



LAND USE & BUILT ENVIRONMENT

EXISTING LAND USE

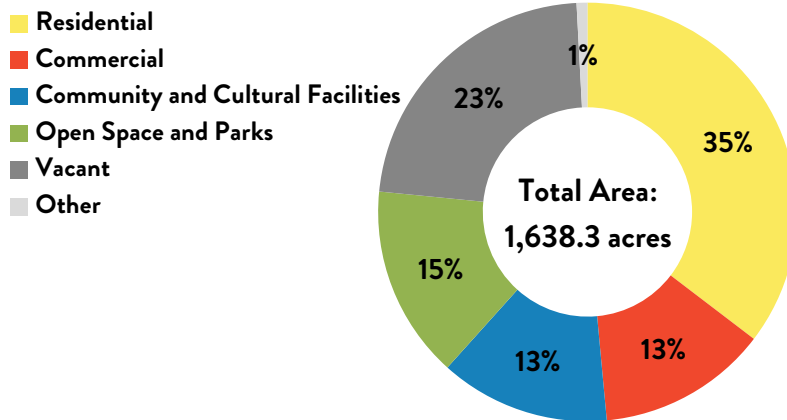
Total Area: 3.14 square miles

Developed Area: 1.49 square miles (47% of total area)

Annexations: The municipal boundary of Manitou Springs has increased by just over 1 acre since 2000.



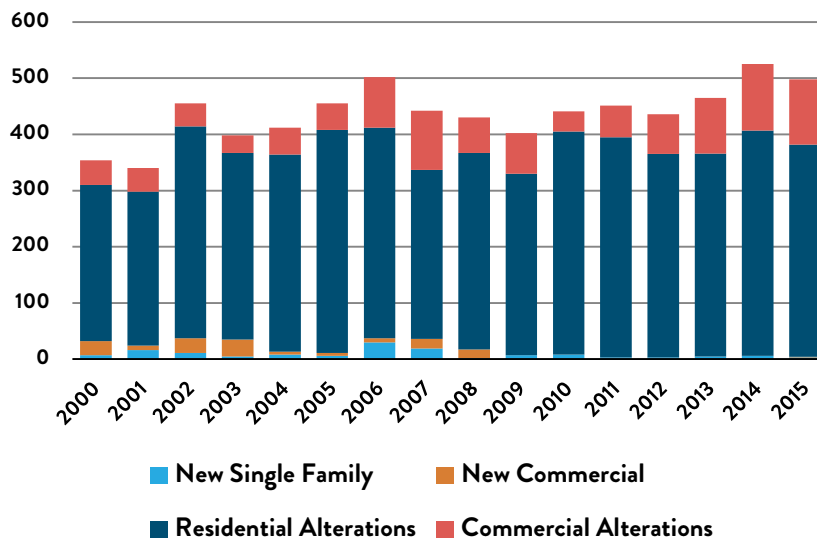
EXISTING LAND USE, BY PARCEL



Source: City of Manitou Springs

GROWTH & DEVELOPMENT

BUILDING PERMITS, 2000-2015



Source: Pikes Peak Regional Building Dept.

TRENDS & KEY ISSUES

Residential Uses

A City-wide inventory conducted by staff in summer 2015 found that 35% of the City's land area is dedicated to residential uses, the largest land use in Manitou Springs.

Tourism-Related Uses

Tourism-related uses on large undeveloped sites, such as the Cliff Dwellings and Cog Railway, comprise much of the City's commercial acreage.

Building Permits

Alterations, additions, and/or remodels of existing structures have been the predominant type of development in the City since 2000, and accounted for 99% of all residential building permits. Only 1 commercial building permit was issued in 2015. This trend is likely to continue as sites for new construction become scarcer. Redevelopment will continue to be the predominant form of development.

TRENDS & KEY ISSUES

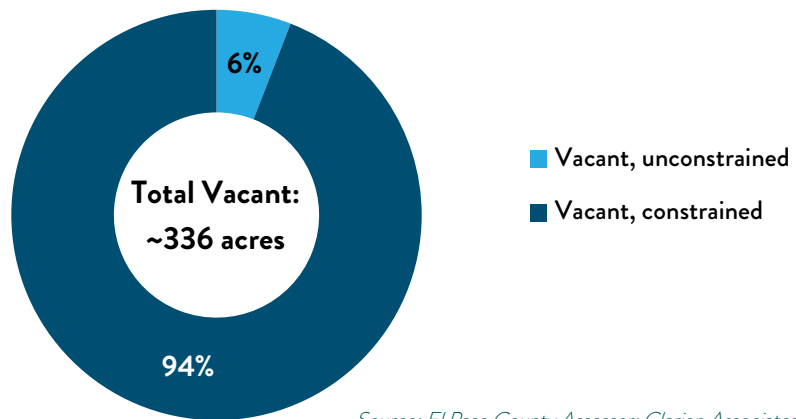
Limited Growth Opportunities

While there is approximately 335.7 acres of vacant land in the City, much of this land is constrained by topography and access limitations, or is located within areas at high risk of natural hazards, such as wildfire and flooding. Moving forward, the City and community will need to balance the need for new growth and development with hazard mitigation in order to reduce the vulnerability to hazard risk. Land use tools and regulations can help limit risk by requiring mitigation best practices, or limiting development in hazardous areas.

