

# MVS Centennial East

CPC MPA 00-00103-A3MJ21

CPC ZC 21-00041

CPC PUP 09-00128-A2MJ21

CPC CP 21-00043

August 24, 2021

Gabe Sevigny

Planning Supervisor



# Applications



## **CPC MPA 00-00103-A3MJ21 – Amendment to the Mesa Springs Community Plan**

A Major Master Plan Amendment to the Mesa Springs Community Plan from medium-high density residential and public park to office/commercial and religious institution/commercial on the east side of Centennial.

(Legislative)

## **CPC CZ 21-00041 Zone Change**

A zone change from PUD (Planned Unit Development [Residential. Attached and detached [4-20 du/ac, maximum of 411 unit] religious institution, 35-foot maximum height] with Streamside Overlay) to PBC/CR (Planned Business Center with conditions of record).

(Quasi-Judicial)

## **CPC PUP 09-00128-A1MJ21 – PUD Concept Plan Amendment**

A PUD Concept Plan Amendment illustrating the removal of all single-family use from the east side of Centennial.

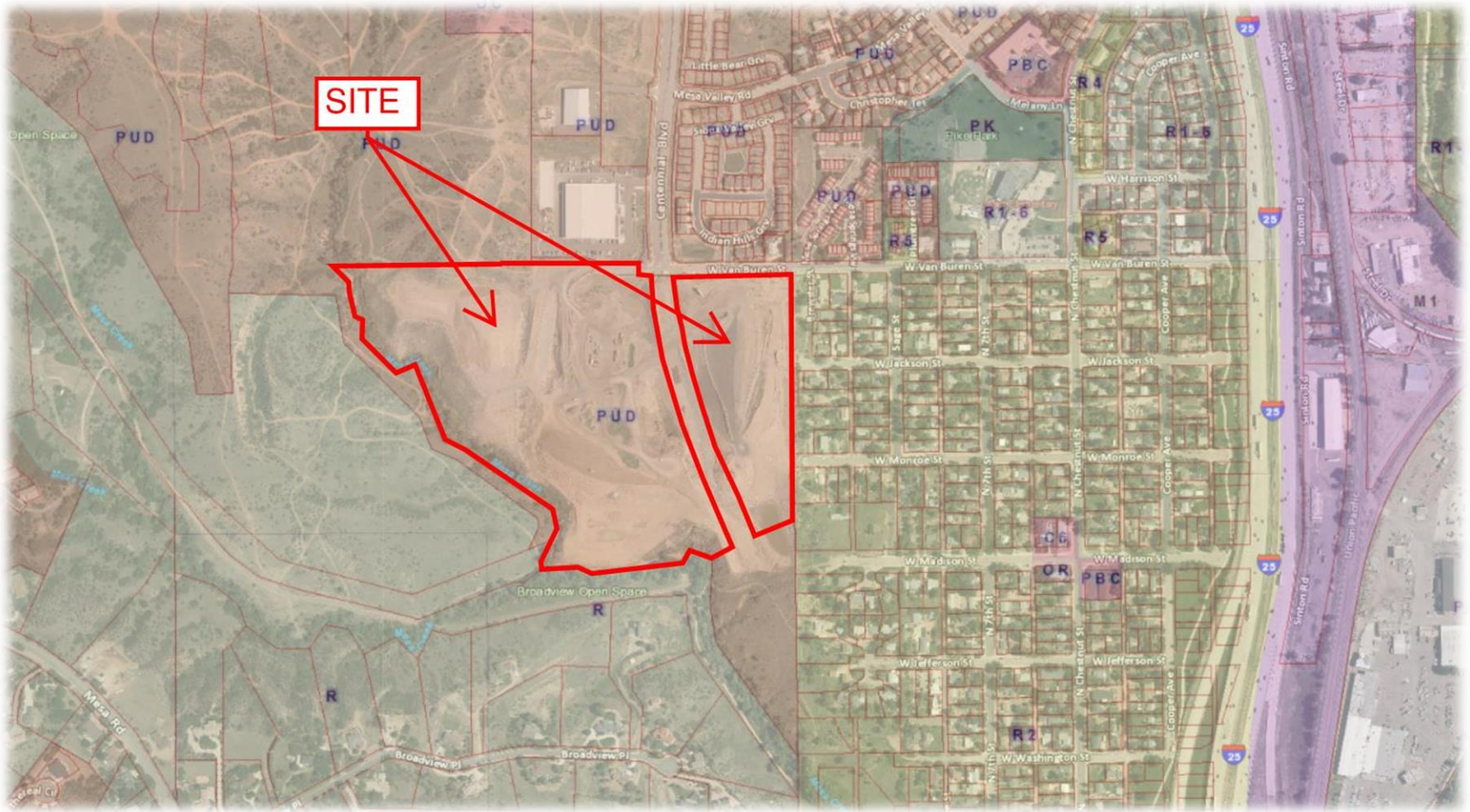
(Quasi-Judicial)

