

Classic Offices at Flying Horse

CPC ZC 18-00022 & CPC CP 12-00048-A1MN18

May 22, 2018

Daniel Sexton, Senior Planner



Application



CPC ZC 18-00022 – CHANGE OF ZONING TO OC

The Classic Offices at Flying Horse zone change, rezoning 1.3 acres of land from (A) Agricultural to (OC) Office Complex

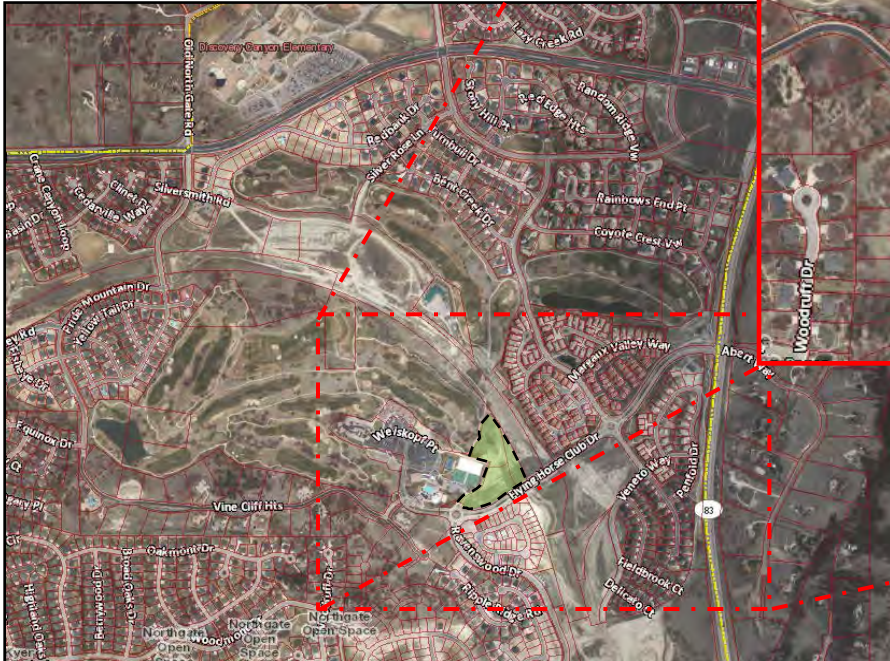
CPC CP 12-00048-A1MN18 – MINOR CONCEPT PLAN AMENDMENT

The Flying Horse Parcel Number 18 minor concept plan amendment for 7 acres of land illustrating 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

Vicinity Map



Project Boundary



General Information



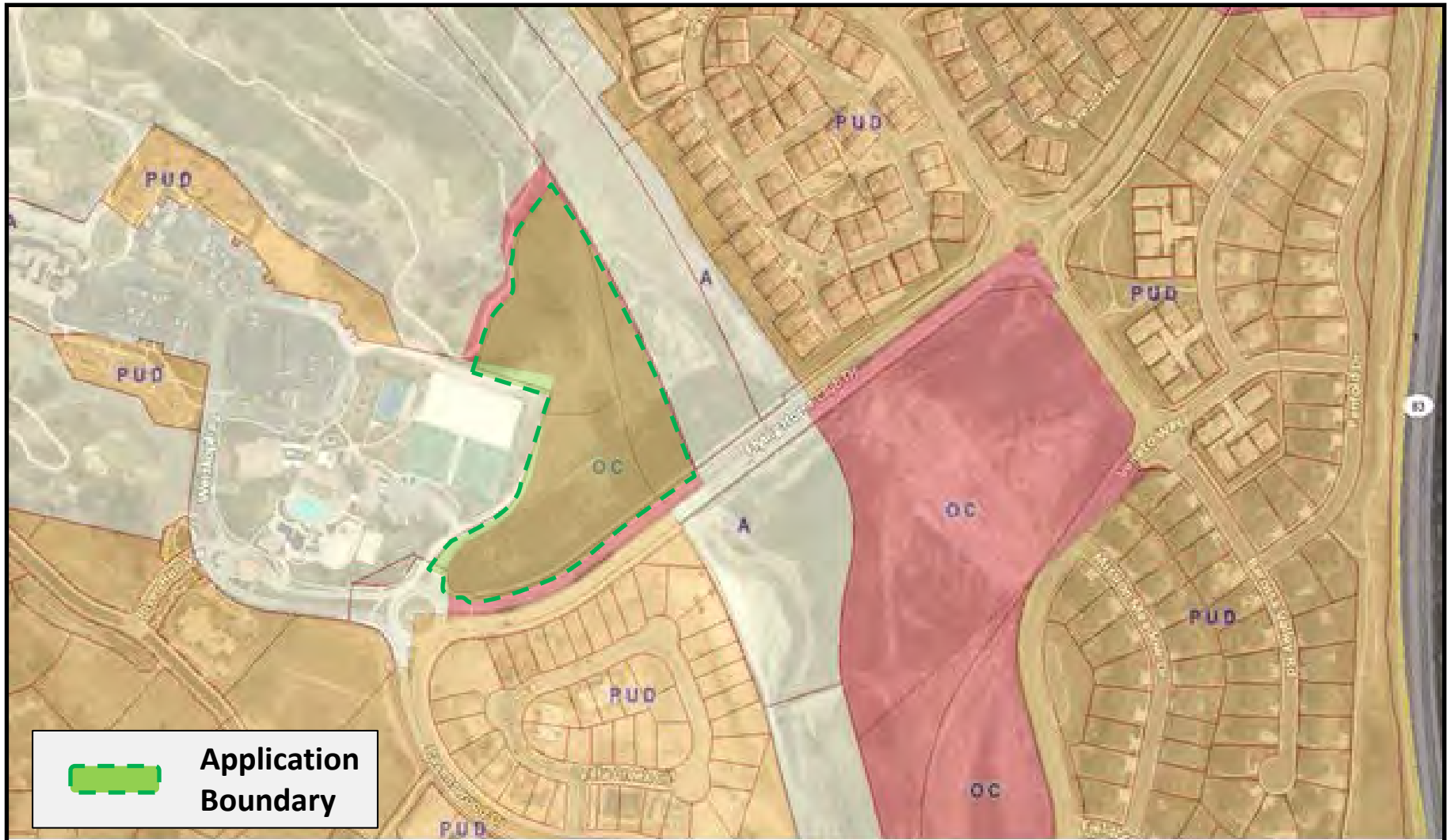
Site Details:

- 7 acres (1.3 acres for zone change)
- Zoned A (Agricultural) and OC (Office Complex)
- The Flying Horse Master Plan as amended, identifies the property for Office
- Vacant, but has been over-lot graded with gradual sloping topography to the east of the project site

Public Notification and Involvement:

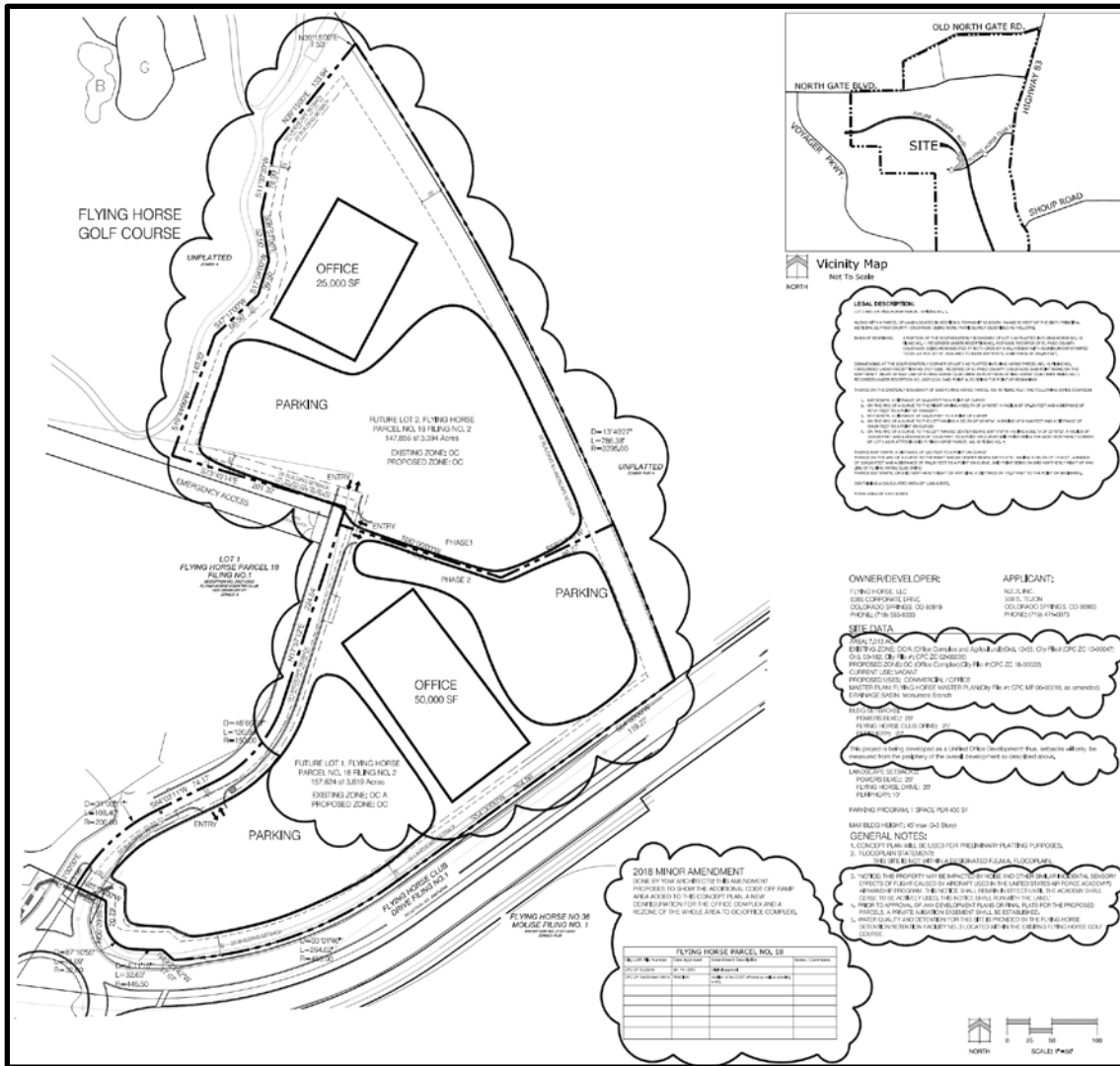
- Public notice was mailed to 381 property owners, on three occasions: during the internal review stage and prior to the Planning Commission and City Council meetings
- The site was also posted on those three occasions
- No public comments were received

