

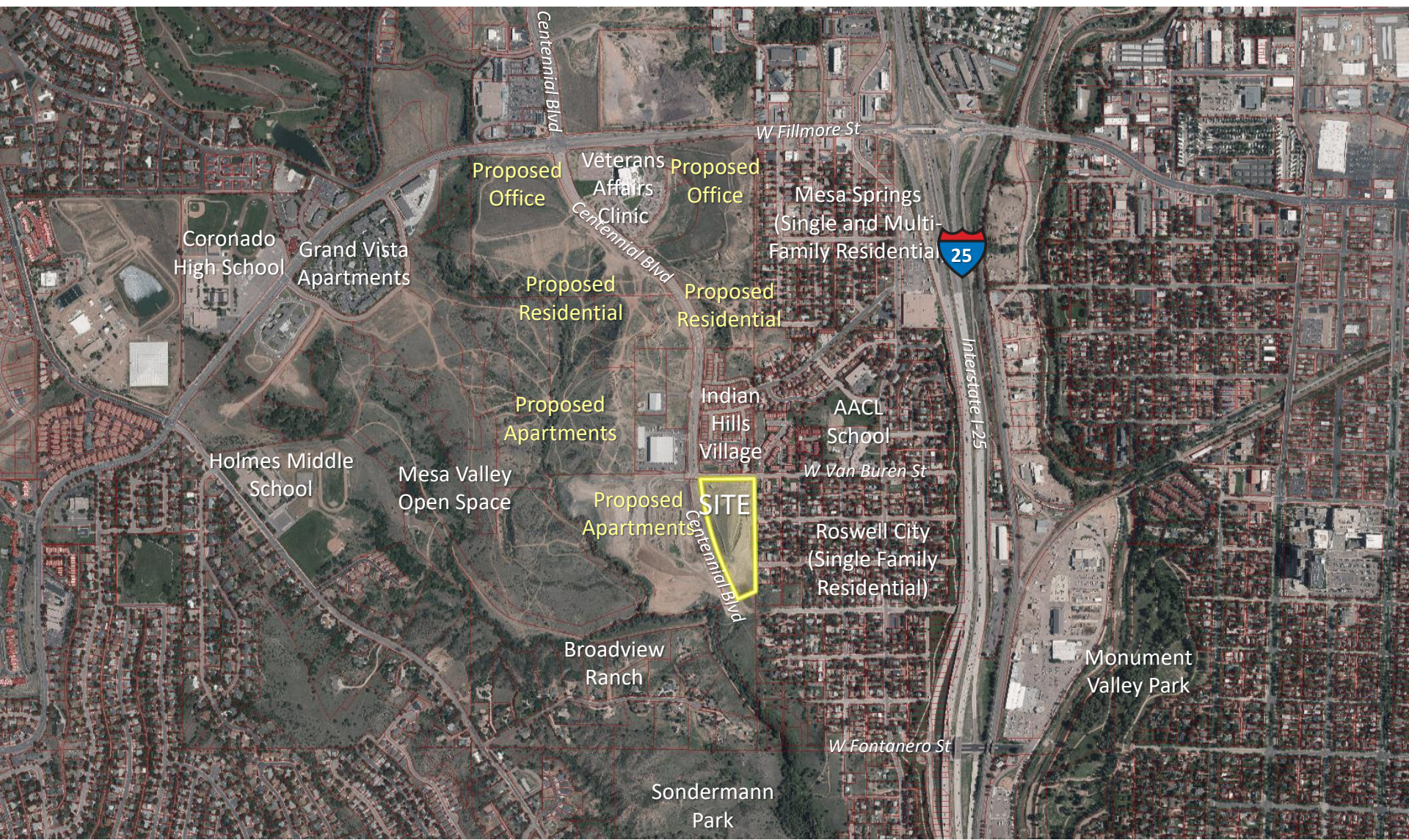
MVS Centennial East

PLANNING COMMISSION MEETING: JULY 15, 2021

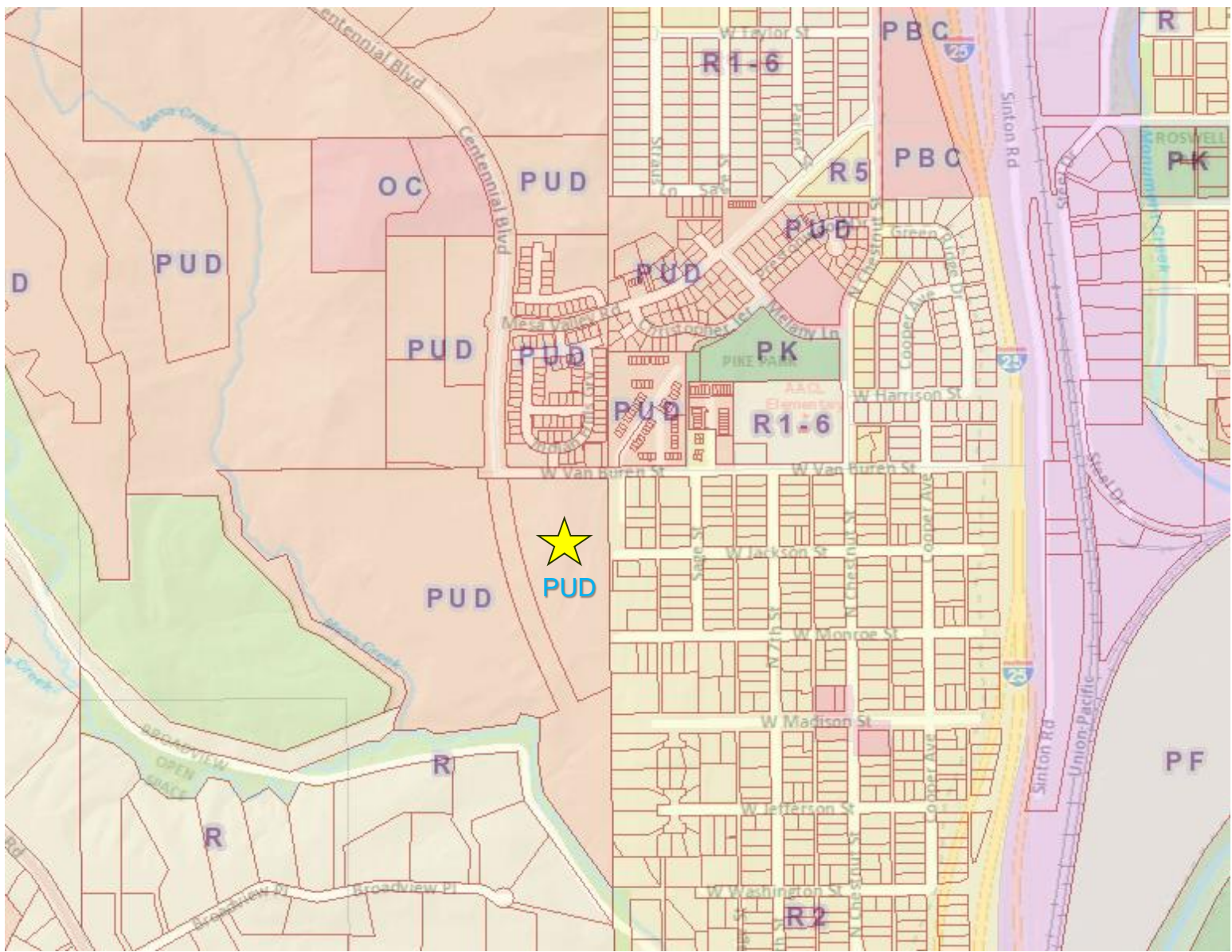
REQUEST

- Major Amendment to the Mesa Springs Master Plan to the east side of Centennial Boulevard for religious institution/commercial and commercial/office.
- A Rezone to Planned Business Center with Conditions of Record.
- Major Amendment to the MVS Centennial PUD Concept Plan to remove the land on the east side of Centennial.
- New Concept Plan for the east portion, for 4.2 acres as religious institution and commercial and 4.9 acres as commercial and office.

SURROUNDING LAND USE RELATIONSHIPS



SURROUNDING ZONING CONTEXT



PUBLIC PROCESS

Informing the Neighborhood

- City sent postcards on two separate occasions to 318 property owners within 1,000 feet.

Neighborhood Meeting

- A neighborhood meeting was held prior to submittal on September 10, 2020.
- All comments received from the review agencies and neighbors were addressed.

