

YOW ARCHITECTS PC

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February 22, 2018

Dan Sexton
Senior Planner
Land Use Review Division
30 S. Nevada Avenue, Ste 105
Colorado Springs, CO 80901

RE: 2138 and 2118 Flying Horse Club Dr.
Concept Plan Amendment and Zone Change


This submittal is for approval of a Concept Plan Amendment and Zone Change for 2118 and 2138 Flying Horse Club Dr. The 7.01 acre site is located in the northwest corner of Flying Horse Club Dr. and Powers Blvd. The included parcels TSN # 6209301011, 6209301012, and 6200000637 zoned OC (Office Complex) and A (Agricultural) are currently vacant.

The Concept plan shall show a new layout for the office complex with larger building area approximately 75,000 sf between the two. The concept plan shows the addition of the future Powers Blvd. off ramp and used for some additional parking area. The Concept plan shall be accompanied by a zone change that proposes to make the whole site (OC) Office Complex, The OC.zoning classification shall allow for the inclusion of the Powers off ramp area currently zoned Agricultural into the development of the office complex.

This Concept Plan layout shall enhance the surrounding neighborhood by offering office space in the center of the neighborhood next to the Flying Horse Club, Spa and Lodge. The layout shall meet all setbacks and landscape requirements.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,


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YOW Architects PC

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