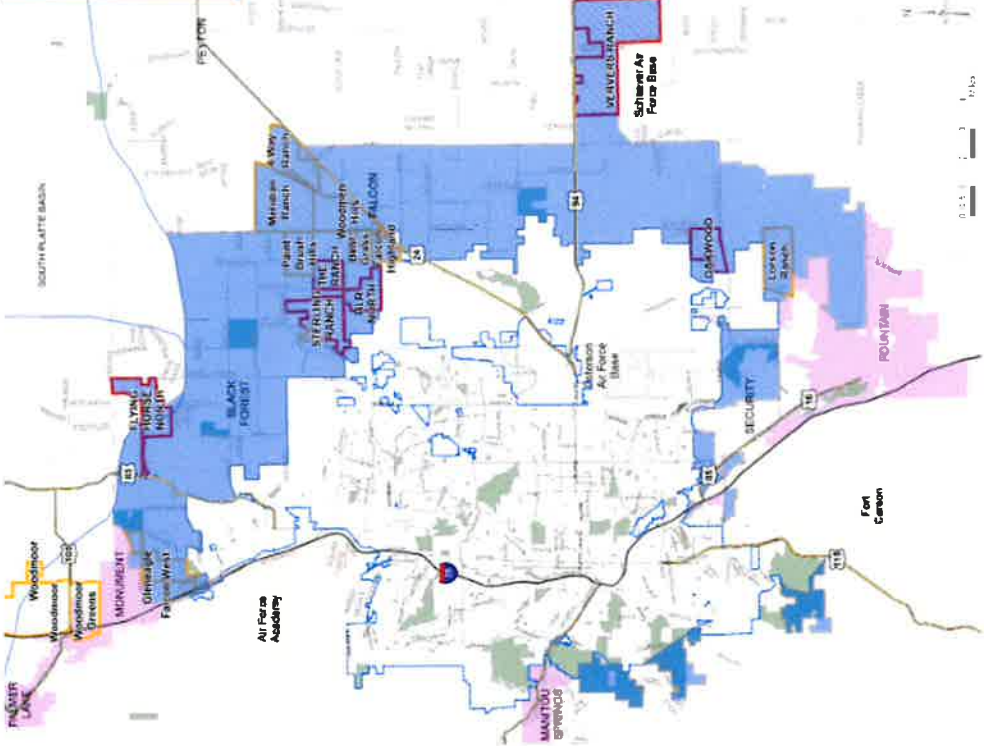


AREAS OF INTEREST

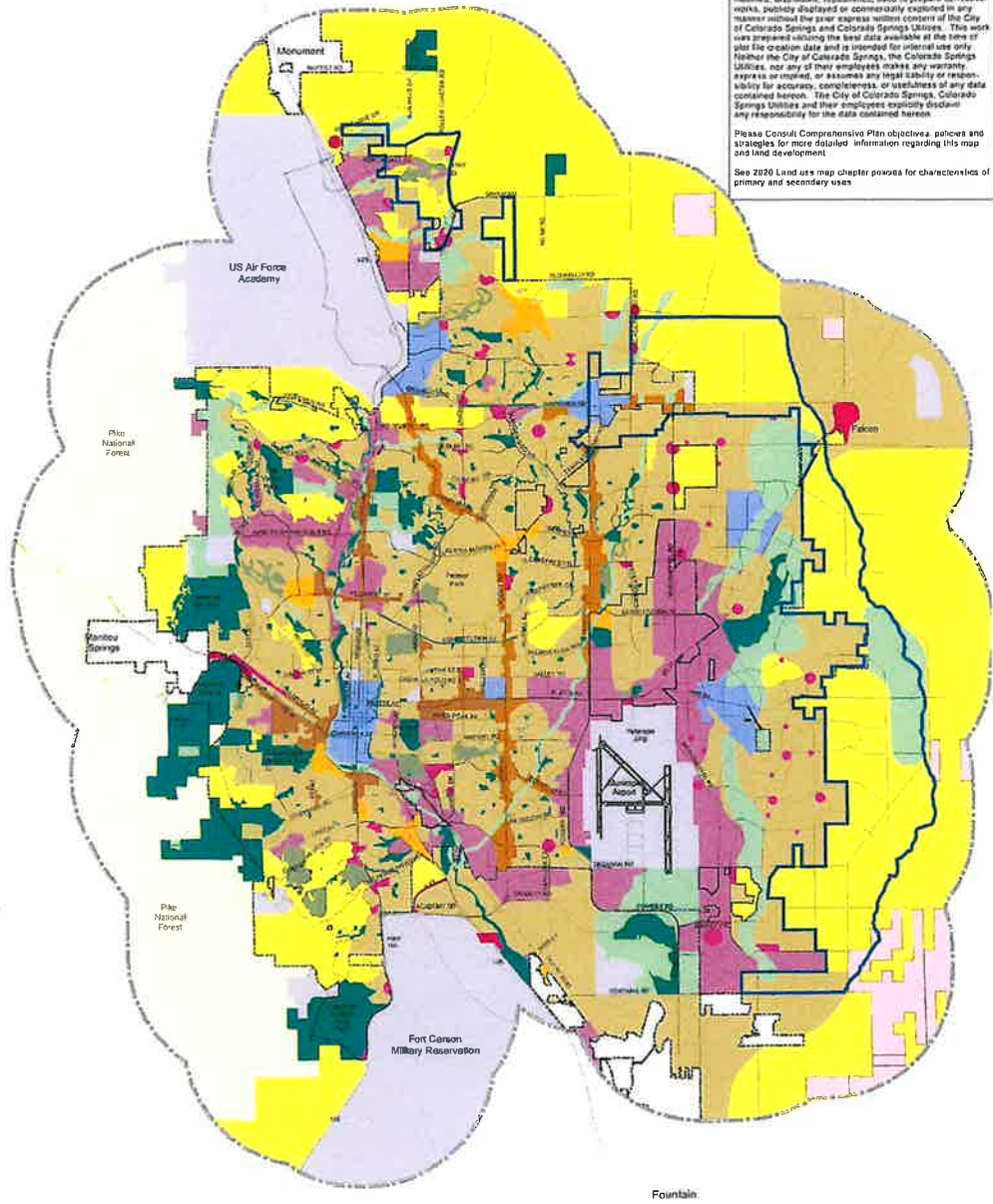



- Recommended Area of Interest approach
 - Area of interest encompasses potential annexation options (but does not assume annexation of a particular property)
- Existing City limits ~ 196 square miles
- Area of Interest ~ 158 square miles

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Please Consult Comprehensive Plan objectives, policies and strategies for more detailed information regarding this map and land development.

See 2020 Land use map chapter pages for characteristics of primary and secondary uses.



Map 2.1
City of Colorado Springs
Future Land Use
3 Mile Plan



- | | | | |
|---------------------------|-------------------------------|----------------------------------|--|
| Low Residential | Mature Redevelopment Corridor | Existing Parkland & Open Space | Potential Urban Growth Area (reference only) |
| General Residential | Employment Center | Golf Course or Cemetery | City Limits (modified) |
| Community Activity Center | Regional Center | National Forest and Conservation | |
| Commercial Center | Major Institutional | State Land | |
| New/Developing Corridor | Candidate Open Space | 3 Mile Buffer | |

Figure 7:
Future Land Use Plan Map

April, 2013

**Comprehensive Plan
Land Use Categories**

- LL** Large Lot Residential
- STD** Single-family Residential
- MH** Manufactured Home Communities
- MF** Multi-family Residential
- MR** Mixed Residential
- HD** Historic Downtown
- CMU** Central Mixed Use
- RC** Regional Commercial Centers
- VC** Village Commercial
- NC** Neighborhood Commercial
- SO** Small Office
- BP/PI** Business Park/Planned Industrial
- P** Public
- POS** Park/Open Space
- A/H** Agriculture/Holding