## **CPC CP 21-00043 – MVS Centennial East Concept Plan**

A new concept plan illustrating 4.2 acres as religious institution and commercial and 4.9 acres as commercial and office.

(Quasi-Judicial)

# Vicinity Map







# General Information



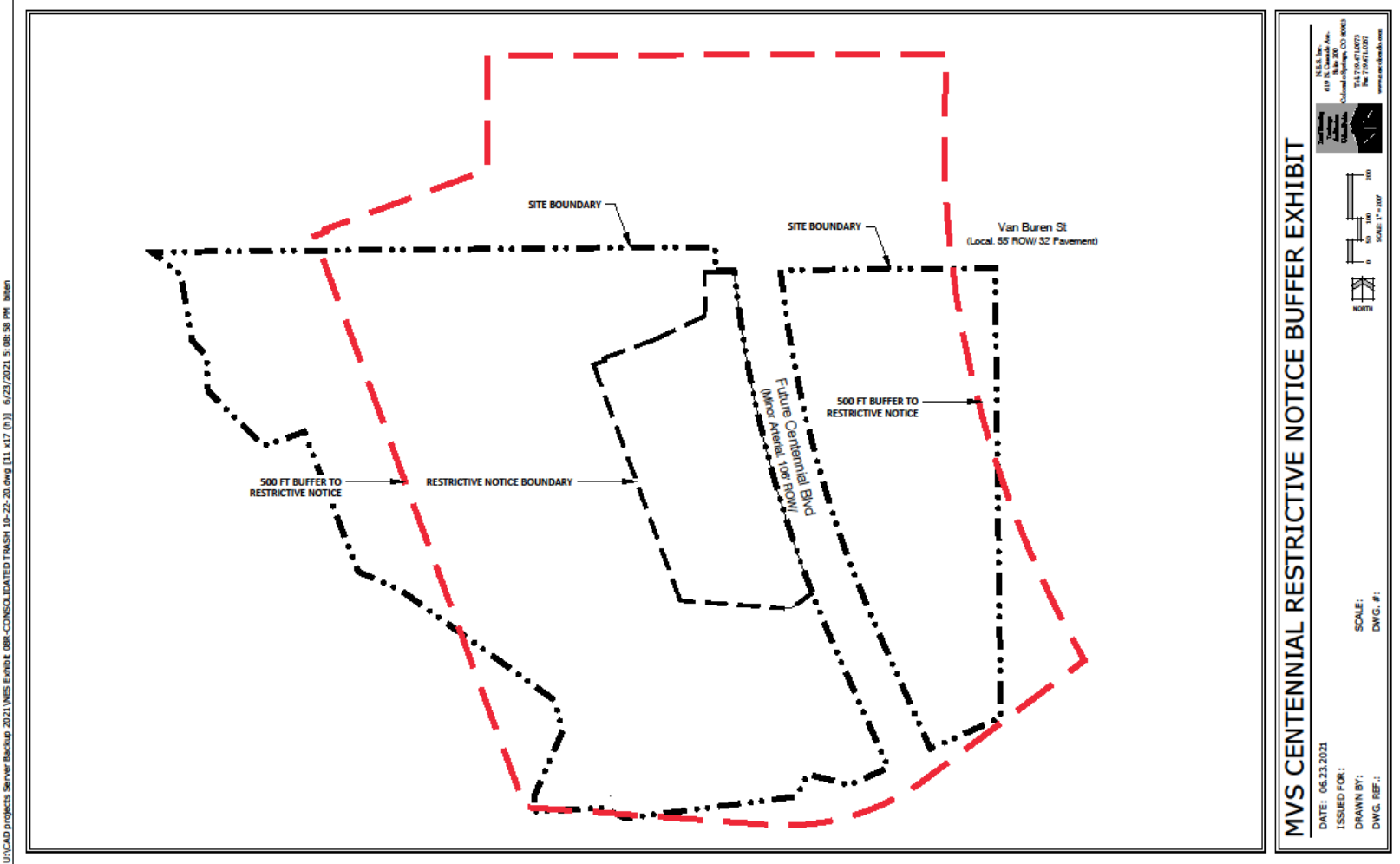
## Site Details

- 38.62 acres, vacant land
- Zoned PUD (Planned Unit Development [Residential. Attached and detached [4-20 du/ac, maximum of 411 units] religious institution, 35-foot maximum height] with Streamside Overlay)
- The site is currently vacant.

## Public Notice

- Site posting and 318 postcards mailed three times: once at the neighborhood meeting on September 10, 2020, once at the initial