



## Legislation Details (With Text)

**File #:** LUPL-23-0010      **Version:** 2      **Name:** Printers Hill Land Use Plan

**Type:** Planning Case      **Status:** Passed

**File created:** 11/27/2023      **In control:** City Council

**On agenda:** 6/25/2024      **Final action:** 6/25/2024

**Title:** Establishing the Union Printers Home Land Use Plan for proposed Residential, Commercial, Retail, Office, Park & Recreation, Streets/Utility Rights-of-Way, Public/Institutional, and Activity Center uses consisting of 26.209 acres located at 101 South Union Boulevard.

(Quasi-Judicial)

**Presenter:**  
Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 4 - Land Use Plan, 2. Attachment 5 - Land Use Plan - Project Statement, 3. 7.5.514 LAND USE PLAN

Date	Ver.	Action By	Action	Result
6/25/2024	2	City Council		
5/8/2024	1	Planning Commission	accepted	Pass

Establishing the Union Printers Home Land Use Plan for proposed Residential, Commercial, Retail, Office, Park & Recreation, Streets/Utility Rights-of-Way, Public/Institutional, and Activity Center uses consisting of 26.209 acres located at 101 South Union Boulevard.

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**Presenter:**

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Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Summary:**

Owner: UPH Partners  
Representative: Vertex Consulting  
Location: 101 South Union Boulevard

This project, known as Printers Hill, is located at 101 South Union Boulevard, the Union Printers Home site, and includes concurrent applications for a zone change, Land Use Plan, and a Development Standard Adjustment for the associated 26.21- acre site. The land use plan illustrates the proposed land use configuration, access and circulation, intended infrastructure and overall

intent.

**Background:**

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

**Review Criteria:**

The review criteria for a Land Use Plan, file number: LUPL-23-0010 as set forth in City Code Section 7.5.514 (UDC) are noted below:

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Planning Commission and Staff finds the proposed application meets the review criteria for a Land Use Plan.

**Previous Council Action:**

N/A

**Financial Implications:**

N/A

**City Council Appointed Board/Commission/Committee Recommendation:**

On May 8, 2024, the Planning Commission voted to approve the applications (7-0-2; Commissioners Rickett and Hensler recused). Please reference the minutes from the hearing for a detailed record.

**Proposed Motions:**

1. Motion to Approve

Approve the Union Printers Home Land Use Plan related to 26.209 acres based upon the findings that the request complies with the criteria for Land Use Plans as set forth in City Code Section

7.5.514.

2. Motion to Deny

Deny the Union Printers Home Land Use Plan related to 26.209 based upon the findings that the request does not comply with the criteria for Land Use Plans as set forth in City Code Section 7.5.514.

N/A