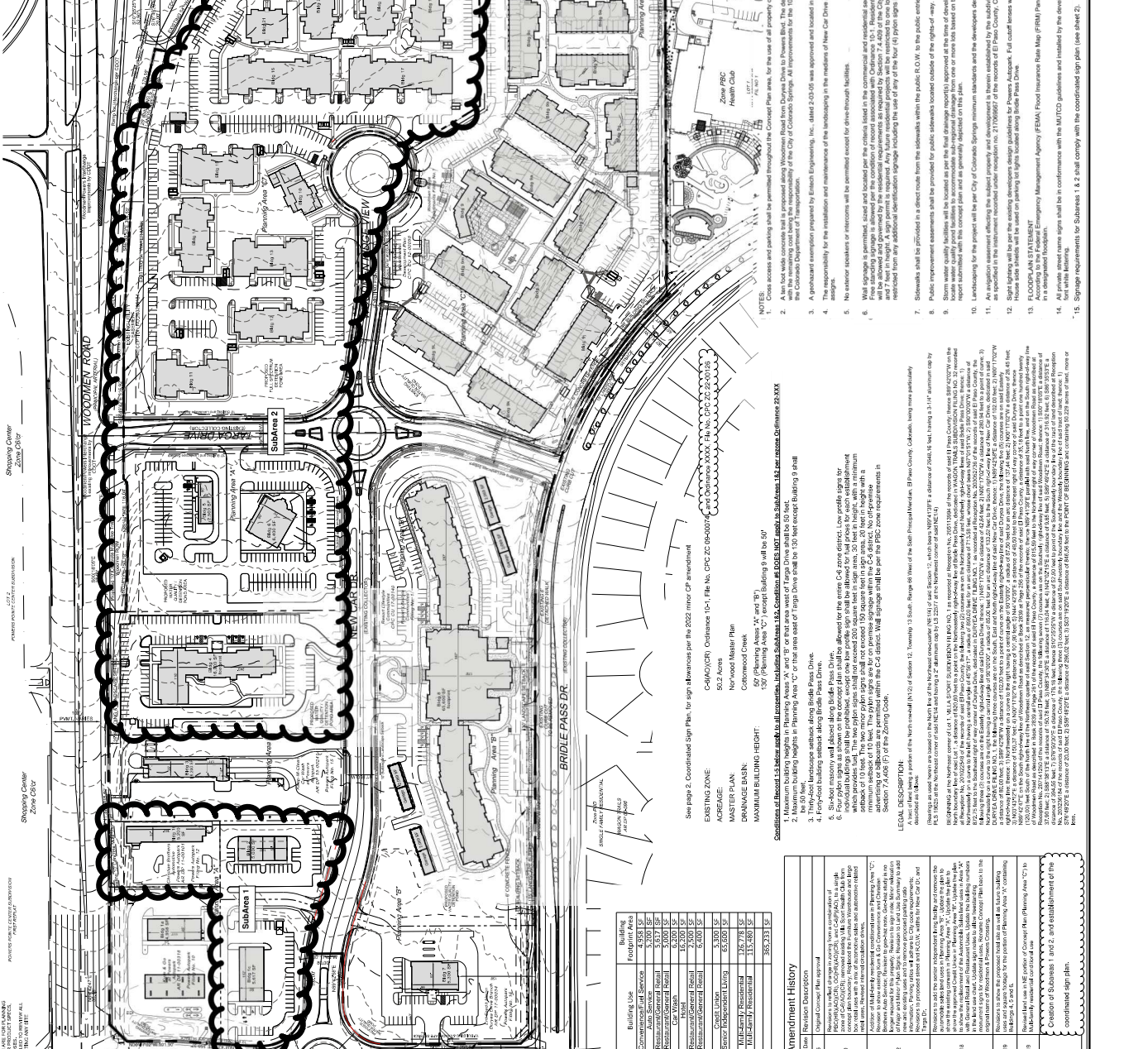


The minor concept plan amendment applies only to the clouded properties (Subareas 1 & 2) - Condition of Record #6, zoning ordinance 10-1, is no longer applicable to the clouded properties and the Coordinated Sign Plan dictates sign allowances for the 6 clouded properties.

