

CITY PLANNING COMMISSION AGENDA

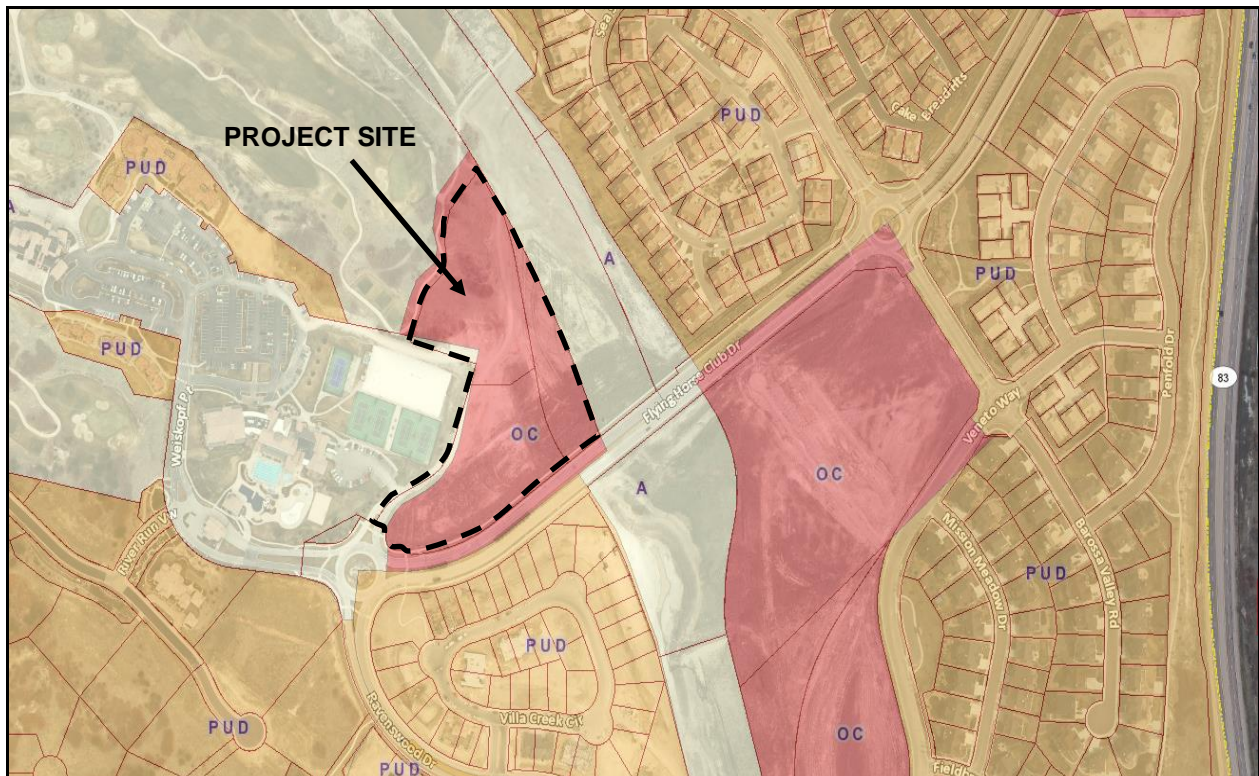
STAFF: DANIEL SEXTON

FILE NO.:
CPC ZC 18-00022 – QUASI-JUDICIAL
CPC CP 12-00048-A1MN18 – QUASI-JUDICIAL

PROJECT: CLASSIC OFFICES AT FLYING HORSE

APPLICANT: YOW ARCHITECTS, PC

OWNER: FLYING HORSE CLUB, LLC



PROJECT SUMMARY:

1. **Project Description:** This project includes concurrent applications for a zone change and minor concept plan amendment for 7 acres of land to be developed with an office complex (herein referred to as "Classic Offices at Flying Horse"). The properties associated with these applications are located north of Flying Horse Club Drive near the future alignment of Powers Boulevard. The Flying Horse Parcel Number 18 minor concept plan amendment illustrates a new layout for the office complex development that incorporates a parcel of land previously intended for a Powers Boulevard off-ramp; larger buildings; and reconfigured parking areas and phasing. **(FIGURE 1)**

The proposed rezone will change the parcel of land previously intended for a Powers Boulevard off-ramp from A (Agricultural) to OC (Office Complex). **(FIGURE 2)** The proposed zone aligns with the current OC zoning of Lots 2 and 3 of Flying Horse Parcel Number 18 Filing Number 1.

2. **Applicant's Project Statement:** **(FIGURE 3)**
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the applications.

BACKGROUND:

1. **Site Address:** The properties affected by these applications are addressed as 2138 and 2118 Flying Horse Club Drive and the unplatted parcel is not current addressed.
2. **Existing Zoning/Land Use:** The subject properties are currently zoned A (Agricultural) and OC (Office Complex), and are vacant.
3. **Surrounding Zoning/Land Use:**

North: A (Agricultural) and PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.87 dwelling units per acres, and Maximum Building Height of 30 feet), and is the future alignment of Powers Boulevard and developed with residential units.

