



## AIRPORT SPECTRUM ANNEXATION

November 30, 2017

### ANNEXATION POST PETITION PUD ZONE CHANGE PUD CONCEPT PLAN PROJECT STATEMENT

#### **Description:**

Airport Spectrum is a 59.54 acre development within the east half of Section 1, Township 15 South, Range 66 West of the 6<sup>th</sup> Principal Meridian in El Paso County, Colorado. An overall annexation area of 78.955 acres is proposed that includes existing Powers Boulevard. The site is located on the south side of Milton E Proby Parkway just west of Powers Boulevard. The existing Clear View Estates Subdivisions and large lot El Paso County single-family homes and open space (owned by Frank Watson) sits directly west of the site, with Powers Blvd. bordering the east side of the site. The proposed development will include land uses permitted in the OC and PBC Zone Districts, a proposed public roadway servicing the site (Globe Street), and an approximate 20.00 acre open space/floodplain tract. Phasing of the development will be determined by market conditions. Site access is proposed from Milton Proby Parkway to the north (signalized intersection and right-in/right-out) with no access along Powers Boulevard to the east. The Windmill Gulch Channel is within and borders of the proposed site along the western edge.

A PUD zoning designation is being proposed that will support the ultimate uses anticipated (w/ PBC and OC uses) with details to be provided with future Development Plan and Final Plat submittals.

The following application was previously approved by City Council:

#### 1 Annexation Petition

Based upon City Councils approval of the Petition, the follow applications are now being made:

- a. Annexation Plat (post-Petition) 78.955 acres.
- b. PUD Concept Plan (for uses associated with PBC and OC zone district). 59.54 acres.
- c. Zone Change to PUD - 59.54 acres

The requirement for a Master Plan has been waived due to the development size of the property. The submitted PUD Concept Plan to support the PUD zone change effectively acts as a more detailed master plan. The site is proposed to follow the 2020 Land Use Plan Designation as "Commercial Center".

The proposed southerly extension of Globe Street will create a section of the anticipated connection to Grinnell Street. Letters of acknowledgement and support from the two southerly property owners who will be responsible for the southerly leg of the roadway are attached.

**Justification**

This site sits at the entry to the City of Colorado Springs Airport. The anticipated uses for Airport Spectrum will provide uses that compliment and support airport operations with a focus on retail convenience and hospitality along with other available uses in the PBC and OC zone districts.

**Issues List:**

Issues raised during the pre-application process include:

1. CSU will provide service to the parcel and coordination with CSU has been taking place.
2. Fiscal Impact Analysis will be provided by the City.
3. The site is already within the Southeastern Water Conservancy District area.

We respectfully request your approval on the above item.

Ag/242900/project statement.docx



October 24, 2017

City of Colorado Springs  
Land Use Review Division  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, CO 80903

ATTN: Ms. Katie Carleo, AICP, Principal Planner

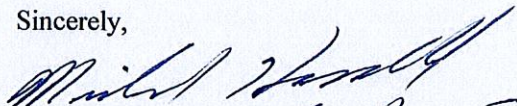
RE: Airport Spectrum Addition No. 1

Dear Ms. Carleo:

Our property is located south of the proposed Airport Spectrum Addition No. 1. We have been in communication with the Applicant and acknowledge that the southerly extension of proposed Globe Street will be ultimately routed through our property as development occurs on either property that warrants the connection.

We look forward to continuing to work with the Applicant on this project.

Sincerely,

  
104 S. Cascade Ave Suite 101  
Colorado Springs, CO 80903  
{Hassell/Cygnnet Signature Block/Contact Information}  
michaelshassell@yahoo.com  
719 651-5449

Ag/242900/Airport Spectrum Globe Street routing acknowledgement.docx

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Sincerely,

 - ERIC HEMINGWAY  
MANAGER, CYGNET LAND

{Hassel/Cygnnet Signature Block/Contact Information}

Ag/242900/Airport Spectrum Globe Street routing acknowledgement.docx