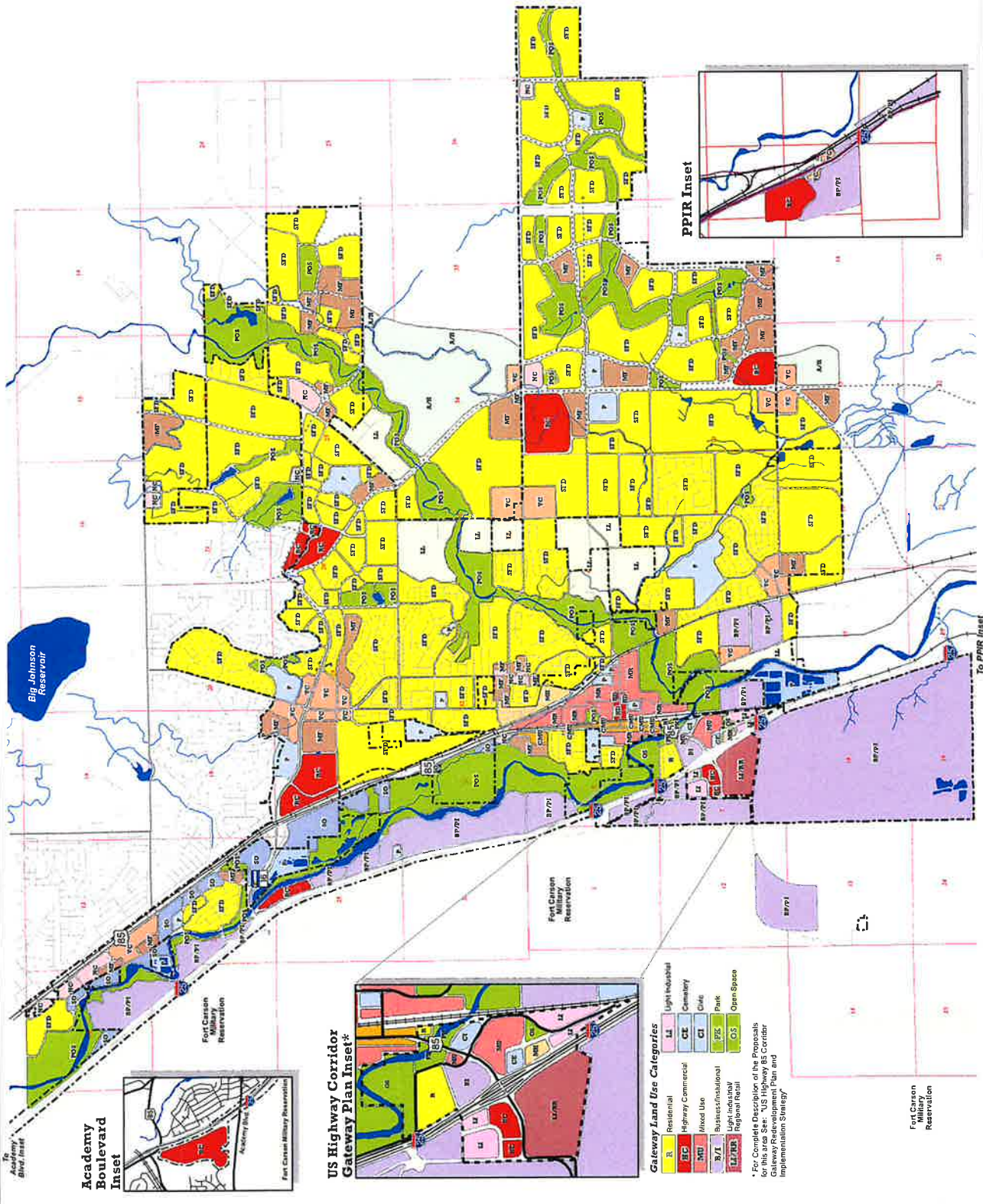


SCALE
Each Square Represents
an Area of Approximately
One Square Mile

- Fountain Municipal Boundary
- - - US Highway 85 Corridor Gateway Plan Boundary



Comprehensive Plan Update



To Academy Blvd Inset



To US Highway 85 Corridor Gateway Plan Inset

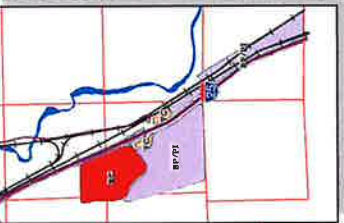


- Gateway Land Use Categories**
- R** Residential
 - HC** Highway Commercial
 - MD** Mixed Use
 - B/I** Business/Industrial
 - LI/UR** Light Industrial/Regional Retail
 - LI** Light Industrial
 - CE** Cemetery
 - CI** Child
 - P/S** Park
 - OS** Open Space

* For Complete Description of the Proposals for this area See: "US Highway 85 Corridor Gateway Redevelopment Plan and Implementation Strategy"