Area Zoning



 **Application Boundary**

Concept Plan Amendment



- ### Proposed Changes
- Incorporate 1.3 ac Previously associated with future Powers off-ramp
 - Accounts for larger buildings
 - Reconfigures future parking areas
 - Adjusts development phasing

Concept Plan Amendment



Powers Boulevard Interchange Information



Per the Flying Horse Ranch Addition Annexation Agreement, the applicant has the following obligations toward the future construction of interchanges

In exchange for Owners providing the Powers Boulevard right of way and easements described herein, Owners shall not have any further responsibility to the City for the construction of Powers, any crossings or bridges over Powers, or any other aspect of Powers through the Property. Owners agree not to request an interchange on Powers as it traverses through the Property. However, subject to obtaining CDOT approval as discussed below, at the approximate location shown on the master plan, Owners' shall construct a right in/right out ramp access point on each side of Powers at Owners' expense. The City and Owners acknowledge and agree that CDOT has final approval authority relative to the right in/right out ramp access points and the City acknowledges that it will support Owners in obtaining CDOT approval of these accesses. Any future right in/right out access shall be constructed to the appropriate freeway ramp design standards. Owners shall dedicate all right of way required for the right in/right out ramps at no cost to CDOT or the City. Both parties acknowledge and agree that the improvements contemplated by this paragraph do not represent an obligation to bridge or span Powers Boulevard, rather it contemplates Owners building on and off ramps for a grade separated intersection to provide basic right in/right out access to Powers Boulevard from the Property. It is expressly acknowledged that if an overpass is ever constructed at such location it shall not be the responsibility of the Owners.