Primary Concerns

- Traffic
- Access points from the religious institution/commercial area to Van Buren
- Introduction of commercial/proximity to residential
- Height of new structures/views
- Buffers/noise
- Preservation of nature/open space

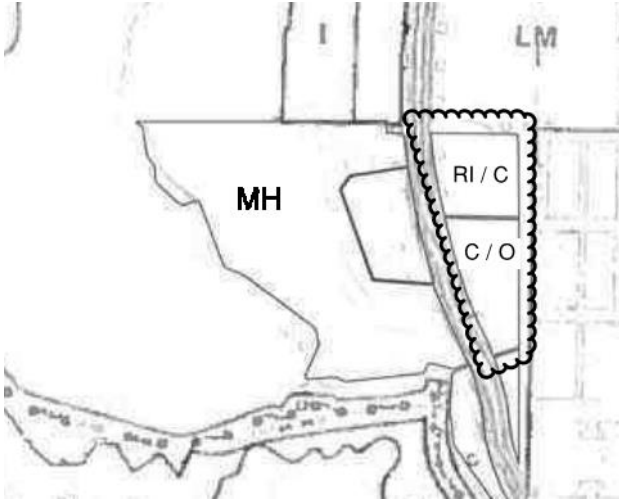
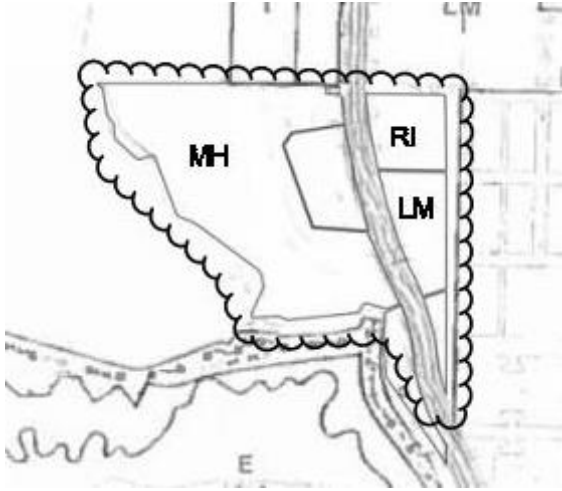
MAJOR MASTER PLAN AMENDMENT

Amended Mesa Springs Community Plan, 2019

Proposed Amendment to Mesa Springs Community Plan, 2021

LEGEND

RESIDENTIAL	
E ESTATE DENSITY	0 to 2 du/acre
L LOW DENSITY	0 to 4 du/acre
LM LOW MEDIUM DENSITY	4 to 8 du/acre
M MEDIUM DENSITY	8 to 12 du/acre
MH MEDIUM HIGH DENSITY	12 to 16 du/acre
H HIGH DENSITY	16 to 20 du/acre (larger densities)
CIRCULATION	
	ARTERIAL STREET
	COLLECTOR STREET
	LOCAL STREET
	BICYCLE ROUTE OFF STREET
	BICYCLE ROUTE ON STREET
	MULTI USE TRAIL
	PEDESTRIAN/BICYCLE ACCESS
COMMERCIAL	
O OFFICE	
O/H OFFICE/HOTEL	
O/S/C OFFICE/SPECIAL COMMERCIAL	
C INTERMEDIATE COMMERCIAL	
Hr HIGH RISE	
I INDUSTRIAL	
INSTITUTIONAL	
E.S. ELEMENTARY SCHOOL	
J.H.S. JUNIOR HIGH SCHOOL	
RI RELIGIOUS INSTITUTION	
PARK & OPEN SPACE	
OS PUBLIC OPEN SPACE	
	PRIVATE OPEN SPACE
PN PUBLIC PARK NEIGHBORHOOD	
PE PUBLIC PARK - COMMUNITY NATURAL TYPE	