Fort Carson Military Reservation

To PPIR Inset



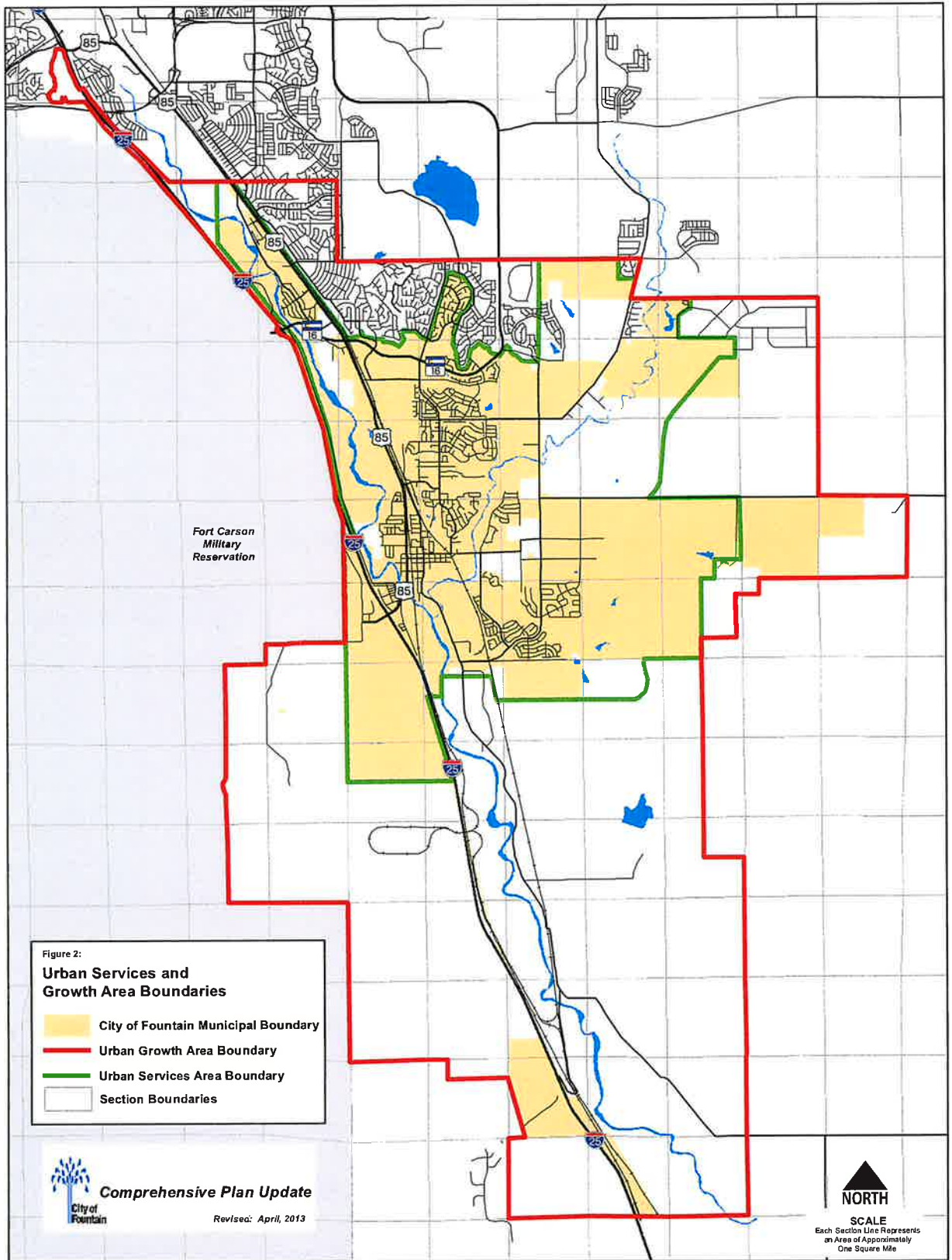
To PPIR Inset

Big Johnson Reservoir

Fort Carson Military Reservation