Recommendations



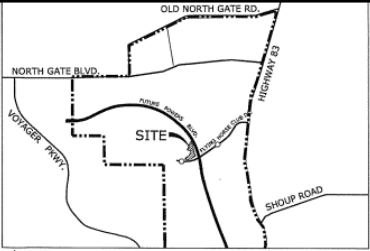
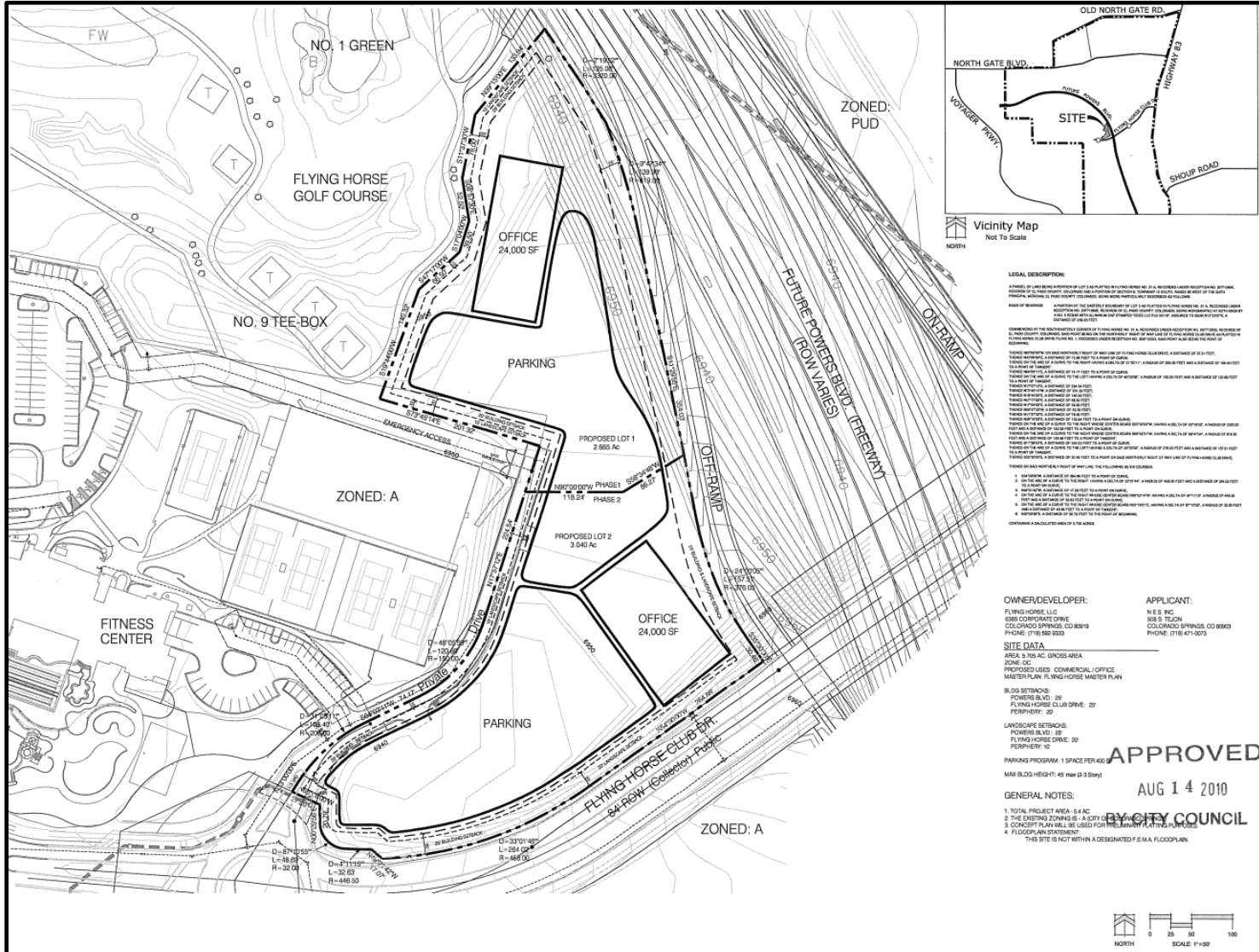
CPC ZC 18-00022 – CHANGE OF ZONING TO OC

Approve an ordinance amending the zoning map of the City of Colorado Springs pertaining to 1.3 acres 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

Approve a 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).

Previously Concept Plan



Vicinity Map
Not To Scale

LEGAL DESCRIPTION:

A PART OF LAND BEING A PORTION OF LOT 1, PLATTED IN FLYING HORSE NO. 1, A RESUBDIVISION APPROXIMATELY SITUATED IN THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RANGE OF BOUNDS:

BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT OF THE DESCRIPTION: BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
2. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
3. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
4. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
5. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
6. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
7. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
8. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
9. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
10. BEING THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35S, RANGE 107W, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING A DESCRIBED AREA OF 6.00 ACRES.

OWNER/DEVELOPER:
FLYING HORSE LLC
808 COMPOSITE DRIVE
COLORADO SPRINGS, CO 80919
PHONE: (719) 562-9203

APPLICANT:
N.E.S. INC.
808 S. TOLON
COLORADO SPRINGS, CO 80903
PHONE: (719) 471-0073

SITE DATA:
AREA: 3.76 AC; GROSS AREA
ZONE: CC
PROPOSED USES: COMMERCIAL / OFFICE
MASTER PLAN: FLYING HORSE MASTER PLAN

BLDG SETBACKS:
POWERS BLVD.: 25'
FLYING HORSE CLUB DRIVE: 25'
PERIPHERY: 20'

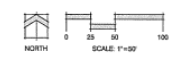
LANDSCAPE SETBACKS:
POWERS BLVD.: 25'
FLYING HORSE DRIVE: 20'
PERIPHERY: 10'

PARKING PROGRAM: 1 SPACE PER 400 SQ FT
MAX BLDG HEIGHT: 45 MAX (3-2 STORY)

GENERAL NOTES:

1. TOTAL PROJECT AREA - 6.4 AC
2. THE EXISTING ZONING IS: A-CITY CENTER PLANNING PURPOSES
3. CONCEPT PLAN WILL BE USED FOR THE MASTER PLAN PURPOSES
4. FLOOR PLAN SETBACKS:
THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.