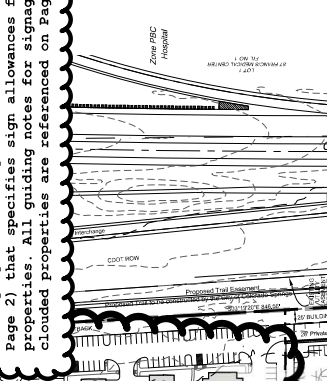
The properties being rezoned and included in the new coordinated sign plan as part of this concept plan amendment are addressed as follows:

- 0 New Car Drive - Autonaton
- 5420 New Care Drive - Staybridge Suites
- 7480 Hornet Drive - The Lark
- 7355 Duryea Drive - Christian Brothers
- 7345 Duryea Drive - O'Reilly Auto Parts
- 0 New Car Drive - Vacant

These properties are part of the coordinated sign plan Page 2) that specifies sign allowances for these properties. All guiding notes for signage related to the clouded properties are referenced on Page 2.



1. Cross access and parking shall be maintained throughout the Concept Plan areas, for the use of all property owners, tenants, and customers/clients.
2. All lot walls concrete that is proposed along Woodmen Road from Duryea Drive to Powers Blvd. The top of improvement in reference to the use of or of the overall wall, shall be a minimum of 4 feet above the ground surface. The wall shall be constructed with 12 inch CMU with a minimum of 12 inch reinforcement on the exterior side. The wall shall be constructed with 12 inch CMU with a minimum of 12 inch reinforcement on the exterior side. The wall shall be constructed with 12 inch CMU with a minimum of 12 inch reinforcement on the exterior side.
3. A professional sign contractor shall be responsible for the installation and maintenance of the buildings in the median of New Car Drive and Targa Drive will be by the property owner and of other signage.
4. No outdoor speakers or microphones will be permitted except for drive-through facilities.
5. Wall signage is permitted, sized and located per the criteria listed in the commercial and residential sections of the City Sign Code, Section 7.4.059. The sign will be allowed and governed by the residential requirements as required by Section 7.4.059 of the City Zoning Code. The sign may not exceed 32 square feet in area. The sign shall be constructed of aluminum or steel. The sign shall be constructed of aluminum or steel. The sign shall be constructed of aluminum or steel. The sign shall be constructed of aluminum or steel.
6. An arbor trellis structure shall be installed at the north end of the property. The structure shall be constructed of wood or metal. The structure shall be constructed of wood or metal. The structure shall be constructed of wood or metal. The structure shall be constructed of wood or metal.
7. Sidewalks shall be provided in a direct route from the sidewalks within the public R.O.W. to the public entries of the buildings within the crossing of driveways.
8. Public improvement estimates shall be provided for public sidewalks located outside of the rights-of-way.
9. Storm water quality facilities shall be located as per the final drainage report(s) approved at the time of development plan and planting of the internal parking. The storm water quality facilities shall be located as per the final drainage report(s) approved at the time of development plan and planting of the internal parking. The storm water quality facilities shall be located as per the final drainage report(s) approved at the time of development plan and planting of the internal parking.
10. Landscaping for the project will be per City of Colorado Springs minimum standards and the developer's design guidelines and as specified in the statement received under reception no. 21700697 of the records of El Paso County, Colorado.
11. An arbor trellis structure shall be installed at the north end of the property. The structure shall be constructed of wood or metal. The structure shall be constructed of wood or metal. The structure shall be constructed of wood or metal. The structure shall be constructed of wood or metal.
12. Signage shall be per the existing sign code and shall be installed by the property owner. All sign permits shall be used on all fixtures both parking lot and building mounted. Signage shall be per the existing sign code and shall be installed by the property owner. All sign permits shall be used on all fixtures both parking lot and building mounted.
13. SIGNAGE AND ILLUMINATION shall be per the existing sign code and shall be installed by the property owner. All sign permits shall be used on all fixtures both parking lot and building mounted. SIGNAGE AND ILLUMINATION shall be per the existing sign code and shall be installed by the property owner. All sign permits shall be used on all fixtures both parking lot and building mounted.
14. All utility structures shall be in conformance with the MUTCD guidelines and installed by the contractor with the coordinated sign plan (see sheet 2).
15. Sighting requirements for Subareas 1 & 2 shall comply with the coordinated sign plan (see sheet 2).
16. Sighting requirements for Subareas 1 & 2 shall comply with the coordinated sign plan (see sheet 2).