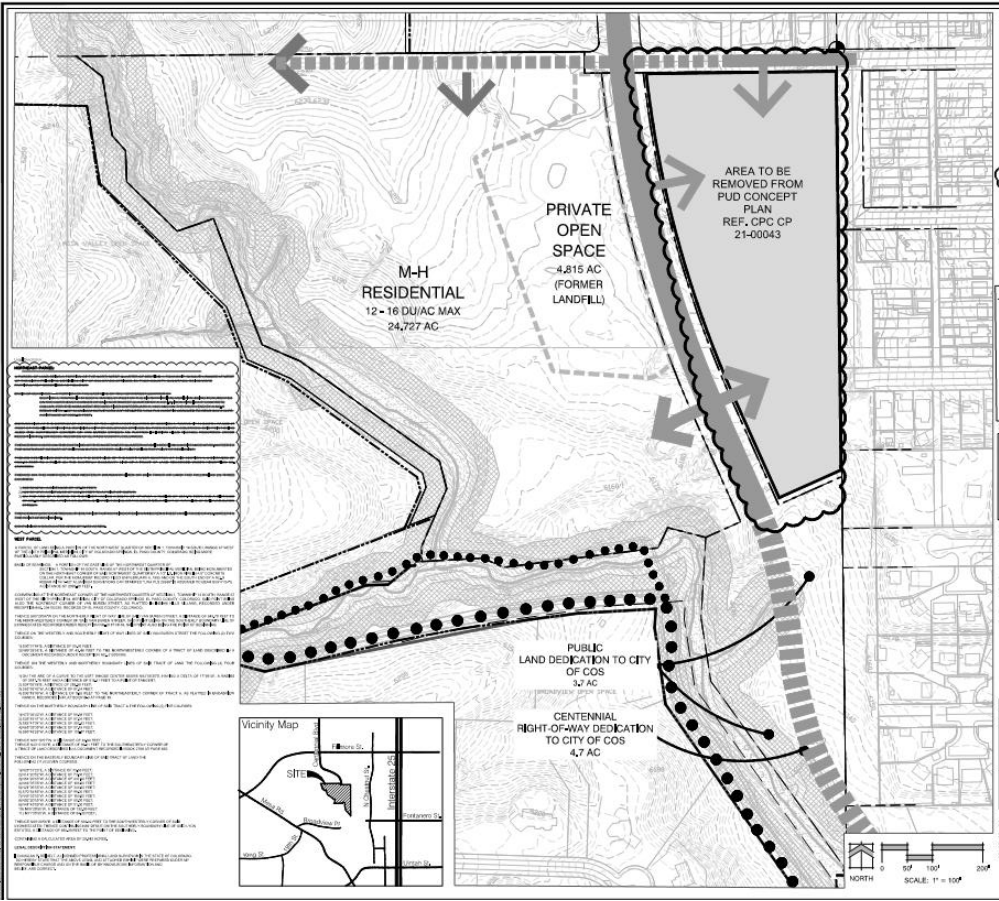


- The Master Plan Amendment is revised to show a mixture of religious institution, commercial, and office uses.
- The open space is unchanged from the previous plan and reflects the acreage and location of the VCUP consolidated land fill area.
- The single-family and religious institution use has been removed completely from the master plan area for the east side as a direct result of the VCUP process.

CONDITIONS OF RECORD – PROHIBITED USES

1. Human Service Establishments: Domestic Violence Safe House
2. Agricultural Sales and Service
3. Bar
4. Campground
5. Hotel/Motel
6. Liquor Sales
7. Medical Marijuana Center
8. Retail Large Retail Establishment
9. Sexually Oriented Business
10. Educational Institutions: College and University
11. Educational Institutions: Public Schools
12. Social Service Center
13. Parking Lot/Surface Parking: Public
14. Commercial Greenhouse
15. Residential: Detoxification Center
16. Human Service Establishments: Drug or Alcohol Treatment Facility
17. Residential: Single-Family Detached Dwelling on Individual Lot
18. Residential: Manufactured Home
19. Residential: Two-Family Dwellings on an Individual Lot
20. Automotive and Equipment Services: Automotive Repair Garage
21. Automotive and Equipment Services: Automotive Sales
22. Funeral Services Crematory Services (As an Accessory Use)
23. Hookah Bar
24. Kennels Indoor
25. Medical Marijuana Infused Product Manufacturer – Nonhazardous
26. Medical Marijuana Optional Premises Cultivation
27. Teen Club/Young Adult Club
28. Civic Use Cemetery
29. Mining Operations: Temporary Surface and Open Pit
30. Mining Operation: Underground (Activities Under)
31. Parking Structure Public

