



## Legislation Details (With Text)

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**Title:** A resolution updating and confirming the legislative status of the City of Colorado Springs' adopted privately-initiated land use master plans  
(Legislative)

**Presenter:**  
Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development Department  
Peter Wysocki, Planning & Community Development Director

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution, 2. Exhibit A, 3. CPC Staff Report, 4. Master Plan Status Updates Attachment, 5. Master Plan Status Updates - Staff presentation, 6. Signed Resolution No. 43-22.pdf

Date	Ver.	Action By	Action	Result
4/12/2022	2	City Council	adopted	Pass
3/21/2022	1	Council Work Session	referred	
3/17/2022	1	Planning Commission	referred	Pass

A resolution updating and confirming the legislative status of the City of Colorado Springs' adopted privately-initiated land use master plans

(Legislative)

**Presenter:**

Hannah Van Nimwegen-McGuire, Senior Planner, Planning & Community Development Department  
Peter Wysocki, Planning & Community Development Director

**Summary:**

The proposed resolution updates and confirms the legislative status of the City of Colorado Springs' adopted privately-initiated land use master plans. Since the initiation of the Master Plan application type, 104 privately-initiated master plan applications have been reviewed and adopted by the City Council. Code Section 7.5.402.B Types of Master Plans, Legislative Status of Master Plans outlines a process and requirement for the City Planning Commission to recommend a status and for City Council to decide the status of these master plans.

The proposal lists the 104 privately-initiated master plans and staff's recommended status for each.

These recommendations contain status changes of some master plans and confirm the existing status of others. For those which staff recommends a change, data and information supporting the change are provided. Additionally, further sections of this report detail the process and thresholds as outlined in code and previous actions by staff.

### **Background:**

City of Colorado Springs Zoning Code Section 7.5.401 through 7.4.410 governs requests to establish a master plan, powers of master plans, amendments to master plans, and the different types of master plans. In this section, three primary types of master plans are recognized: Citywide System Plans that detail the existing and future needs for infrastructure and facilities which are most frequently prepared by the City (for example, the Parks Master Plan); Facility Master Plans that detail existing physical components of various public and private sector facilities such as the Airport Master Plan or Penrose Hospital Master Plan; and Land Use Master Plans. Land Use Master Plans are specific to geographic areas and provide information about land use, transportation, open space, parks, and schools. Land Use Master Plans for undeveloped land are most frequently prepared by the private sector, while plans for established or redeveloping areas are prepared by neighborhood organizations or the City, either singly or collaboratively (for example, the Old North End Master Plan and the Rawles Open Space Master Plan). The subjects of this report and proposed action are only master plans which were initiated by the private sector for new development, and not those that are considered “publicly-initiated,” i.e. created by, or in collaboration with, a neighborhood group and adopted by the City Council.

Code Section 7.5.402.B *Legislative Status of Master Plans* establishes three potential “statuses” for master plans: operative, implemented, and out of date. Below are the criteria outlined in code for these status types:

1. Operative master plan: A master plan that is less than eighty five percent (85%) built out with property zoned with a temporary (or holding) zone district. There is continuous rezoning, development plan, and platting activity in conformance with an approved phasing plan.
2. Implemented master plan: A master plan that is eighty five percent (85%) or more built out and the remaining vacant land is zoned in conformance with the master plan.
3. Out of date master plan: A master plan that is no longer used because it has been either replaced by another master plan or no longer furthers the purpose of this part of this Zoning Code.

Publicly-initiated master plans for established or redeveloping areas may not be considered “implemented” when the intent is that they are used as an ongoing guide in perpetuity. However, they may be replaced by another publicly-initiated master plan or rescinded by a vote of the City Council.

Section 7.5.402.B outlines a process for which the status of each master plan is set:

The Planning Commission shall recommend, and the City Council shall determine the legislative status of each master plan. The legislative status will identify those master plans that remain operative, those that have been implemented, and those that are out of date. A recommendation concerning the legislative status will be made to the Planning Commission as part of an annual Colorado Springs Comprehensive Plan Monitoring and Evaluation Report prepared by the Community Development Department.

