

RESOLUTION NO. 101-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE WOODMEN HEIGHTS MASTER PLAN ILLUSTRATING CHANGES TO CONVERT THE PREVIOUSLY IDENTIFIED SCHOOL SITE TO RESIDENTIAL CONSISTING OF 22.65 ACRES LOCATED SOUTHEAST OF FOREST MEADOWS AVENUE AND COWPOKE 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:

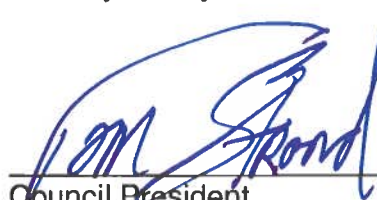
Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

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 27th day of July, 2021.



Council President

ATTEST:



Sarah B. 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:

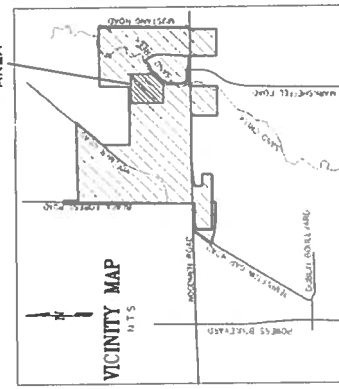
| | | | |
|--|-----------------------------------|------------------------------------|--------------------------------------|
| Robert W. Kinzler Revocable Living Trust | Gelles Family Trust | SC-Woodmen LLC | Marksheffel-Woodmen Investments, LLC |
| Evelyn M. Kinzler Revocable Living Trust | Rivers Development | Colorado Morley Return, LLC | International Development Co. |
| Short Stick, LLC | DSE Profit Sharing Plan Trust | Mokara Land Holdings, LLC | 7-Eleven, Inc. |
| Center for Strategic Ministry | Woodmen Road Metro District | Radiant Church | |
| Kanann Properties, LLC | John and Dimitria Revocable Trust | Dennis and Jayne Grover Family, LP | |

Project Consultants

Virgil Sanchez, Civil Engineer
M&S Civil Consultants, Inc.
 (719) 955-5485
 102 E. Pikes Peak Avenue, Suite 100
 Colorado Springs, CO 80903

Gregory Shaner, Civil Engineer
Matrix Design Group, Inc.
 (719) 457-5489
 2435 Research Parkway, Suite 300
 Colorado Springs, CO 80909

2021



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 MO 03-00279 | 9/13/2009 |
| 2 | CPC MO 03-00279-A1(05) | 2/27/2006 |
| 3 | CPC MPA 06-00206 | 3/11/2008 |
| 4 | CPC MPA 06-00206-A1M1(08) | 3/11/2008 |
| 5 | CPC MPA 06-00206-A2M1(07) | 12/21/2007 |
| 6 | CPC MPA 06-00206-A3M1(07) | 11/27/2007 |
| 7 | CPC MPA 06-00206-ADMIN13 | 12/21/2009 |
| 8 | CPC MPA 06-00206-ADMIN14 | 10/11/2014 |
| 9 | CPC MPA 06-00206-ADMIN14 | 10/13/2014 |
| 10 | CPC MPA 06-00206-A7M1(16) | 7/12/2016 |
| 11 | CPC MPA 06-00206-ASMIN16 | 10/25/2016 |
| 12 | CPC MPA 06-00206-ASMIN16 | 06/28/2017 |
| 13 | CPC MPA 06-00206-A10MIN17 | 01/09/2018 |
| 14 | CPC MPA 06-00206-A12M119 | 11/12/2019 |
| 15 | CPC MPA 06-00206-A13M121 <small>Area change from AMO (approved) to PMO/ADG (Planned Use Development) (residential 3.5-10 DU/AC) with 15000 maximum residential lot area. The proposed application will convert 22.85 acres from lot area to residential 3.5-10 DU/AC.</small> | Pending |

CITY APPROVAL



AMENDED BY:

CITY FILE NO. CPC MPA 06-00206-A13M121

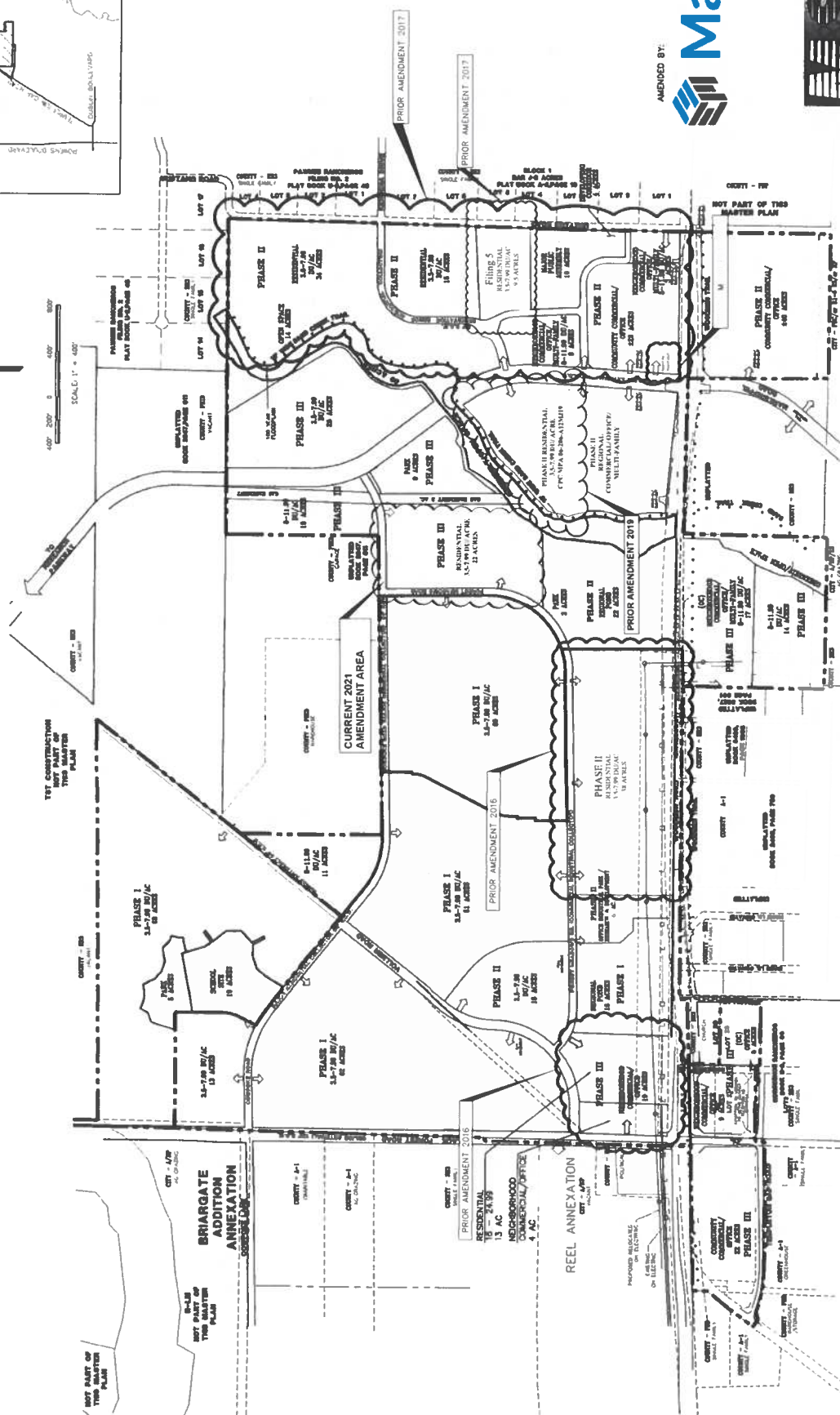
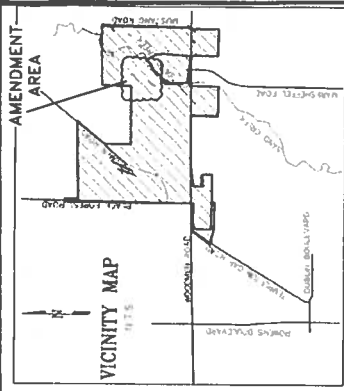
REVISED FEBRUARY 22, 2021



1785 S. W. 17th Ave.
 Colorado Springs, CO 80905
 (719) 444-8427

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT- LAND USE PLAN



AMENDED BY:

Matrix

REVISION # 13
 17/10/20
 17/10/20
 CIVIL CONSULTANTS, INC.