PUD CONCEPT PLAN AMENDMENT

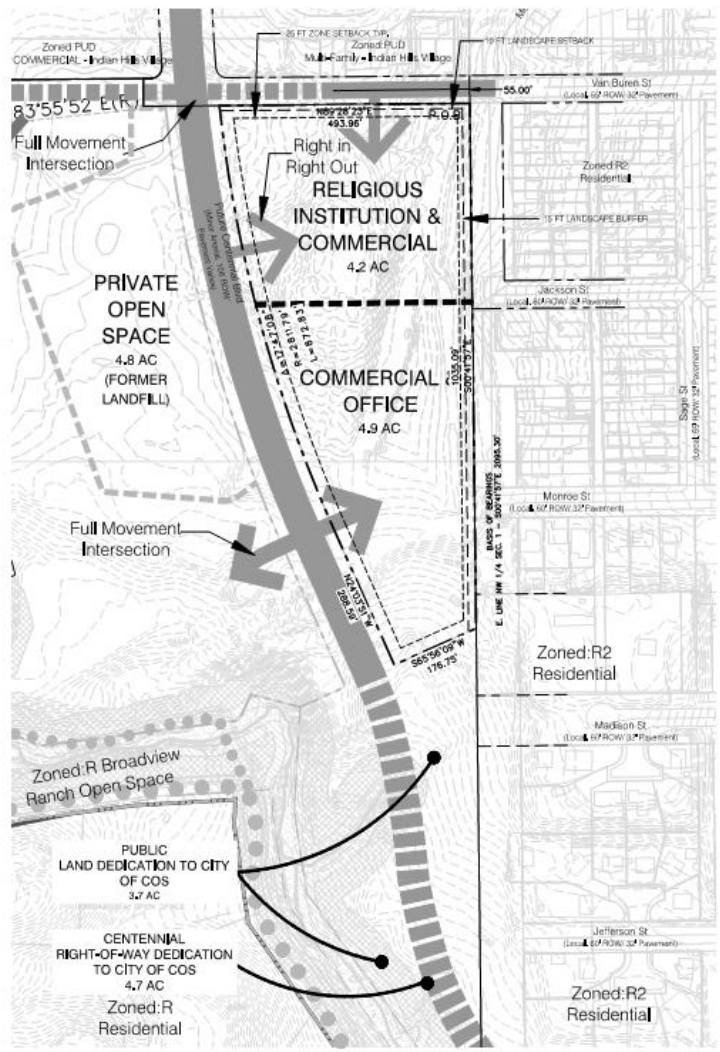


- The east portion has been removed from this PUD Concept Plan.
- The previously proposed single-family and religious institution has been removed from this area and a new Concept Plan is proposed in association with the proposed rezone to PBC.
- A stipulation of the VCUP mitigation is that single-family residential cannot be developed within 500-feet of the now consolidated landfill.
- The existing PUD zoning and Concept Plan will continue as is for the remaining PUD Concept Plan area west of Centennial.

CONCEPT PLAN

- 9.1 total acres
 - 4.2 acres Religious Institution/Commercial
 - 4.9 acres Commercial/Office
- Right-in/Right-out access off Centennial for religious institution
- Full movement access off Centennial for C/O
- Access to Van Buren will not be permitted until Centennial has been completed and the connection to Fontanero is completed
- Landscape setbacks/buffer:
 - Centennial: 25' setback
 - W. Van Buren: 10' setback
 - East Boundary: 15' buffer
- PBC zone building setbacks:
 - Front: 25'
 - Side: 25'
 - Rear: 25'

