

TRUE NORTH COMMONS CITY OF COLORADO SPRINGS MASTER PLAN/CONCEPT PLAN DECEMBER, 2018

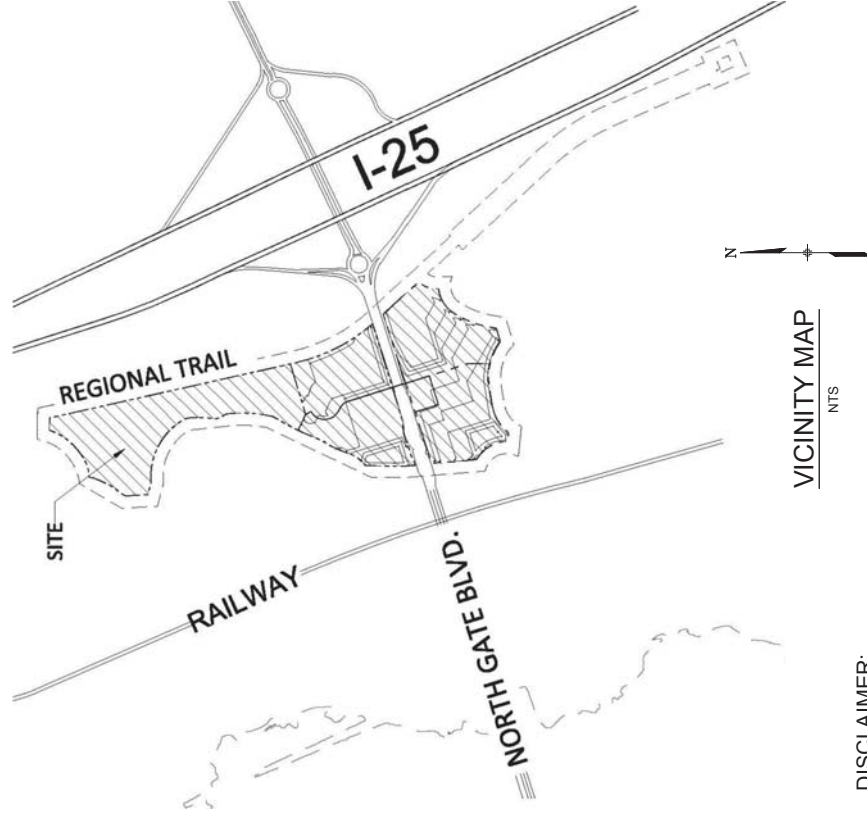
SHEET INDEX

DESCRIPTION
TITLE SHEET
LAND USE PLAN
LAND STABILITY ANALYSIS

SHEET

1
2-3
4-5

TRUE NORTH COMMONS SITE DATA - TABLE 1	
OWNER	UNITED STATES AIR FORCE
DEVELOPER	BLUE & SILVER DEVELOPMENT PARTNERS, LLC
TOTAL AREA (AC)	183.14
DEVELOPABLE AREA (AC)	57.84
OPEN SPACE (AC)	125.30
ANNEXATION ORDINANCE	
ZONING ORDINANCE	RR-5
EXISTING ZONING	PUD
PROPOSED ZONING	VACANT
EXISTING USE	



DISCLAIMER:

THE BASE INFORMATION HAS BEEN COMPILED FROM INFORMATION READILY AVAILABLE. IT IS BELIEVED TO BE ACCURATE, HOWEVER, ALL BASE INFORMATION INCLUDING, BUT NOT LIMITED TO BOUNDARY AND TOPOGRAPHY, SHOULD BE CONFIRMED PRIOR TO DETAILED DESIGN.

MATRIX ASSUMES NO LIABILITY EITHER FOR ERRORS, OMISSIONS, OR INACCURACIES OF THE BASE INFORMATION.

NOTES:

