES COMMUNITY COMMERCIAL AND 3.3 ACRES OFFICE (2000) REVERSED TO 41.36 ACRES HOSPITAL OPEN SPACE, 4.8 ACRES COMMUNITY COMMERCIAL, 8.82 ACRES OFFICE (2000) AND 24.32 ACRES PRIVATE OPEN SPACE
CPC MPA 04-00043-131818	July 2018	3.36 ACRES OF OFFICE, 3.33 ACRES OF HOSPITAL AND 1.77 PRIVATE OPEN SPACE BEING REVERSED TO 14.1 RESIDENTIAL (MEDIUM DENSITY) AND 18.7 OPEN SPACE
CPC MPA 04-00043-131821	August 2020	4 AC OF HOSPITAL IS BEING REVERSED TO 4 AC OF NEIGHBORHOOD COMMERCIAL
CPC MPA 04-00043-131821	July 2021 (PENDING)	REMOVED THE TELECOMMUNICATIONS (HIGH RISE) FROM NEIGHBORHOOD COMMERCIAL, REMOVED THE HOSPITAL FROM OFFICE, ADDED 14 ACRES RESIDENTIAL (25-34.99 DU/AC), REDUCED PRIVATE OPEN SPACE TO 7.7 ACRES, REMOVED 5.5 ACRES OFFICE AND 18.7 ACRES PARKING.

**LEGEND:**

	ACRES
OFFICE	50.1
COMMERCIAL	46.5
RESIDENTIAL (15-24.99)	24.1
RESIDENTIAL (25-34.99)	14
PUBLIC ROW ROADS	11.7
PRIVATE ROW ROADS	1.3
PRIVATE OPEN SPACE	28.6
PUBLIC PARK	18.7
<b>TOTAL:</b>	<b>195</b>



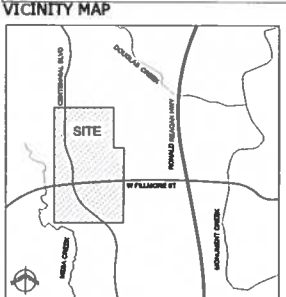
**LEGAL DESCRIPTION:**

**SECTION 10**

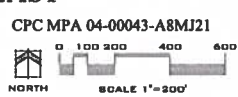
That portion of the map and all of Section 10, Township 37 North, Range 10 West of the 7th P.M. Meridian in the State of Colorado...

**SECTION 11**

That portion of the map and all of Section 11, Township 37 North, Range 10 West of the 7th P.M. Meridian in the State of Colorado...



**HILL PROPERTIES**  
 AMENDED MASTER PLAN - CRESTONE AT FILLMORE EAST  
 HILL DEVELOPMENT CORPORATION  
 COLORADO SPRINGS, COLORADO



Land Planning  
Landscape Architecture  
Urban Design

**NES**

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