Fort Carson Reservoir

Fort Carson Reservoir



Plan Manitou

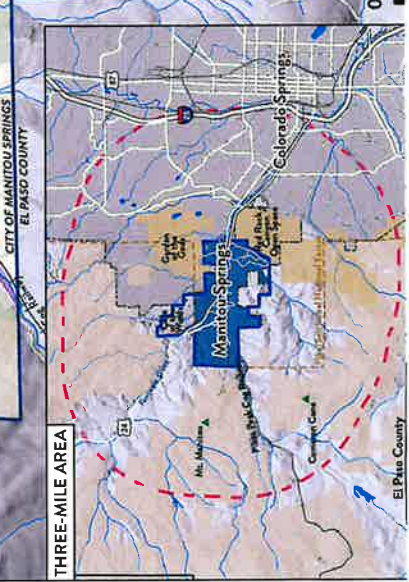
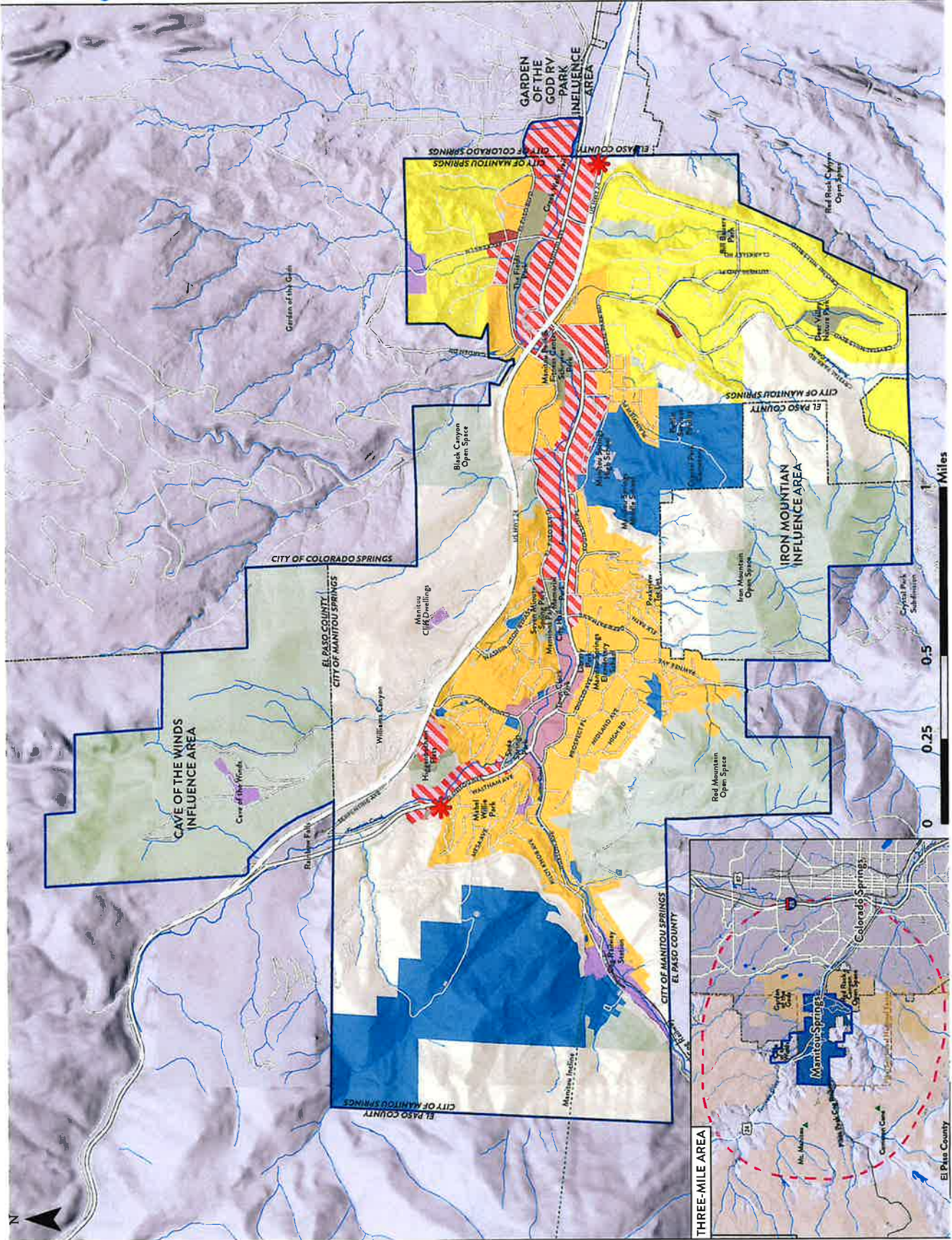