The recommendation for the status updates to be included in an annual “Colorado Springs Comprehensive Plan Monitoring and Evaluation Report” was included in the code following the adoption of the 2001 Comprehensive Plan which was replaced by PlanCOS in 2019. This report was prepared and published by the Comprehensive Planning Division and included information on the city’s growth, demographics, population, and development. This report was published until 2008 when low staffing levels prevented further reports from being created. These reports, until 2008, did include a list of statuses for master plans that were reviewed by the City Planning Commission and City Council. In the 11 years since the last “Colorado Springs Comprehensive Plan Monitoring and Evaluation Report” in 2007, staff has calculated that 12 master plans should be considered for “implemented” status as described further in this report.

Because the 2001 Comprehensive Plan was replaced by PlanCOS in 2019, the requirement for a “Colorado Springs Comprehensive Plan Monitoring and Evaluation Report” was substituted with a requirement for the PlanCOS Annual Report. The two reports measure similar information and have the same intent-to ensure the adopted Comprehensive Plan is implemented and that the city is moving in the desired direction outlined in the plan. One of the objectives of the PlanCOS Annual Report is to update PlanCOS as needed so that it remains up-to-date and relevant. This includes updating the appendices where much of the information regarding implementation lives. Appendix D lists all plans that are considered to be component elements of the Comprehensive Plan and includes all adopted privately-initiated land use master plans. This appendix recognizes the different statuses privately-initiated master plans can have, and recommends this list is maintained and updated. The 2022 PlanCOS Annual Report contains a section with recommended updates to Appendix D including the recommendation to update the status of 12 master plans subject to this request.

**List Of All Privately-Initiated Master Plans with Current Status**

Master Plan Name	Status
Adams Subdivision	Implemented
Allison Valley	Operative
Austin Heights	Operative
Banning Lewis Ranch	Operative
Bellhaven Addition	Implemented
Banning Lewis Ranch North	Operative
Bonnie Glenn	Implemented
Bradley	Operative
Briargate	Operative
Bridlespur	Implemented
Broadmoor	Operative
Broadmoor Skyway	Implemented
Brookwood	Implemented
Cedar Grove	Implemented
Cedar Heights	Operative
Centennial Industrial Park	Implemented

Centre In Gateway Park	Operative
Chapel Hills Center	Operative
Cheyenne Mountain Ranch	Implemented
Colorado Country	Implemented
Constitution Center Carefree Commercial Park	Implemented
Cordera	Operative
Drennan Industrial Park	Operative
Dublin Business Park	Implemented
Dublin North Master Plan	Operative
East Creek	Operative
El Pomar	Implemented
Erindale Park	Implemented
Falcon Estates Number Two West	Operative
Falcon Ridge	Implemented
Falcon, Columbine & Yorkshire Estates	Implemented
Fillmore Industrial Park	Implemented
Flying Horse	Operative
Gateway Industrial Center	Implemented
Gateway Park	Implemented
Greenbriar/Powerwood	Operative
Hancock Park	Operative
High Chapparel	Operative
<b>Master Plan Name</b>	<b>Status</b>
Hill Properties	Operative
Holland Park West	Implemented
Houck Estate Tract A	Implemented
Houck Estate Tract B	Implemented
Houck Estate Tract C	Operative
Indian Mesa	Operative
Industrial Park South	Operative
Interquest Marketplace	Operative
JR Ranch	Operative
Maytag	Operative
Mohawk Commercial Centre	Operative
Monument Creek Commerce Center	Implemented
Mount Saint Francis	Implemented

Mountain Shadows	Operative
Neal Ranch	Implemented
Newport Technology Center	Operative
North Academy Hollow Brook Corners	Implemented
Northgate	Operative
Northgate East	Operative
Norwood	Implemented
Oak Valley Ranch	Implemented
Old Farm	Implemented
Or Study Area at Bijou and Circle	Implemented
Peak Innovation Park - Airport Business Park	Operative
Peregrine	Implemented
Pinecliff	Implemented
Pinehurst	Implemented
Pinon Valley	Implemented
Polo Point/Beacon Hill	Operative
Powerwood 2	Operative
Powerwood 3-6	Operative
Printers Park	Implemented
Prospect Park	Operative
Rockrimmon	Implemented
Rustic Hills #6	Implemented
Sand Piper	Implemented
Siferd Addition	Implemented
Skyway Heights	Implemented
Soaring Eagles	Implemented
Southface	Implemented
Spring Creek	Operative
Springs Ranch	Implemented
Stetson Hills	Implemented
Stetson Ridge	Operative
Stetson Ridge South	Implemented
Street Sweeping Depository	Implemented
Templeton Heights	Implemented
The Bluffs	Implemented
The Ridge	Implemented
The Ridge at Woodmen	Operative