MVS CENTENNIAL EAST CITY OF COLORADO SPRINGS, COLORADO CONCEPT PLAN



REVIEW CRITERIA SUMMARY

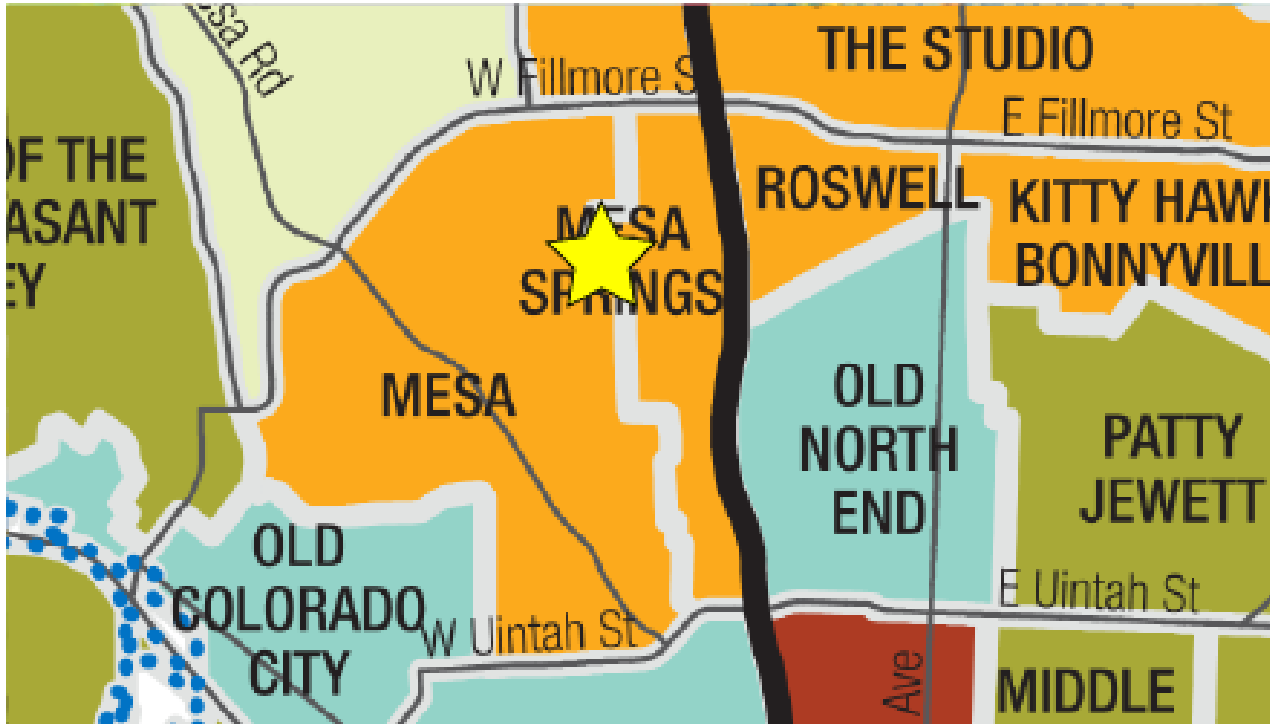
Zone Change

- Impact to public interest, health, safety, convenience or general welfare
- Compliance with the Comprehensive Plan
- Compliance with Master Plan

Concept Plan

- Impacts to surrounding community
- Mitigation of detrimental use to use relationships with gradual transition between differing intensities
- Reasonably address offsite impacts
- Adequate traffic circulation and pedestrian movement
- Adequate landscaping and buffers

Vibrant Neighborhoods



- The project site is identified within a “Changing Neighborhood”
- Integrated mix of land uses with residential, retail, office, recreational, and educational facilities within close proximity