Legend:
 Area?
 Lot Line
 Zone Boundary
 Revision Area
 Future Pedestrian Connection

SCALE 1" = 100'

Woodmen & Powers
 C R O S S I N G
 - Concept Plan Amendment

Colorado Springs, CO
 Norwood Development Group
 111 S. Tejon Suite 222
 Colorado Springs, CO 80903
 (719) 592-2600

Prepared for:
 NDA
 N.A.S. DESIGN ASSOCIATES
 1300 E. Pikes Peak Blvd., Suite 100
 Colorado Springs, CO 80906
 (719) 432-8486

Prepared by:
 PREPARATION: 07-30-09
 REVISION: 10-06-09, 01-16-10, 02-24-12
 CITY FILE NO. AR CP 05-0100-AM1M2, 10-13-21

Planning Area	Building #	Area	Footprint Area
A	1A	Commercial/Office Services	6,358 SF
	1B	Auto Service/Detail	5,107 SF
	2	Restaurant/Grocery Retail	5,000 SF
	3	Restaurant/Grocery Retail	5,300 SF
	4	Restaurant/Grocery Retail	15,300 SF
B	6	Office/Uniform	2,500 SF
	7	Office/Uniform	2,500 SF
	8	Office/Uniform	2,500 SF
C	9	Office/Uniform	11,280 SF
	10	Office/Uniform	11,280 SF
TOTAL:			88,231 SF

LAND USE AREAS

1. Minimum building heights in Planning Area "A" and "B" of that area west of Targa Drive shall be 30' feet.

2. Maximum building heights in Planning Area "C" of that area east of Targa Drive shall be 100 feet except Building 9 shall be 150 feet.

3. Height of landscape setbacks along Bridge Pass Drive.

4. Four foot signs shall be allowed for the entire C-4 zone district. Low profile signs for a maximum of 10 feet height shall be permitted in the C-4 zone district. Signs taller than 10 feet shall be permitted in the C-4 zone district. Signs taller than 10 feet shall be permitted in the C-4 zone district.

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EXISTING ZONE: C-4(M)(C)(R) Ordinance 10-1, File No. CPC 98-0010M and Ordinance XXX, File No. CPC 02-20-010A
 ACREAGE: 50.2 Acres
 MASTER PLAN: Not Adopted
 DRAINAGE BASIN: Cottonwood Creek
 MAXIMUM BUILDING HEIGHT: 90' Planning Areas "A" and "B"; 150' Planning Area "C"

Conditions of Record to be added to all coverages, including Subareas 1, 2, and 3, are as follows:

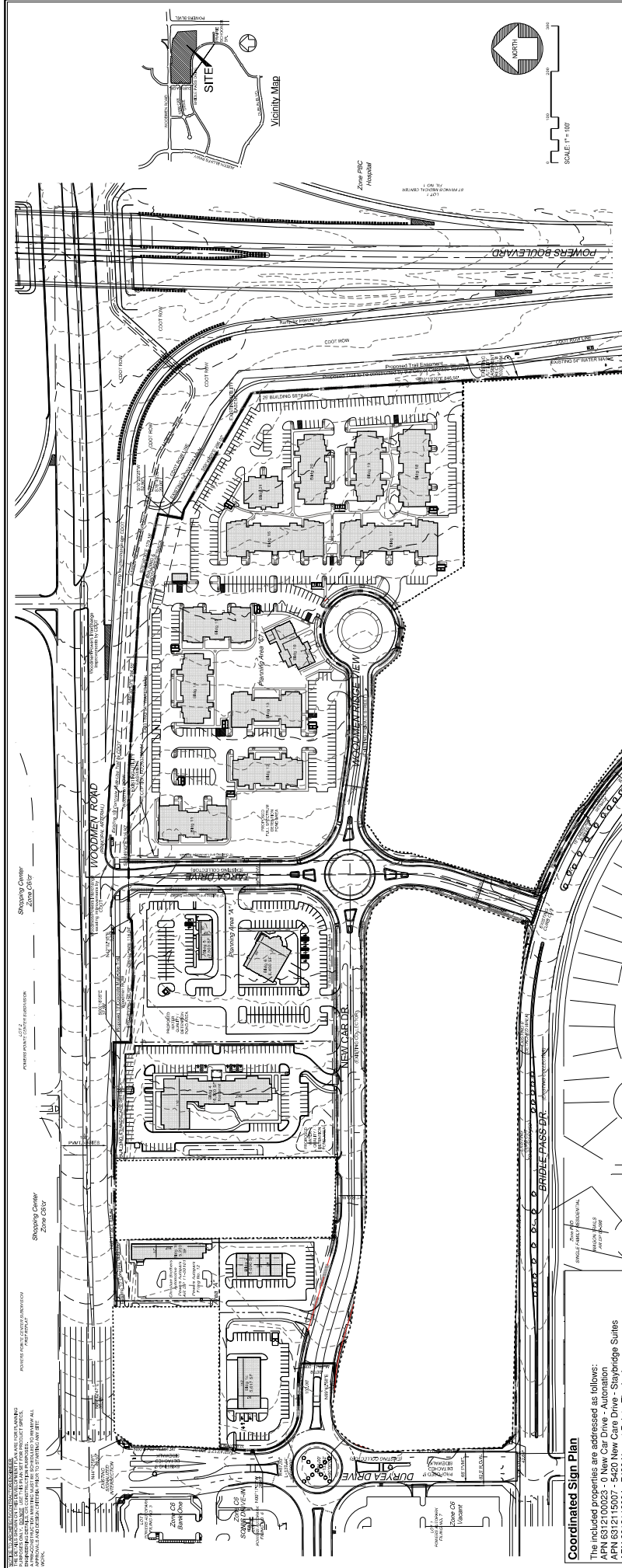
1. Maximum building heights in Planning Area "A" and "B" of that area west of Targa Drive shall be 30' feet.
2. Maximum building heights in Planning Area "C" of that area east of Targa Drive shall be 100 feet except Building 9 shall be 150 feet.
3. Height of landscape setbacks along Bridge Pass Drive.
4. Four foot signs shall be allowed for the entire C-4 zone district. Low profile signs for a maximum of 10 feet height shall be permitted in the C-4 zone district. Signs taller than 10 feet shall be permitted in the C-4 zone district. Signs taller than 10 feet shall be permitted in the C-4 zone district.
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File Number	Revised Date	Revised By	Revised For
AR CP 05-0100	10/22/09	David C. Johnson	Initial Approval
AR CP 05-0100-AV001	11/22/09	David C. Johnson	Final Approval
AR CP 05-0100-AV002	03/20/12	David C. Johnson	Final Approval

AMENDMENT HISTORY

1. Approved by the City Council on 10/22/09.
2. Approved by the City Council on 11/22/09.
3. Approved by the City Council on 03/20/12.

Request for the City Council to review and approve the amendment to the City Zoning Code. The request is for the City Council to review and approve the amendment to the City Zoning Code. The request is for the City Council to review and approve the amendment to the City Zoning Code. The request is for the City Council to review and approve the amendment to the City Zoning Code.