review stage and before the Planning Commission Hearing. Comments were received during the review stage, and only 1 comment was received at notification of public hearing.

# VCUP (Volunteer Clean-Up Program) Restrictive Buffer



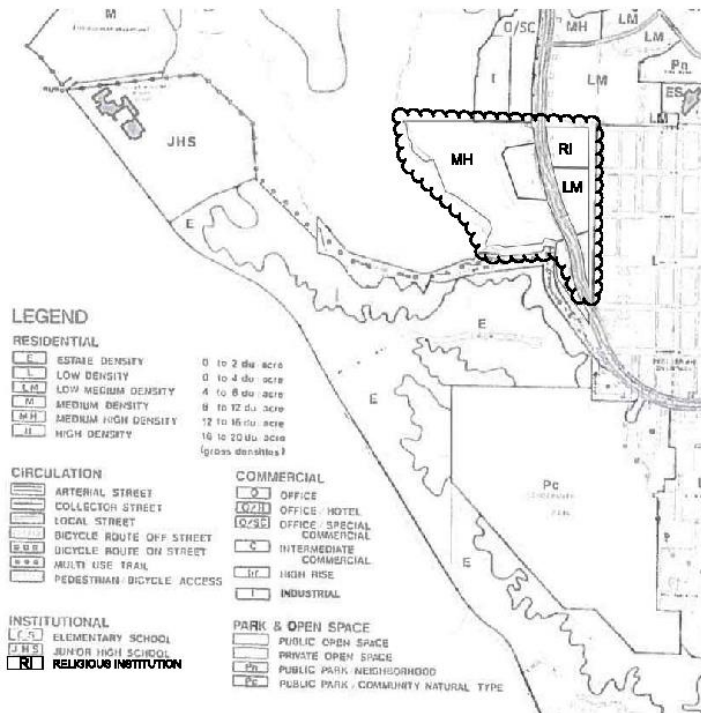
U:\CAD projects Server Backup 2021\MVS Exhibit 088-CONSOLIDATED TRASH 10-22-20.dwg [11.117 (0)] 6/23/2021 5:08:58 PM bitan

## MVS CENTENNIAL RESTRICTIVE NOTICE BUFFER EXHIBIT

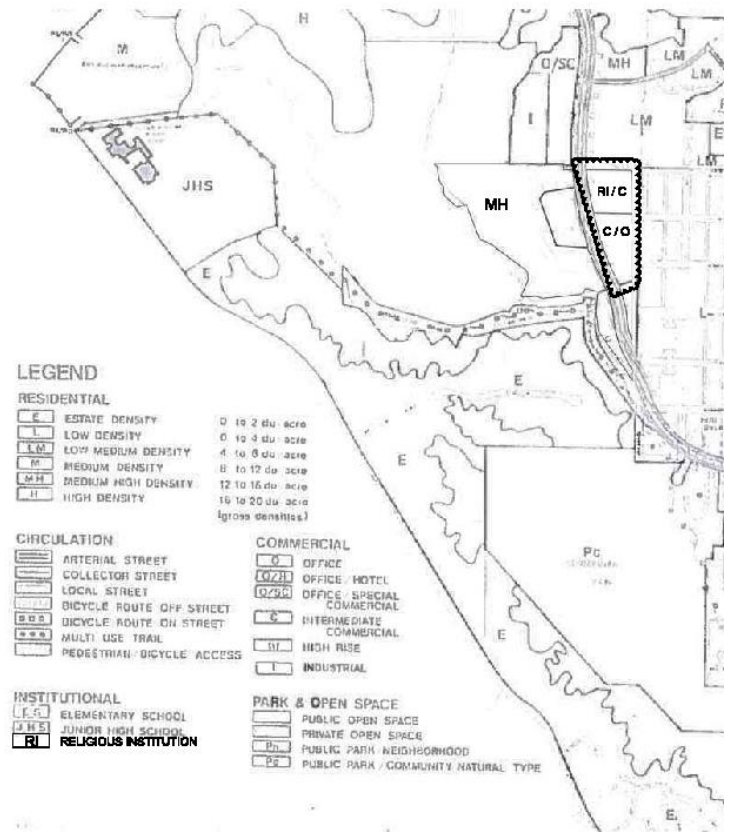
DATE: 06.23.2021  
ISSUED FOR:  
DRAWN BY:  
DWG. REF.:  
SCALE: 1" = 100'  
DWG. #:  
N.E.S. Inc.  
010  
1000  
Colorado Springs, CO 80900  
Tel: 719.471.0700  
Fax: 719.471.0277  
www.nes-inc.com