Predominant Typology

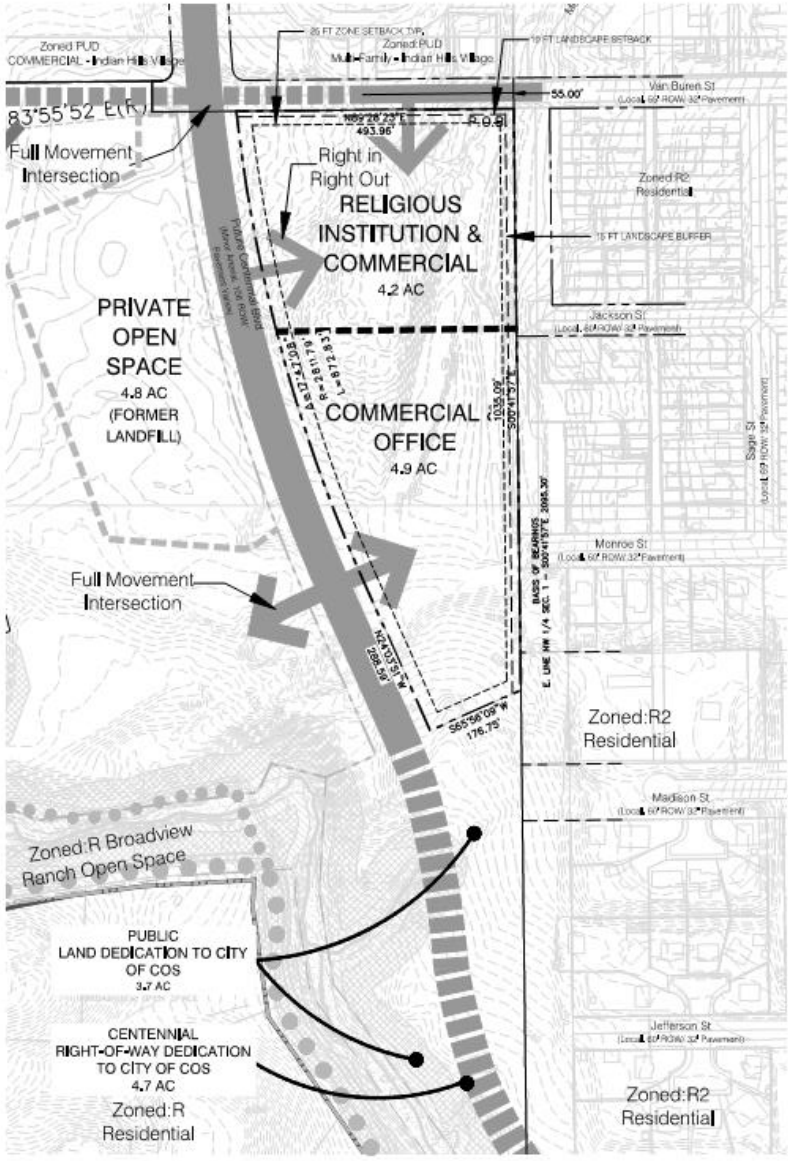


JUSTIFICATION

- The VCUP mitigation measures stipulate that single-family residential cannot be developed within 500-feet of the now consolidated landfill.
- When Centennial connects to Fontanero it will become a major thoroughfare on the west side of I-25 making the east side better suited for commercial/office uses.
- The site generally sits below the elevation of the adjacent homes and the visual impacts would be minimal.
- The proposed commercial development will include landscape buffering and screening along the east boundary of the site. This will help to buffer site activities as well as traffic noise from Centennial.
- The proposed rezone and Concept Plan limits uses to those that will be complementary to the adjacent existing neighborhood to the east and the future multi-family development to the west and northwest.
- The project site is consistent with the “Changing Neighborhood” typology in PlanCOS, as it will promote an integrated and sustainable mix of land uses within close proximity.

QUESTIONS?

MVS CENTENNIAL EAST CITY OF COLORADO SPRINGS, COLORADO CONCEPT PLAN



Land Planning
Landscape
Architecture
Urban Design



Land Planning
Landscape
Architecture
Urban Design

NES

CENTENNIAL EXPANSION

Centennial Boulevard extension from Fillmore Street to Fontanero Street has been planned since the early 1980's. The Pikes Peak Regional Transportation Authority (PPRTA) funded the extension.

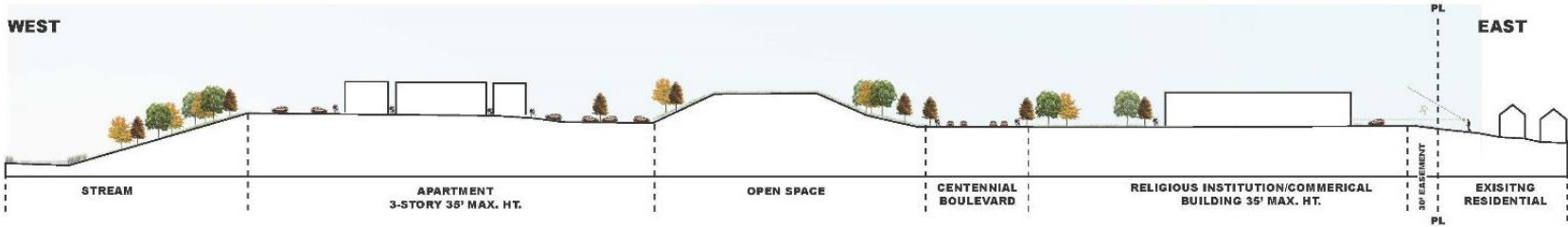
Phase 1

- Phase I of the Centennial Boulevard extension has been constructed from Fillmore to Van Buren Street.
- Starting July 6, 2021 the contractor will be mobilized to finish public improvements from Fillmore to Van Buren Street.

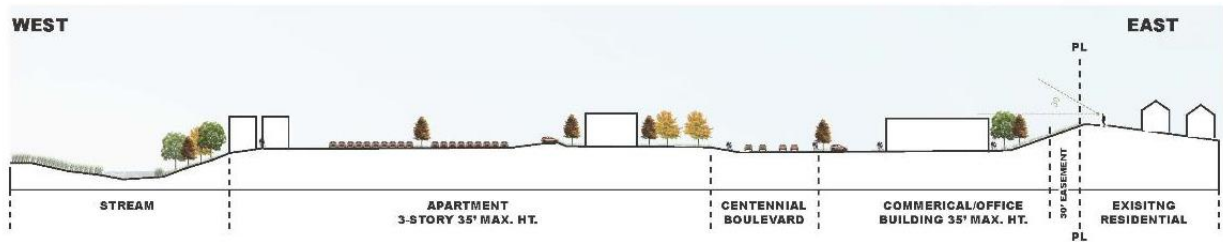
Phase 2

- It is estimated that by September or October, the developer will plan to move south from Van Buren to finalize the completion of the extension.
- It is estimated that Phase 2 will be completed by October 2022.