LAND USE PLAN
 WOODMEN HEIGHTS
 DATE PREPARED: SEP 2014
 DATE REVISION: FEB 27, 2021

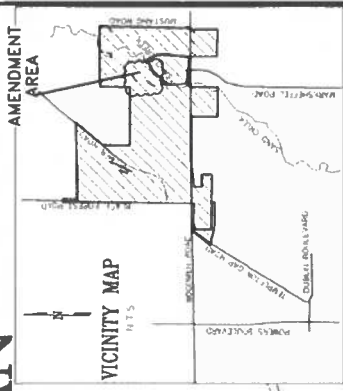
CITY FILE NO. CPC MPA 06-00206-A13M.21

SHEET 2 OF 4

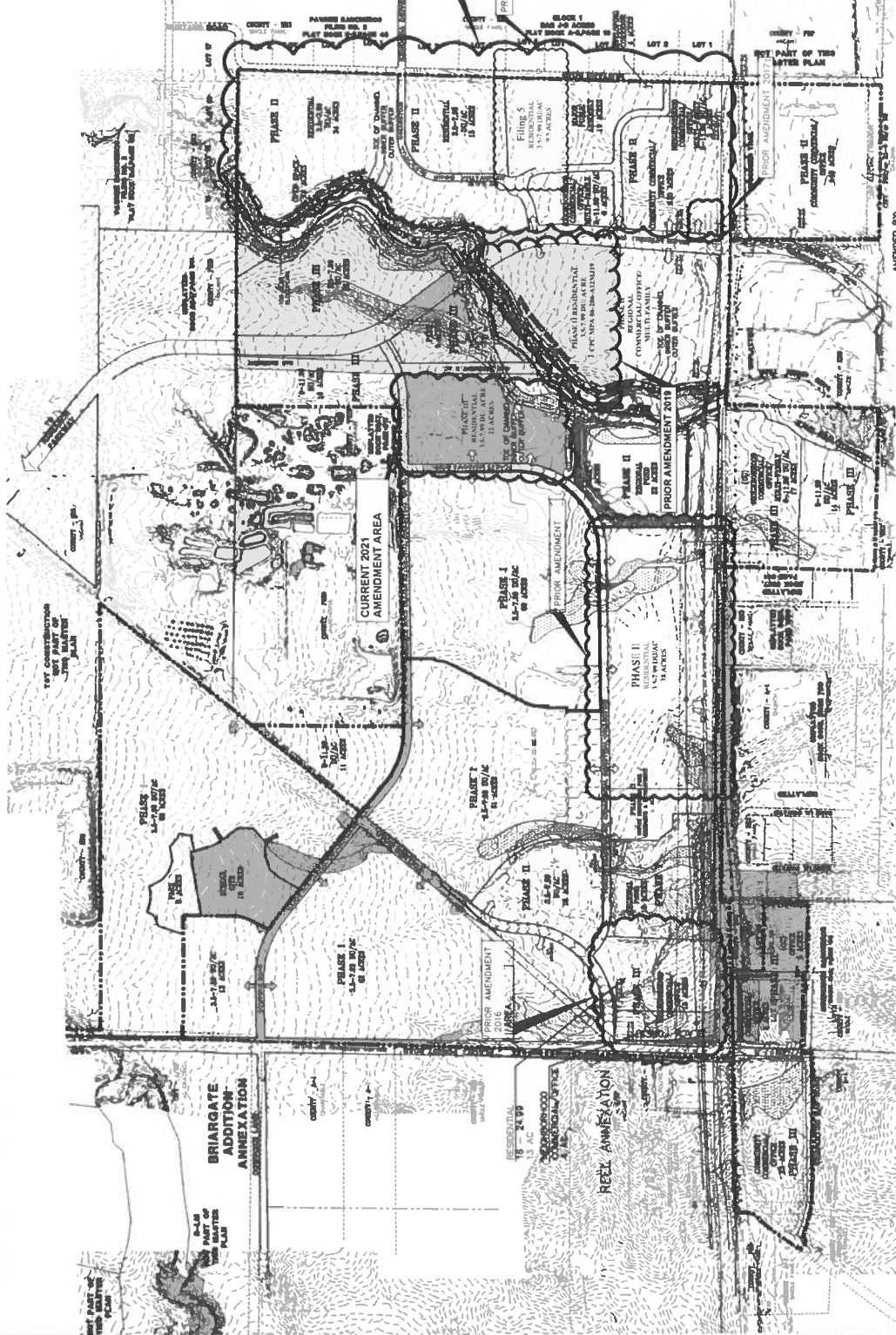
EXHIBIT A - MASTER PLAN AMENDMENT

WOODMEN HEIGHTS MASTER PLAN

2021 MAJOR AMENDMENT - LAND SUITABILITY ANALYSIS



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



SLOPES

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

WILDLIFE HABITAT IMPACT POTENTIAL - LOW

- PER D.O.W. SIGNIFICANT WILDLIFE HABITAT MAP
- PRONGHORN ANTELOPE, LOW DENSITY *
- WHALE DEER, LOW DENSITY *
- GEESSE, LOW DENSITY *
- PER WILDLIFE HABITAT MAP
- EL PASO COUNTY SOURCE BOOK

AMENDED BY:

Matrix

CITY FILE NO. CPC MPA 05-00206-A13M/21

LAND SUITABILITY ANALYSIS
CONDUCTED BY MATRIX
DATE PREPARED: SEPT. 2014
DATE REVISION: FEB. 21, 2011

REGISTERED AS AN ENGINEER
CONTRACT NO. 178306
1/18/2007

CIVIL CONSULTANTS, #A.C.

SHEET 3 OF 4

EXHIBIT A - MASTER PLAN AMENDMENT