Master Plan Name	Current Status
Town and Country Center	Operative
Towne East	Operative
Tudor Land Company	Operative
University Park	Implemented
Valerie Acres Two	Implemented
Van Teylingen & Academy	Implemented
Vickers And Academy	Implemented
Village Seven	Implemented
Villa Loma	Implemented
Village Seven	Implemented
Vineyard Commerce Park	Operative
Western Sun	Implemented
Wolf Ranch	Operative
Woodland Hills Village	Implemented
Woodmen East	Implemented
Woodmen Heights	Operative
Woodmen Oaks	Implemented
Woodmen Plaza West	Implemented
Woodmen Pointe	Operative

### **List Of Proposed Status Updates**

	Master Plan Name	Current Status	Proposed Status
1	Austin Heights	Operative	Implemented
2	Briargate	Operative	Implemented
3	Centre In Gateway Park	Operative	Implemented
4	Drennan Industrial Park	Operative	Implemented
5	East Creek	Operative	Implemented
6	Falcon Estates Number Two West	Operative	Implemented
7	High Chapparel	Operative	Implemented
8	Houck Estate Tract C	Operative	Implemented
9	Industrial Park South	Operative	Implemented
10	Powerwood 3-6	Operative	Implemented
11	Spring Creek	Operative	Implemented
12	Stetson Ridge	Operative	Implemented

Staff recommends that the above 12 master plans be updated to “implemented” status in accordance with the criteria for such status changes as outlined in Section 7.5.402.B: “A master plan that is eighty five percent (85%) or more built out and the remaining vacant land is zoned in conformance with the

master plan.” A break-down of each master plan and how it relates to these criteria is included as an attachment to this report (please see the **Master Plan Status Updates** attachment). Other currently operative master plans may be nearing the thresholds of being reclassified as implemented and may be recommended for an update later.

Staff presented this item to the City Planning Commission on March 17, 2022. After asking a few clarifying questions, the Planning Commission voted to recommend approval of the status updates for the 12 master plans. Staff also presented this item at the March 21, 2022, City Council Work Session hearing. The City Council also asked clarifying questions regarding the role of Community Plans and other publicly initiated master plans. City Council asked for a list of publicly initiated master plans, and the general status of their implementation which staff will provide in a follow up communication.

**Previous Council Action:**

The City Council last heard a list of legislative statuses of privately-initiated master plans in 2009 as part of the 2008 Colorado Springs Comprehensive Plan Monitoring and Evaluation Report. At that time, no master plans met the required thresholds to justify a status change. The City Council last voted to update legislative status of privately-initiated master plans in 2008 as part of the 2007 Colorado Springs Comprehensive Plan Monitoring and Evaluation Report.

**Financial Implications:**

N/A

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

The City Planning Commission heard the item at their March 17, 2022 meeting, and unanimously recommended approval of the status updates to the twelve master plans subject to this request.

**Stakeholder Process:**

N/A

**Alternatives:**

City Council could choose to approve, deny, or modify the proposed resolution.

**Proposed Motion:**

Approve a resolution updating twelve master plans’ legislative status from “operative” to “implemented” as listed below:

1. Austin Heights
2. Briargate
3. Centre In Gateway Park
4. Drennan Industrial Park
5. East Creek
6. Falcon Estates Number Two West
7. High Chapparel
8. Houck Estate Tract C
9. Industrial Park South
10. Powerwood 3-6
11. Spring Creek
12. Stetson Ridge

## Updating the Legislative Status of 12 Privately-Initiated Land Use Master Plans