# Major Master Plan Amendment



EXISTING MASTER PLAN



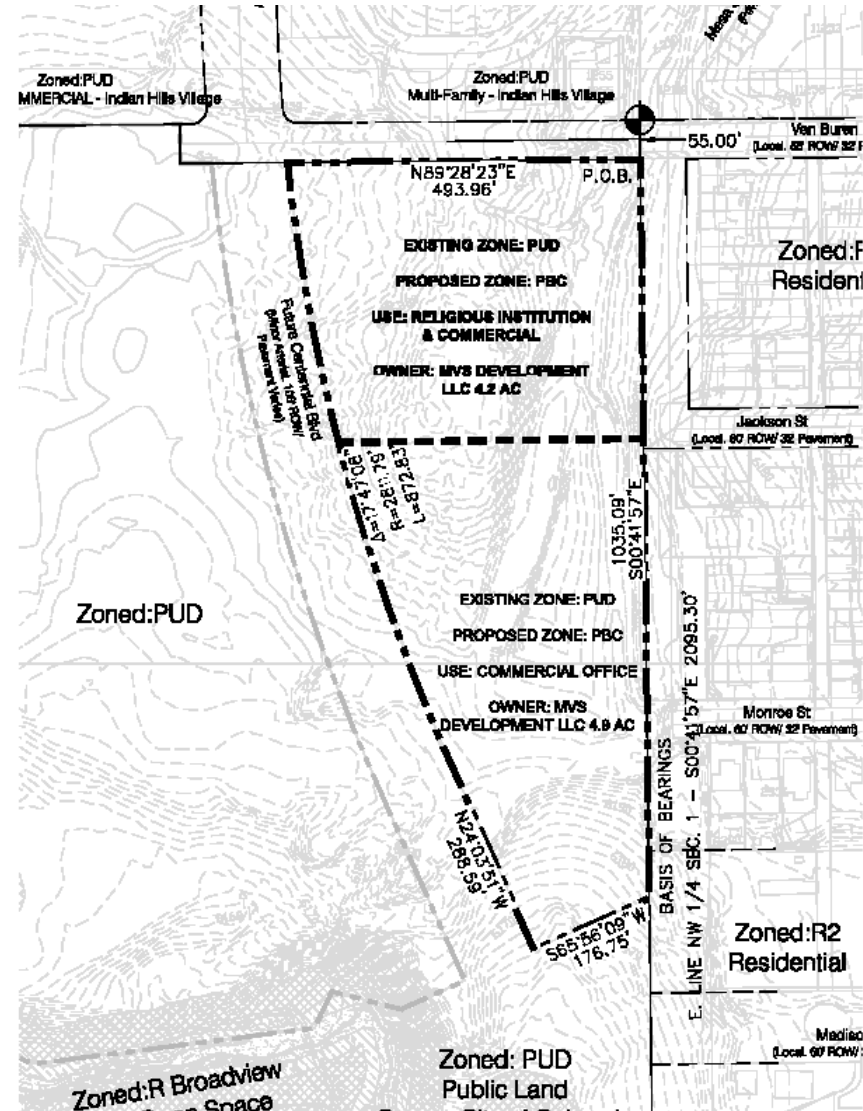
PROPOSED MASTER PLAN

# Zone Change



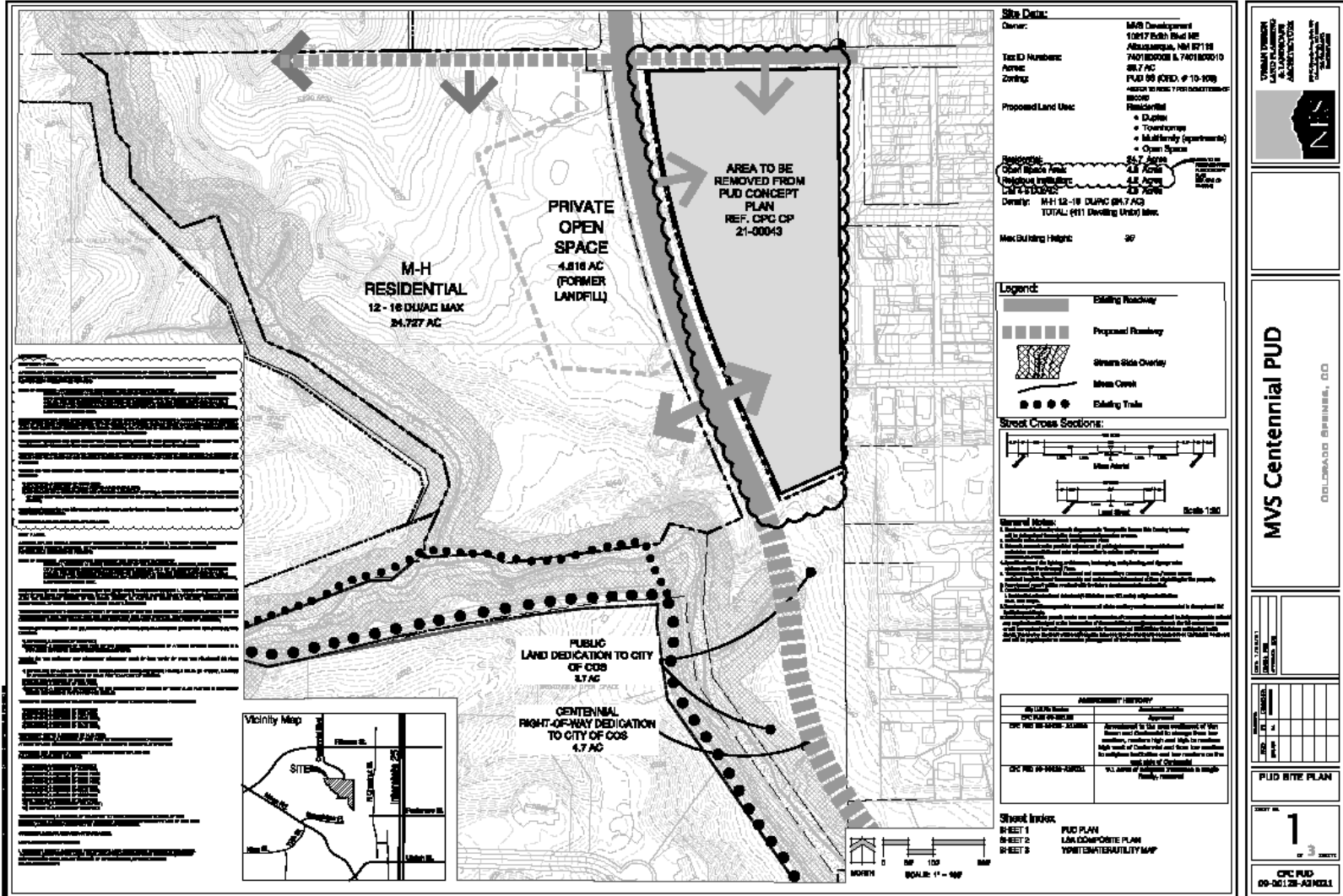
## -Condition of Record:

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 Operation
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



**Site Data:**

Owner: MVR Development  
 10617 Bush Blvd NE  
 Aurora, CO 80015  
 Phone: 303-844-7000 & 7401800010  
 98.7 AC  
 PUD #8 (ORD. # 10-108)