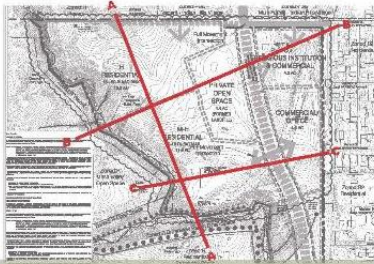
SECTIONS



SECTION-B



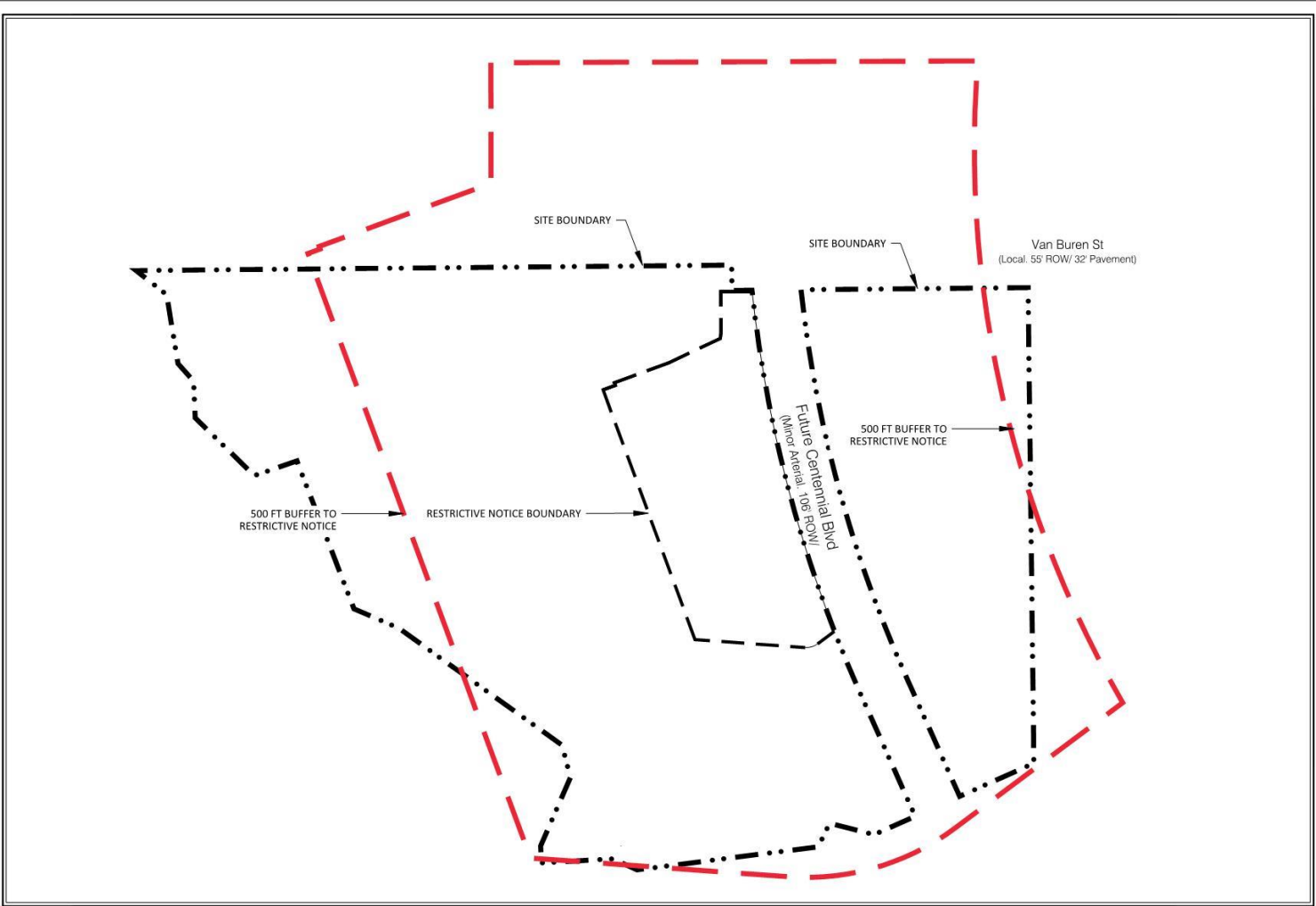
SECTION-C



KEY

VCUP 500 FOOT BUFFER

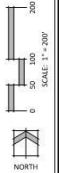
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MVS CENTENNIAL RESTRICTIVE NOTICE BUFFER EXHIBIT

DATE: 06.23.2021
ISSUED FOR:
DRAWN BY:
DWG. REF.:

SCALE:
DWG. #:



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