

# Zone Change Exhibit "B"

GENERAL NOTES	
1.	Per DVSA-23-0004 the maximum building height exceeds the base zone height of 65 feet.
2.	Maximum Dwelling Count- 945

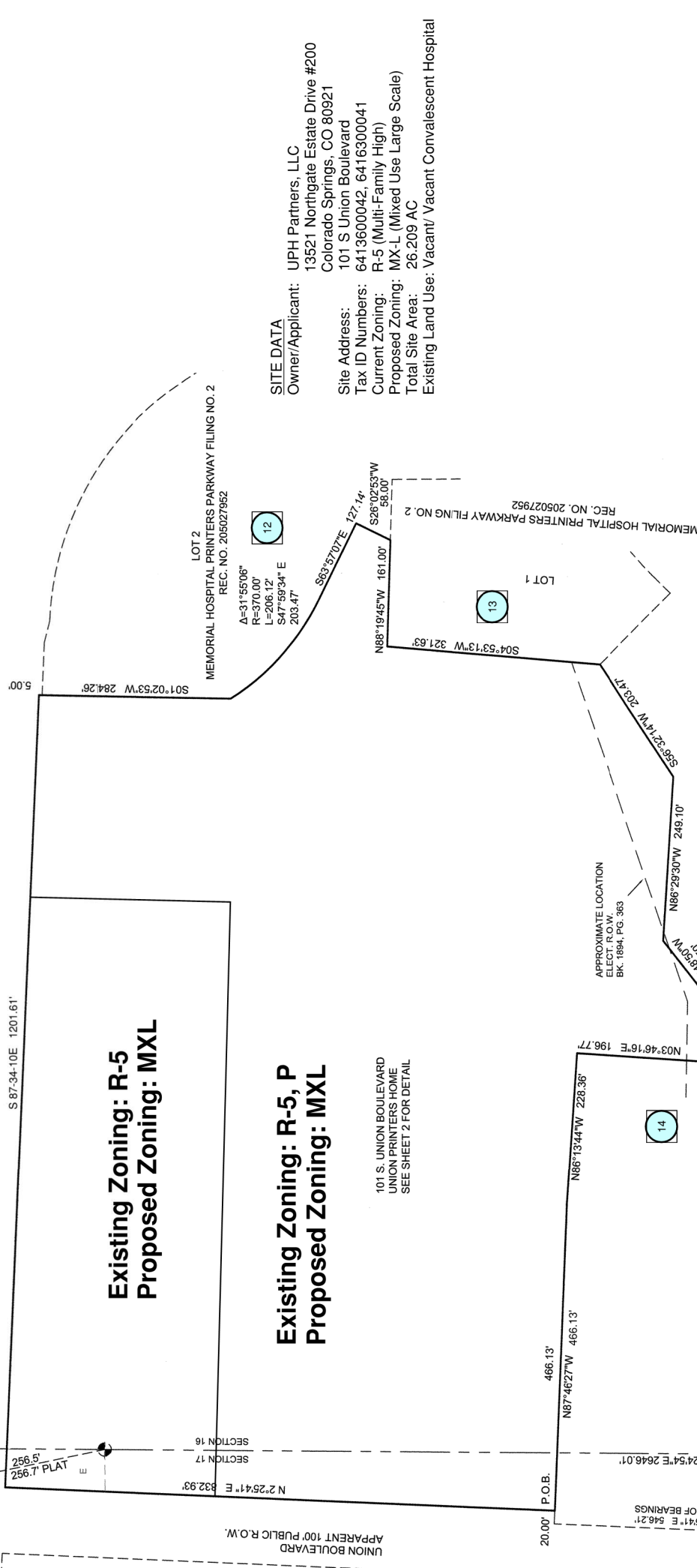
  

PRELIMINARY		
1	City Comments	1/8/24
NO.	REVISION/ISSUE	DATE

## PRINTERS HILL ZONING MAP



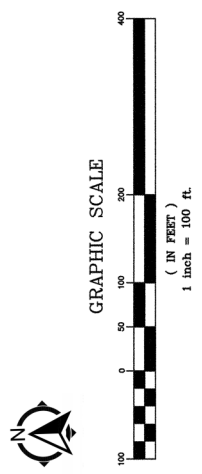
PROJECT NO.	ZONE-23-0032	SHEET	
DATE	1/8/24	PAGE 3 OF 3	
PREPARED BY	NRR	APPROVED BY	CAD



**SITE DATA**  
**Owner/Applicant:** UPH Partners, LLC  
 13521 Northgate Estate Drive #200  
 Colorado Springs, CO 80921

**Site Address:** 101 S Union Boulevard  
**Tax ID Numbers:** 6413600042, 6416300041  
**Current Zoning:** R-5 (Multi-Family High)  
**Proposed Zoning:** MX-L (Mixed Use Large Scale)  
**Total Site Area:** 26.209 AC  
**Existing Land Use:** Vacant/ Vacant Convalescent Hospital

ADJACENT PROPERTY RECEPTION NO.	OWNERSHIP	ZONING
1	SHILOH CHAPEL CHURCH INC	R4 CU
2	19250 RAMROD LLC	MX-L
3	19250 RAMROD LLC	MX-L
4	FORD STAN	MX-L
5	ANONYMOUS LLC	MX-L
6	CORSEY, RONNIE LEE	MX-L
7	AME VENTURES LLC	MX-L
8	TANNER 4X4 INC	MX-L
9	MILIMART LLC	MX-L CU
10	ROBINSON JOYCE L TRUSTEE	MX-L
11	VAZQUEZ-REYES ADOLFO	MX-L
12	COLORADO SPRINGS CITY OF MEMORIAL HOSPITAL	MX-L P
13	COLORADO SPRINGS CITY OF MEMORIAL HOSPITAL	MX-N
14	ALTERA PRINTERS PARK LLC C/O ALTERA DEVELOPMENT COMPANY	MX-N/CR
15	COLORADO SPRINGS CITY OF MEMORIAL PARK & PROSPECT LAKE	PK



**Existing Zoning: R-5**  
**Proposed Zoning: MXL**

**Existing Zoning: R-5, P**  
**Proposed Zoning: MXL**

101 S. UNION BOULEVARD  
 UNION PRINTERS HOME  
 SEE SHEET 2 FOR DETAIL

LOT 1  
 MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4  
 REC. NO. 209712995

LOT 2  
 MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 2  
 REC. NO. 205027952

A=31°55'06"  
 R=370.00'  
 L=206.12'  
 S47°59'34"E  
 203.47'

S26°02'53"W  
 96.00'

S88°57'07"E  
 127.14'

N88°19'45"W 161.00'

S04°53'13"W 321.63'

N88°29'30"W 249.10'

S51°51'15"W 157.15'

N03°46'16"E 196.77'

N84°32'23"W 90.33'

N86°13'44"W 228.38'

N87°46'27"W 466.13'

N00°24'54"E 2646.01'

N2°25'41"E 832.93'

N2°25'41"E 546.21'

N80°32'31"W 174.55'

N00°24'54"E 60'

S88°32'31"W 174.55'

N02°25'41"E 1362.74'

N00°24'54"E 60'

S88°32'31"W 174.55'

N00°24'54"E 60'

S88°32'31"W 174.55'

N00°24'54"E 60'