**Tax ID Numbers:**

**Zone:**

**Proposed Land Use:**

**Residential:** M-H Residential  
 • Duplex  
 • Townhome  
 • Multifamily (apartments)  
 • Open Space

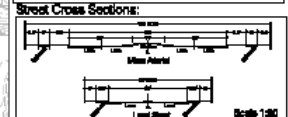
**Acres:** 84.7 Acres  
 4.8 AC  
 3.7 AC  
 4.7 AC

**Density:** M-H 12-16 DU/AC (84.7 AC)  
 TOTAL: 911 Dwelling Units/lot

**Max Building Height:** 30

**Legend:**

- Existing Roadway
- Proposed Roadway
- Streetside Overlay
- Stream Corridor
- Existing Trails



**General Notes:**

- All property boundaries are shown for information only.
- All easements are shown for information only.
- All utility lines are shown for information only.
- All proposed infrastructure is shown for information only.
- All other information is shown for information only.

**ADJACENT HISTORIC**

ADJACENT TRACT	ADJACENT OWNER

**Sheet Index:**

SHEET 1 PUD PLAN  
 SHEET 2 LANDSCAPE PLAN  
 SHEET 3 UTILITIES UTILITY MAP



**MVS Centennial PUD**

COLORADO SPRINGS, CO

**DATE**

**REVISION**

NO.	DATE	DESCRIPTION
1		
2		
3		

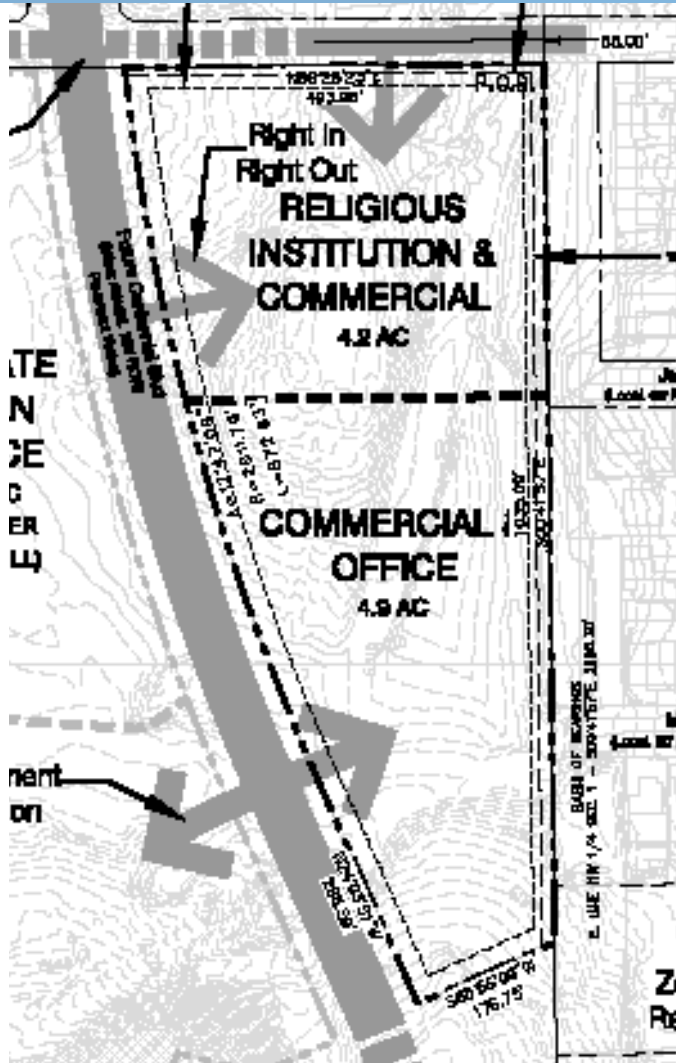
**PUD SITE PLAN**

**SHEET 1**

OF 3 SHEETS

CPC PUD  
 09-021-28-AG-MXD.L