East: A (Agricultural), PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.87 dwelling units per acres, and Maximum Building Height of 30 feet), and OC (Office Complex); and is developed in part with residential units or is vacant for the future alignment of Powers Boulevard or commercial development.

South: PUD (Planned Unit Development: Attached Single-Family Residential, 30 Feet Maximum Building Height, and 3.80 Dwelling Units per Acre), and is developed with residential units.

West: A (Agricultural), and is developed with the Flying Horse Club House and Golf Course.

4. **Comprehensive Plan/Designated 2020 Land Use:** Low Density Residential
5. **Annexation:** The subject property was annexed into the City on October 28, 2003 per the Flying Horse Ranch Addition Annexation Plat (Ord. 03-181).
6. **Master Plan/Designated Master Plan Land Use:** The current Flying Horse Master Plan, as amended, identifies the 7 acres of the project site as Office.
7. **Subdivision:** A portion of the project site was platted as Lots 2 and 3 of Flying Horse Parcel Number 18 Filing Number 1, and the remaining portion is unplatted. A final subdivision plat application to replat subject parcels is currently being administratively reviewed.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The site is currently vacant, but has been over-lot graded with gradual sloping topography to the east of the project site.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 381 property owners on two occasions: once during the internal review stage and once prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No comments were received during the public notice period.

Staff input is outlined in the following sections of this report. Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Black Forest Land Use/Transportation Committee, Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, USAFA, Enumerations, School District #20, Police and E-911, and Flying Horse Metropolitan District #3.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Minor Concept Plan Amendment

The applicant's proposed amendment of the Flying Horse Parcel Number 18 concept plan for the Classic Offices at Flying Horse project establishes a new layout for the office complex development that incorporates a parcel of land previously intended for a Powers Boulevard off-ramp; larger building; and reconfigures parking areas and phasing (**FIGURE 1**). Overall, the illustrated vision for the commercial development still aligns with the development scope of the concept plan approved by City Council in 2010 (**FIGURE 4**). Of the changes outlined above, the proposed incorporation of the parcel previously slated for an off-ramp into the developable site is the most significant deviation from the original concept plan. As such, comments were solicited from both CDOT and the City's Traffic engineering Division, as this change has ramifications for both agencies. While both agencies supported the applications being considered with this project, the site design and layout of the commercial development will be evaluated more thoroughly through the development plan and final subdivision plat applications. Specifically, both CDOT and the City's Traffic Division want to ensure that the final development approach does not lead to additional development cost when Powers Boulevard is ultimately constructed, specifically the need for additional retaining walls.

ii. Zone Change

The applicant is requesting a rezone of 1.3 acres of land (**FIGURE 2**) from (A) Agricultural to (OC) Office Complex. The current A zone district was established in 2003 (Ord. No. 03-182) in preparation for the future development of the Flying Horse Ranch project. The applicant's proposed OC zone district changes the zoning of the parcel of land proposed above to be incorporated into the office complex development. The proposed zoning is consistent with the OC zone district approved by City Council in 2012 (Ord. No. 12-55) for the remaining portions of the Classic Offices at Flying Horse project site. This rezone is in conformance with the Flying Horse Ranch Master Plan, as amended, and the concurrent minor concept plan amendment application, and meets the criteria for a zone change request, as stipulated in City Code Section 7.5.603(B).

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as Low Density Residential per the Plan's 2020 Land Use map.

a. Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past decade, many of the residential portions of the Flying Horse Ranch Master Planned area have been built-out. With the establishment of residential land uses, there has been renewed interest in developing commercial land uses like the Classic Offices at Flying Horse project. The applicant's development of the Classic Offices at Flying Horse project furthers the City's desire to support the development of a land use pattern that integrates multiple uses. This type of land use patterns helps to shorten and reduce vehicle trips and ensures urban services are provided in a more cost-effective manner.

b. Objective LU 3: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings

The development of the applicant's project, as well as other commercial centers within the Flying Horse Ranch Master Planned area, will have a profound effect of the quality of life for surrounding residents. While this proposal is for a commercial office complex, the incorporation of a mixture of land uses into an area can increase the diversity and vitality of the commercial uses and the overall neighborhood.

As noted above, staff finds the applicant's application to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan

The entire project site is located within the approved Flying Horse Ranch Master Planned area. Per the master plan, the project site is to be developed with Office land uses. The applicant's proposal for an office complex development on the subject properties is supported by the master plan's vision. Staff finds the Classic Offices at Flying Horse project to be consistent and in substantial compliance with the Flying Horse Ranch Master Plan, as amended.

STAFF RECOMMENDATION:

CPC ZC 18-00022 – CHANGE OF ZONING TO OC

Recommend approval to City Council the zone change from (A) Agricultural to (OC) Office Complex, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

CPC CP 12-00048-A1MN18 – MINOR CONCEPT PLAN AMENDMENT

Recommend approval to City Council the minor concept plan amendment for the Flying Horse Parcel Number 18 project, based upon the findings that the minor concept plan amendment meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).