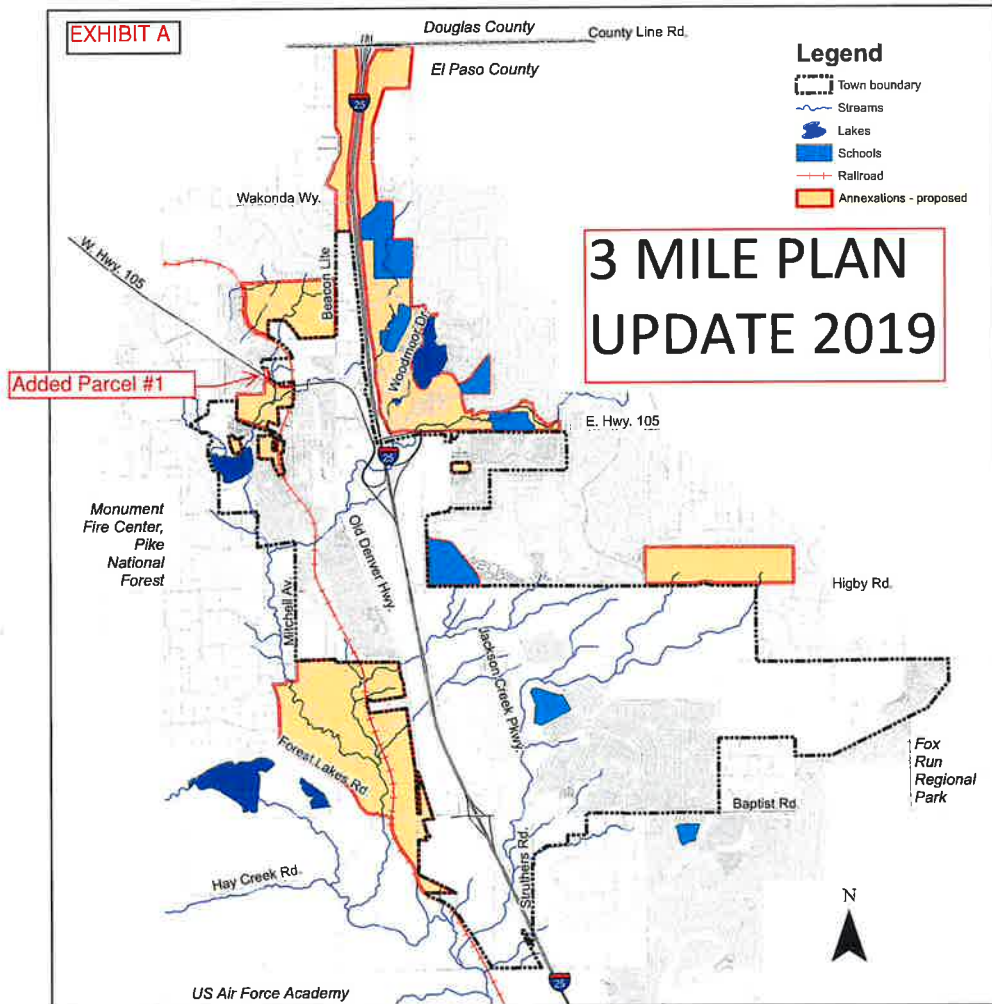
ANNEXATION PLAN MAP

- Municipal Boundaries
- Influence Area
- Conservation/Recreation
- Open Space (OS)
- Park (PRK)
- Hillside Conservation (HC)
- Neighborhoods
 - Central Neighborhood (CN)
 - Single-Family Neighborhood (SFN)
- Mixed-Use/Commercial
 - Downtown Mixed-Use (DT-MU)
 - Gateway Mixed-Use (G-MU)
 - Neighborhood/Community Commercial (NC)
 - Destination Tourism (DTR)
- Other
 - Public/Quasi-Public (PQP)
 - Community Gateways (2)
- Three-Mile Area Inset
 - Influence Area
- Areas of potential annexation by Colorado Springs (as identified within the Colorado Springs Annexation Plan, May 9, 2006)
- 3-Mile Area Boundary



Map Photo: Ed Johnson, 2017





ANNEXATION PLAN / GROWTH AREA
February 2017



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