# Concept Plan



## General Notes

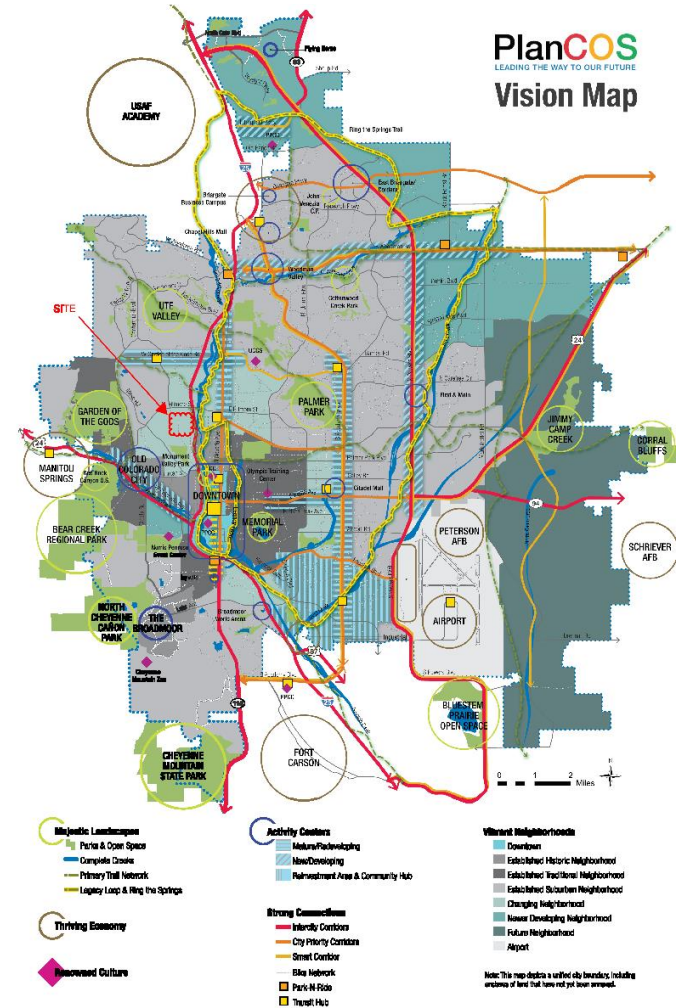
1. Setbacks to be determined with Development Plans
2. Sidewalk network to be provided adjacent to all public/private streets to provide internal pedestrian connectivity and external connection to existing and/or proposed sidewalks and trails.
3. Specifications of site lighting, architecture, landscaping, walls, fencing, and signage to be addressed on the development plans.
4. A Geohazard report will be required with the future development plan submittal.
5. The access to Van Buren will not be permitted until Centennial has been completed and the connection to Fontanero Street is completed.
6. The Developer will be responsible for an Escrow payment of \$150,000 toward a future traffic signal at the intersection of Centennial Boulevard/Proposed south site full-movement access prior to construction plan approval for any development within the 4.9 acre commercial/office area designated on this Concept Plan

# PlanCOS Conformance



## Ch. 2 – Vibrant Neighborhoods

- Identified as a moderate area of change.
- Goal VN-3.E
  - *“Encourage and support the integration of mixed-use development in neighborhoods.”*