Building Code Enforcement

The City’s building code is enforced by the Pikes Peak Regional Building Department (PPRBD). However, PPRBD only inspects newly constructed buildings, not those that have been remodeled or undergone a change of use. PPRBD will conduct inspections of existing structures for building code violations only at the request of the City. While such an arrangement means that the City does not need its own building inspectors, it does mean that the City has less direct control over enforcement of existing codes.

MANITOU SPRINGS VACANT LANDS, 2016



Source: El Paso County Assessor; Clarion Associates

Zoning of Vacant Land: The majority of vacant land is zoned Hillside Low-Density Residential (HLDR). Of the 336 vacant acres, only 8.9 acres is unconstrained and is zoned for Low Density Residential development.

ADOPTED CODES & REGULATIONS

Zoning: The City of Manitou Springs Zoning Code (Title 18 of the Municipal Code) contains ten zoning districts, each with a specific set of requirements and development regulations. The Zoning Code is enforced by the City’s Planning Department.

Building: Title 15 of the Municipal Code adopts the 2011 Pikes Peak Regional Building Code by reference. The building code is enforced by the Pikes Peak Regional Building Department (PPRBD).

Fire: Title 15 of the Municipal Code adopts the 2003 International Fire Code and Standards by reference.

Floodplain: The City’s floodplain development regulations are enforced through the PPRBD, which acts as the City’s floodplain administrator. The current code allows development within floodplains, provided the structure is built 1 foot above the base flood elevation (and meets other requirements for non-residential structures).

SPECIAL LAND USE DISTRICTS & DESIGNATIONS

Historic District: Manitou Springs’ Historic District covers approximately 456 acres. All new development, and most alterations, renovations and other projects within this area must be reviewed by the City’s Historic Preservation Commission and meet the *Historic District Design Guidelines*.

Urban Renewal Area (URA): The purpose of the URA is to address blight conditions and promote redevelopment within the URA area, located along

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Manitou Avenue east of the Highway 24 interchange. The Urban Renewal Area is overseen by a URA Board, which has a variety of tools at its disposal to promote redevelopment in the area, as allowed under state law.

ROLES & RESPONSIBILITIES

City of Manitou Springs: The Manitou Springs Planning Department is responsible for reviewing site and subdivision plans, and enforcing the Zoning Code, Subdivision Code, Sign Code, and Historic Preservation regulations.

Manitou Springs Planning Commission: The Planning Commission is a 7-member panel that approves variances and minor subdivision applications and provides recommendations to City Council on conditional use permits, subdivisions, and major developments. In addition, state laws authorize the Planning Commission to oversee the development of a comprehensive master plan for the City.

Pikes Peak Regional Building Department (PPRBD): Building permits for new construction, major remodels, and most home improvement projects in Manitou Springs are issued by the Pikes Peak Regional Building Department, which is responsible for regulating construction, quality of materials, use and occupancy of all buildings and structures in zoned areas of El Paso County. PPRBD also serves as the region's floodplain administrator, implementing the Floodplain Code of the Regional Building Code (Section RBC313).

RELATED PLANS & STUDIES

- [*Manitou Springs Forward: A Vision and Planning Guide - 2012*](#)
- [*Manitou Springs East Corridor Urban Renewal Plan - 2006*](#)
- [*Historic District Design Guidelines - 2009*](#)

SUPPORTING MAPS

Existing Land Use

Current Zoning

Historic Districts

Housing Inventory

Development Constraints

SOURCES

City of Manitou Springs

Pikes Peak Regional Building Department

Clarion Associates

TRENDS & KEY ISSUES

Urban Renewal Area (URA)

The City's Urban Renewal Area is approximately 13 acres and is relatively unconstrained by topography or high hazard risk, however, nearly one third of the site is within a floodplain. This area represents an opportunity for the City and community to meet many of their land use-related goals, including housing, retail, and commercial services.

Community Master Plan

Plan Manitou includes the City's first Future Land Use Plan. This tool will help the City and community express a vision for the types of land uses and developments they would like to see in different parts of the City in the future, and help guide changes to zoning codes.