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 IN MARQUETTE ROAD CROSSING SAND CREEK, AND THE 18" WATER MAIN CROSSING BRIDGE CROSSING AT THE THRU OF THE BRIDGE CONSTRUCTION.
 - 2) THE SIZES OF THE WATER MAINS SHOWN ON THE PRELIMINARY UTILITY PLAN ARE BASED ON THE CURRENT FLOW AND THE FUTURE FLOW CHANGE AS DETERMINED BY CDM IN THE HA/VA PROCESS.
 - 3) THE 24" WATER MAIN SYSTEM IN THE SAND CREEK ZONE IS TO BE CONSTRUCTED IN PHASES TO ACCOMMODATE THE PHASED DEVELOPMENT OF THE WOODMEN HEIGHTS DISTRICT.
 - 4) THE 24" WATER MAIN SYSTEM IN THE SAND CREEK ZONE IS TO BE CONSTRUCTED IN PHASES TO ACCOMMODATE THE PHASED DEVELOPMENT OF THE WOODMEN HEIGHTS DISTRICT.
 - 5) THE 24" WATER MAIN SYSTEM IN THE SAND CREEK ZONE IS TO BE CONSTRUCTED IN PHASES TO ACCOMMODATE THE PHASED DEVELOPMENT OF THE WOODMEN HEIGHTS DISTRICT.

WOODMEN HEIGHTS
 PRELIMINARY UTILITY PLAN
 DATE PREPARED: NOV. 12, 2004
 DATE REVISED: SEPTEMBER 23, 2005
 DATE REVISED: SEPTEMBER 15, 2008
 DATE REVISED: OCTOBER 17, 2009
 DATE REVISED: OCTOBER 17, 2013
 DATE REVISED: NOVEMBER 27, 2013
 DATE REVISED: JUNE 5, 2014
 DATE REVISED: FEBRUARY 21, 2021



