

**PROJECT STATEMENT – CORDERA COMMERCIAL NORTH CN-1**  
ZONE CHANGE and CONCEPT PLAN

MAY 2017

Cordera CN-1 is an 17.99 acre parcel located at the intersection of Old Ranch Road and Cordera Crest Avenue near the Cordera and North Fork at Briargate communities. The site is located to the southwest of Old Ranch Road and adjacent to Powers Boulevard which is to the west of the property. The land is currently zoned A (Agriculture). High Valley Land Company, Inc. proposes to develop the property into a commercial site with retail, office and self-storage uses.

A portion of the property is currently owned by ORRL, LLC. A transfer in ownership from ORRL, LLC to High Valley Land Company, Inc. is in process and will be completed prior to approval of the Concept Plan, Development Plan and Final Plat. Therefore, High Valley Land Company, Inc. will become the sole owner of the property and will be the sole signatory on the Final Plat at the time of recordation.

A concept plan has been prepared for the overall development of CN-1. The concept plan identifies access locations, internal roadways and loosely defines building locations and parking fields. With the exception of the proposed self-storage development located in the southwest corner of CN-1, specific uses, building locations and parking locations are unknown at this time. The development will consist of a mixture of retail, office and self-storage uses.

The applicant is requesting rezoning the property from Agriculture (A) to Planned Business Center (PBC). The proposed zoning and land uses are consistent with the Briargate Master Plan approved with City File No. CPC MP 07-00061-A5MJ16 and are consistent with other office and retail development along Powers Boulevard.

Three full movement access points are proposed along Old Ranch Road: Thunder Mountain Road, Forest Creek Drive and Old Ranch Road/Cordera Crest. Thunder Mountain Road and Old Ranch Road is an existing signalized intersection; Forest Creek Drive and Old Ranch Road is an existing stop controlled intersection at Forest Creek Drive; and, Old Ranch Road and Cordera Crest is an existing roundabout. Specific details about the operations of the aforementioned intersections is included within the traffic letter submitted with this application.

Stormwater will be addressed through a series of water quality ponds/vaults for each respective development project within the CN-1 concept plan boundary. The ponds/vaults will discharge to an existing culvert located under Powers Boulevard. Detention for the site has been accommodated within downstream detention ponds located north of Old Ranch Road and west of Powers Boulevard. Additional details about the proposed stormwater system is located within the preliminary and final drainage report submitted with this application.

The applicant requests approval of the following development applications:

- Zone Change from A to PBC
- Concept Plan

Additional Material

The following documents have been provided in support of the aforementioned applications:

- Traffic Letter
- Geo-Hazard Exemption Report
- Wastewater Master Facility Form
- Mineral Estate Owner Notification Documentation
- Preliminary and Final Drainage Report
- Hydraulic Analysis Report (previously prepared by Colorado Springs Utilities)