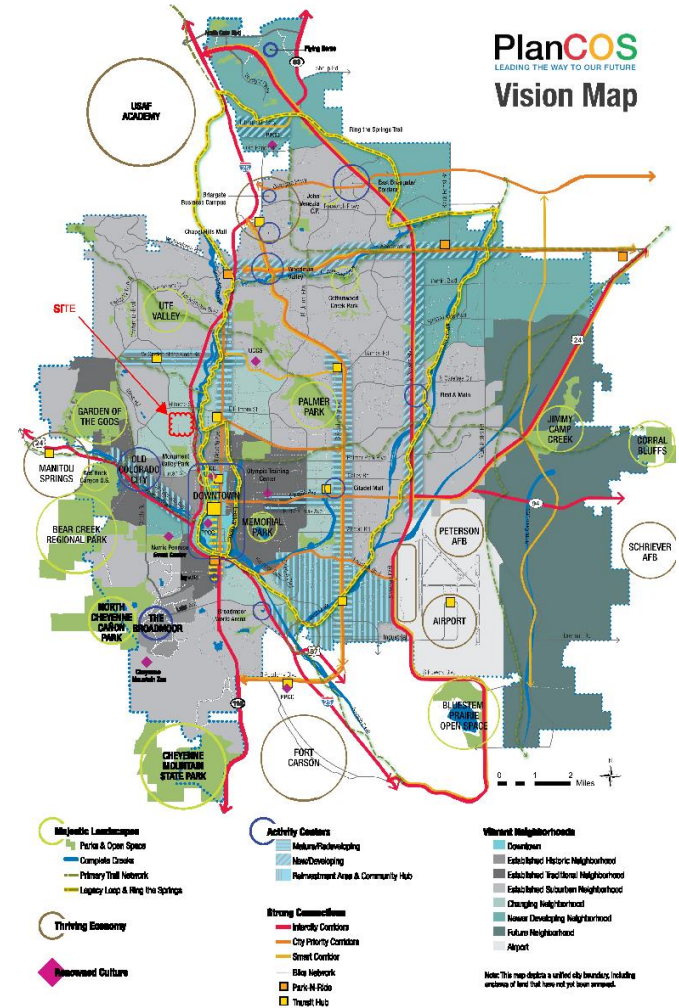


# PlanCOS Conformance



## Ch. 4 – Thriving Economy

- Strategy TE-4.A-4 supports greenfield development within the existing City boundaries.

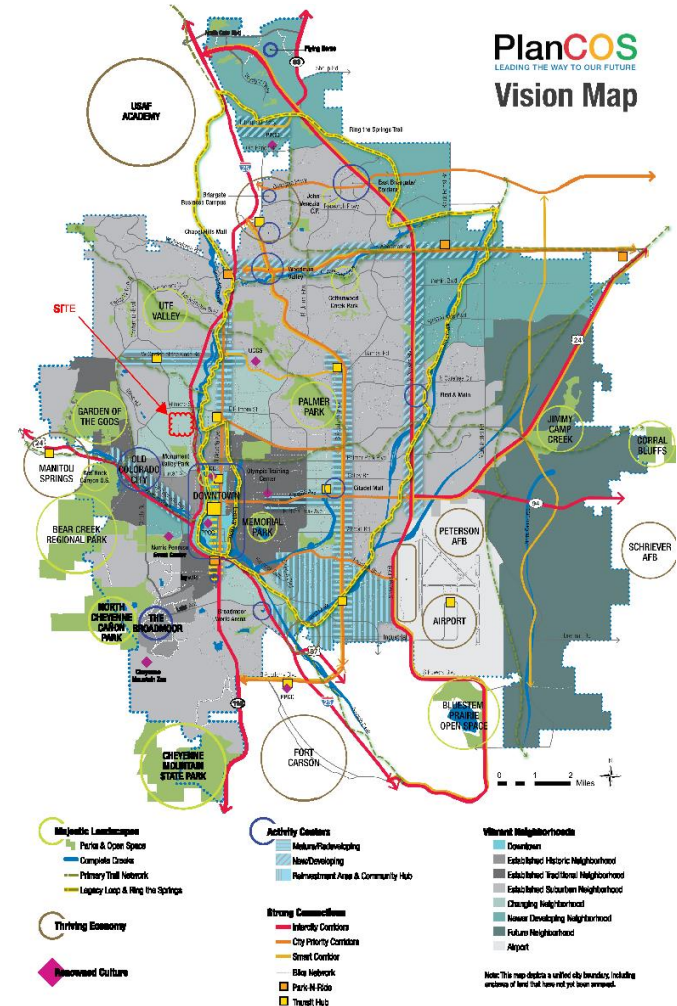


# PlanCOS Conformance



## Ch. 4 – Unique Places

- Policy UP-4.A:
  - *Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.*
- Goal UP-4:
  - *Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors*



# Proposed Motions



## **CPC MPA 00-00103-A3MJ21**

Adopt a resolution approving a major amendment to the Mesa Springs Community Plan based upon the finding that the master plan amendment complies with the review criteria in City Code Section 7.5.408.

## **CPC ZC 21-00041**

Adopt an ordinance amending the zoning map relating to 9.09 acres from PUD/SS to PBC/cr based upon the findings the change of zone request complies with the three (3) criteria for granting a zone change set forth in City Code Section 7.5.603(B) with 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
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  6. Teen Club/Young Adult Club
  7. Civic Use Cemetery
  8. Mining Operations: Temporary Surface and Open Pit
  9. Mining Operation: Underground (Activities Under)
  10. Parking Structure Public



# Proposed Motions



## **CPC PUP 09-00128-A2MJ21**

Approve the MVS Centennial East PUD concept plan based upon the findings the PUD concept plan complies with the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605, as well as criteria for granting an a concept plan as set forth in City Code Section 7.5.501(E).

## **CPC CP 21-00043**

Approve a concept plan for MVS Centennial East based upon the findings that the concept plan meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).