Property not part of the coordinated sign plan and subject to the sign restrictions of City Ordinance No. 10-01

Woodmen & Powers
CROSSING
COORDINATED SIGN PLAN

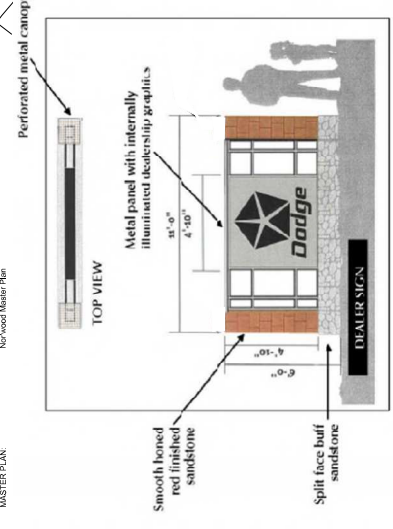
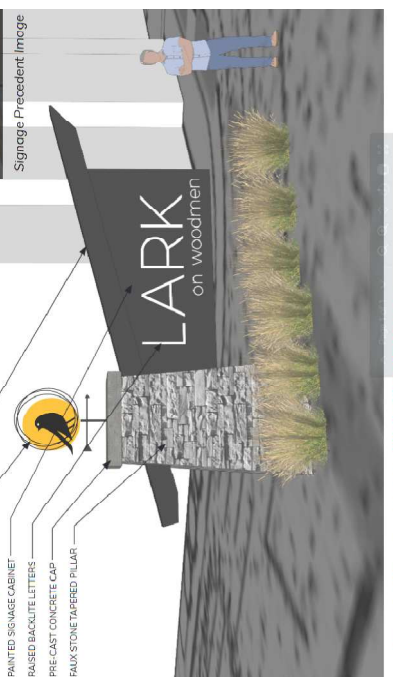
Presented by:
Norwood Development Group
Colorado Springs, CO
111 S. Tejon Suite 222
Colorado Springs, CO 80903
(719) 592-2600

Prepared by:
NDA N.A.S. DESIGN ASSOCIATES
LAND PLANNING • ARCHITECTURE • INTERIORS

SCALE 1" = 100'

LEGEND

PROPERTY NOT PART OF THE COORDINATED SIGN PLAN AND SUBJECT TO THE SIGN RESTRICTIONS OF CITY ORDINANCE NO. 10-01



Coordinated Sign Plan

The included properties are addressed as follows:
 APN 6312100023 - 0 New Car Drive - Automation
 APN 6312150007 - 5420 New Car Drive - Staybridge Suites
 APN 6312160004 - 7480 Hornet Point - The Lark
 APN 6312150009 - 7355 Durkin Drive - Christian Brothers
 APN 6312150008 - 7355 Durkin Drive - Christian Brothers
 APN 6312100021 - 0 New Car Drive - Vacant

Total linear frontage for the CSP equals 1800 feet
 1800' / 0.35' = 550 square feet maximum

Per the CSP, the properties are allowed signage as follows:
 Each commercial lot is permitted one (1) freestanding sign no larger than 6 feet tall and 66 square feet.
 Multi-family lot is permitted two (2) freestanding signs each no larger than 15 feet tall and 66 square feet.

Wall signage is permitted per City Code

Conditions of Approval:
 1. No off-premise advertising is permitted (Billboards)
 2. All signs must be permitted through the Development Review Enterprise and properly permitted through the Pike's Peak Regional Building Dept. prior to installation.
 3. All signs must be installed in such a manner as to not impede line of sight or site visibility triangles and may need to be reviewed by the Traffic Engineering Dept.
 4. Only the properties listed above as within the CSP boundaries may be reviewed through the Development Review Enterprise and the Pike's Peak Regional Building Dept. All signs must be reviewed in accordance with the Colorado Springs Utilities Dept. requirement.
 5. Electronic Message Centers are not permitted.

ALL SIGNAGE IS ALSO REQUIRED TO MEET THE GUIDELINES FOR THE WOODMEN AND POWERS CROSSING AND APPLICABLE DESIGN GUIDELINES AS APPROVED BY THE MASTER DEVELOPER. Coordinates to Woodmen and Powers Crossing recorded at reception number 211990075