1. THE MASTER PLAN/CONCEPT PLAN BOUNDARY ENCOMPASSES USAFA ANNEXATION ADDITION NO. 1 AND USAFA ANNEXATION ADDITION NO. 2.
2. THE DEVELOPABLE AREA FOR THE PROJECT IS APPROXIMATELY 57 ACRES AS SHOWN ON THE MASTER PLAN/CONCEPT PLAN. ANNEXED PROPERTY OUTSIDE OF THE DEVELOPABLE AREA IS RESERVED FOR OPEN SPACE.
3. ZONING FOR THE PROPERTY INCLUDED WITHIN USAFA ANNEXATION ADDITION NO. 1, AND USAFA ANNEXATION ADDITION NO. 2, IS RR-5.
4. DEVELOPMENT PACKAGES ARE REQUIRED FOR ALL DEVELOPMENT AND MUST BE APPROVED THROUGH THE CITY'S PROCESS PRIOR TO ANY SITE CONSTRUCTION.
5. DEVELOPMENT FEES WILL BE PAID AT THE TIME OF FINAL DEVELOPMENT PLAN APPROVAL.
6. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOTICE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.
7. CROSS ACCESS BETWEEN PARCELS WILL BE AS DESCRIBED IN THE ANNEXATION AGREEMENT. ANY NECESSARY ADDITIONAL PRIVATE ACCESS AGREEMENTS ARE REQUIRED TO BE OBTAINED PRIOR TO DEVELOPMENT PLAN APPROVAL. ALL FUTURE DEVELOPMENT WILL REQUIRE PRIVATE ACCESS AGREEMENTS TO BE RECORDED FOR SHARED PRIVATE ACCESS.
8. A DETAILED SITE SPECIFIC GEOLOGICAL ANALYSIS WILL BE REQUIRED WITH ANY FUTURE DEVELOPMENT PLAN.
9. NORTH GATE BOULEVARD WILL BE INCLUDED WITH THE ANNEXATION, BUT WILL REMAIN A PRIVATE DRIVE OWNED BY THE UNITED STATES AIR FORCE. THE UNITED STATES AIR FORCE HAS THE AUTHORITY TO CLOSE THE ROAD TO PUBLIC TRAFFIC.
10. OPEN SPACE WILL NOT BE DEVELOPED.
11. TRAFFIC SIGNAL TO BE INSTALLED AT DEVELOPMENT ACCESS ROADWAY AND NORTH GATE BLVD BY DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF EITHER AND OFFICE BUILDING OR HOTEL, WHICHEVER COMES FIRST.
12. ALL FUTURE DEVELOPMENT WILL BE REQUIRED TO RECORD A PRIVATE AVIGATION EASEMENT.
13. PER THE FLOOD INSURANCE RATE MAPS (FIRM) 0604700287F AND 0604700289F, EFFECTIVE DATES MARCH 17, 1997 AND MARCH 17, 1997, THE PROJECT SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE D, WHICH IS SPECIFIED AS AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED. THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED FROM THE GIS DATA PROVIDED BY THE UNITED STATES AIR FORCE ACADEMY.

NOTE:

THE MASTER PLAN IS THE GUIDING DOCUMENT FOR THE TRUE NORTH COMMONS PROJECT. THE MASTER PLAN IS THE ONLY DOCUMENT THAT WILL REQUIRE REVISIONS IF CHANGES TO THE PROJECT NECESSITATE CHANGES TO THE PROJECT'S ENTITLEMENTS. THE ONLY INTENT OF THE CONCEPT PLAN IS TO SUPPORT THE PUD ZONING FOR THE PROPERTY.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST AND THE WEST ONE-HALF OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARING SOUTH 25°23'28" EAST, ALONG SAID EXTERIOR, A DISTANCE OF 566.18 FEET TO THE NORTHWEST CORNER OF LOT 4 OF BASS PRO AT NORTHGATE FLUING NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 18, 2012 UNDER RECEPTION NUMBER 212713238 SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE CURRENT COLORADO SPRING CORPORATE CITY LIMITS;

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1600 Blake Street, Suite 200
Denver, CO 80202
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PROJECT:

TRUE NORTH COMMONS
MASTER PLAN/CONCEPT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:

UNITED STATES AIR FORCE
CONTACT: COLONEL SHAWN W. CAMPBELL
US AIR FORCE ACADEMY
8034 EDGERTON DRIVE, SUITE 200
USAF ACADEMY, CO. 80840

DEVELOPER:

BLUE & SILVER
DEVELOPMENT PARTNERS, LLC
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ISSUE:

2018-09-21

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CHECKED BY: THOMAS KOFF
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SHEET TITLE: TITLE SHEET

CITY PLANNING MAP FILE NO. CPC MP 18-00138
CITY PLANNING CP FILE NO. CPC PUP 18-00177

TS01

SHEET 1 OF 5

CPC MP 18-00138

CPC PUP 18-00177

FIGURE 13

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN

LAND USE PLAN



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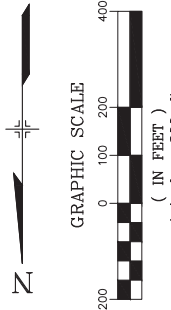
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 SHEET TITLE: LAND USE PLAN

CITY PLANNING HP FILE NO: CPC MP 18-00138
 CITY PLANNING CP FILE NO: CPC PUP 18-00177

MP01
 SHEET 2 OF 5



TRUE NORTH COMMONS LAND USE DETAILS - TABLE 2		PARKING REQUIREMENT		BUILDING SETBACK REQUIREMENT		LANDSCAPE SETBACKS	
PARCEL	ACREAGE	LAND USE	MAX BLDG SQUARE FOOTAGE	MAX BUILDING HEIGHT			
1	20.1		50,000	45'			
2	8.1		40,000	45', Tower 60'	FRONT: 25'		25'
3	8.3	COMMERCIAL/OFFICE/RETAIL/INSTITUTIONAL/HOSPITALITY	50,000	120'	SIDE: 25'		
4	10.5		400,000	100'	REAR: 25'		
5	10.8		200,000	60'			