CIVIL CONSULTANTS, INC.
 1715 W. 10th St.
 OMAHA, NE 68104

CITY FILE NO. CPC MPA-05-00206-A13M/J21

SKET 4 OF 4

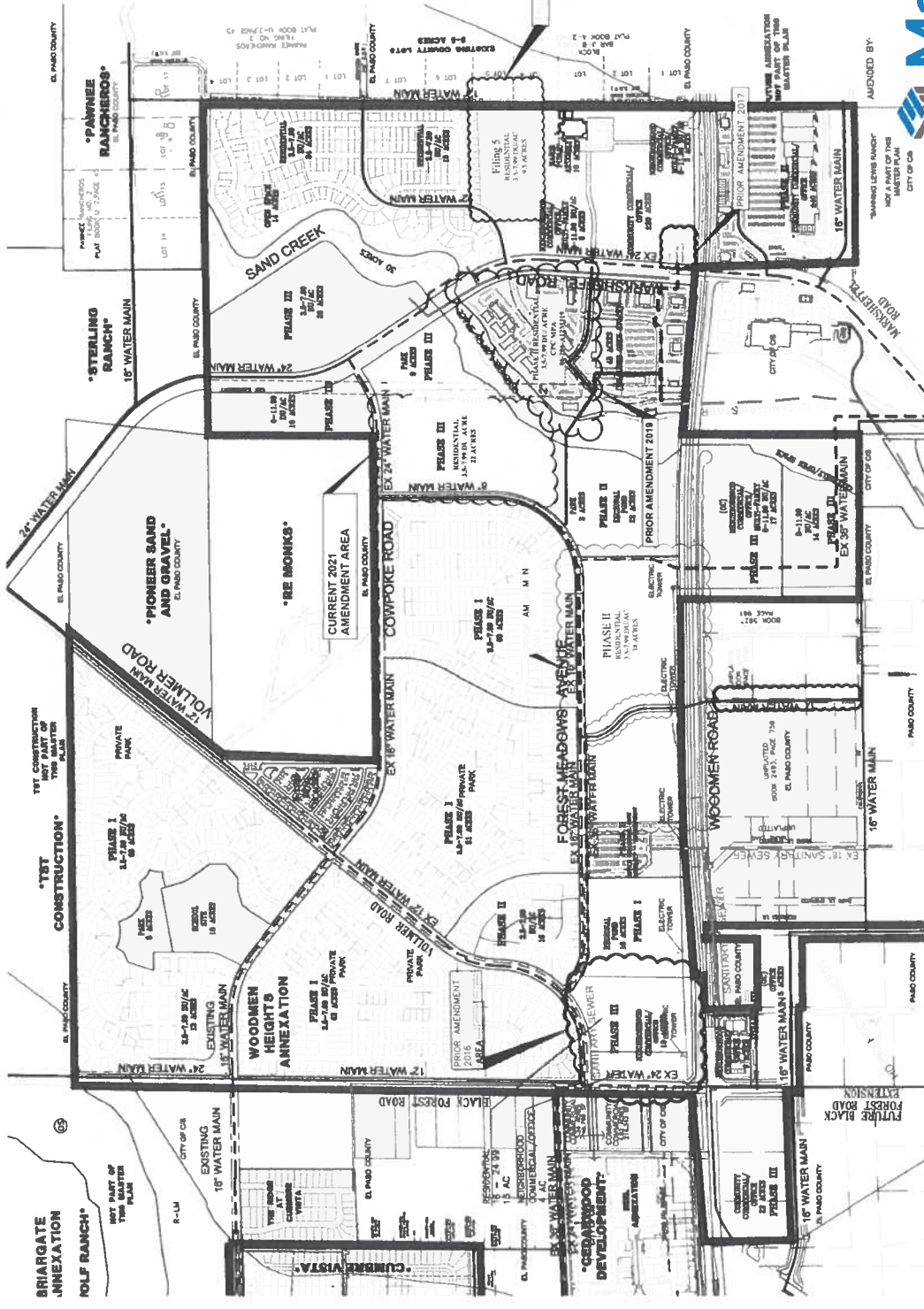


EXHIBIT A - MASTER PLAN AMENDMENT