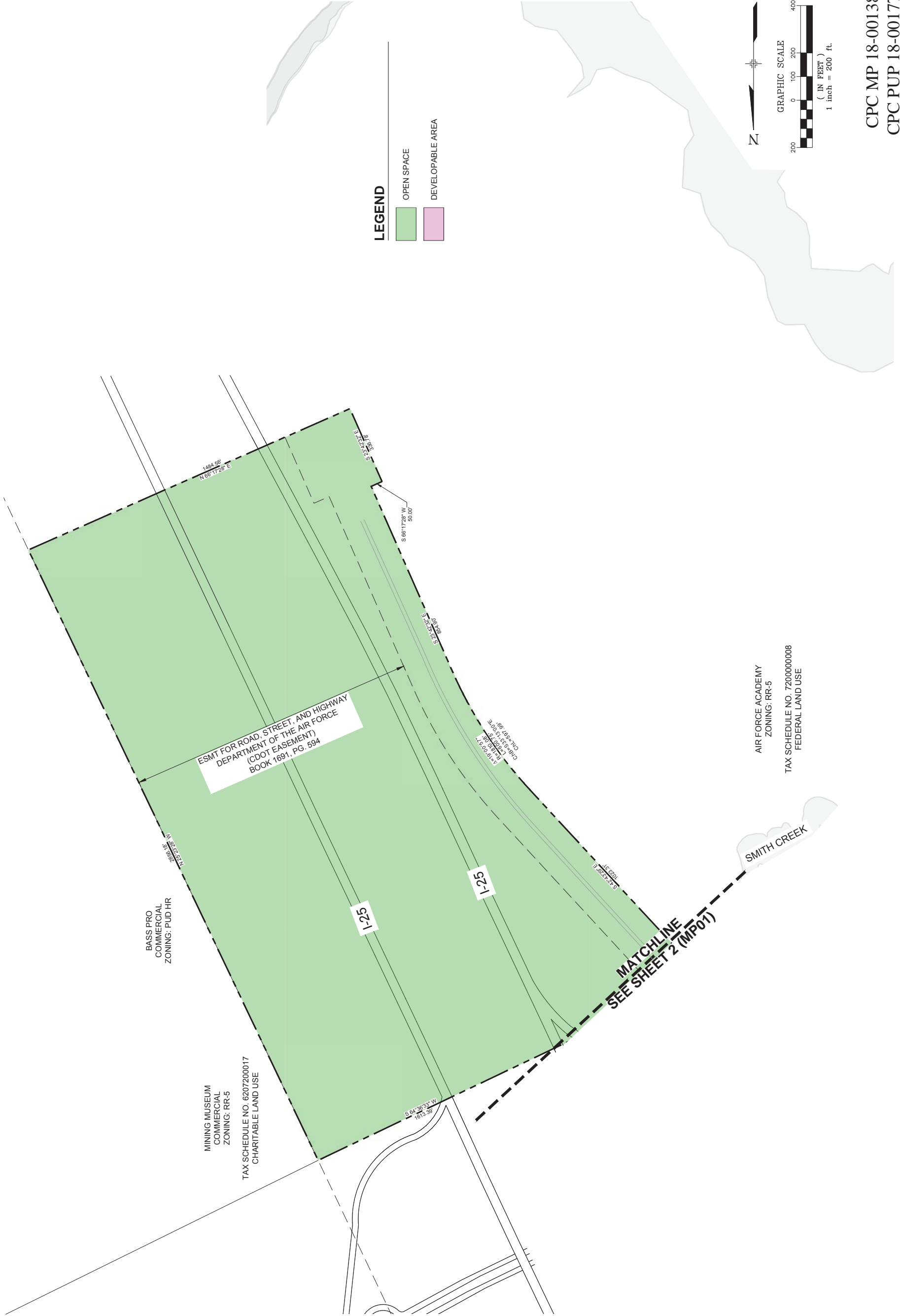
COMMERCIAL/INSTITUTIONAL/RETAIL: 1 SPACE PER 250 SF
 HOTEL: 1 SPACE PER 1 ROOM + 1 SPACE PER 200 SF OF RESTAURANT + 1 SPACE PER 8 SEATS OF MEETING SPACE
 OFFICE: 1 SPACE PER 400 SF

CPC MP 18-00138
 CPC PUP 18-00177

FIGURE 13

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN

LAND USE PLAN



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 CITY PLANNING CP FILE NO: CPC PUP 18-00177

MP02
 SHEET 3 OF 5

CPC MP 18-00138
 CPC PUP 18-00177

FIGURE 13