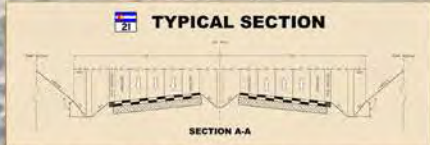
APPROVED
AUG 14 2010
BY CITY COUNCIL



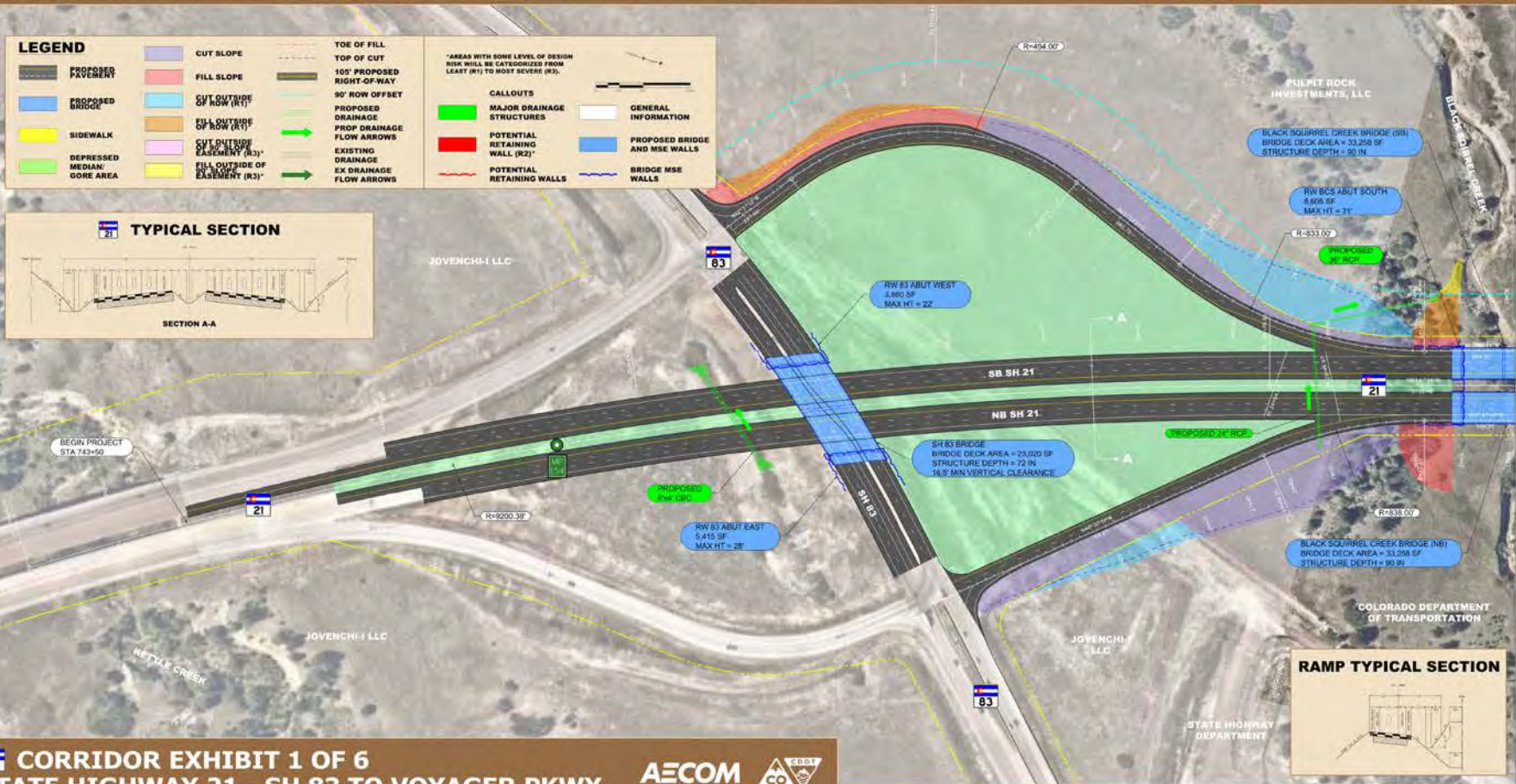
Powers Boulevard Schematic



LEGEND		



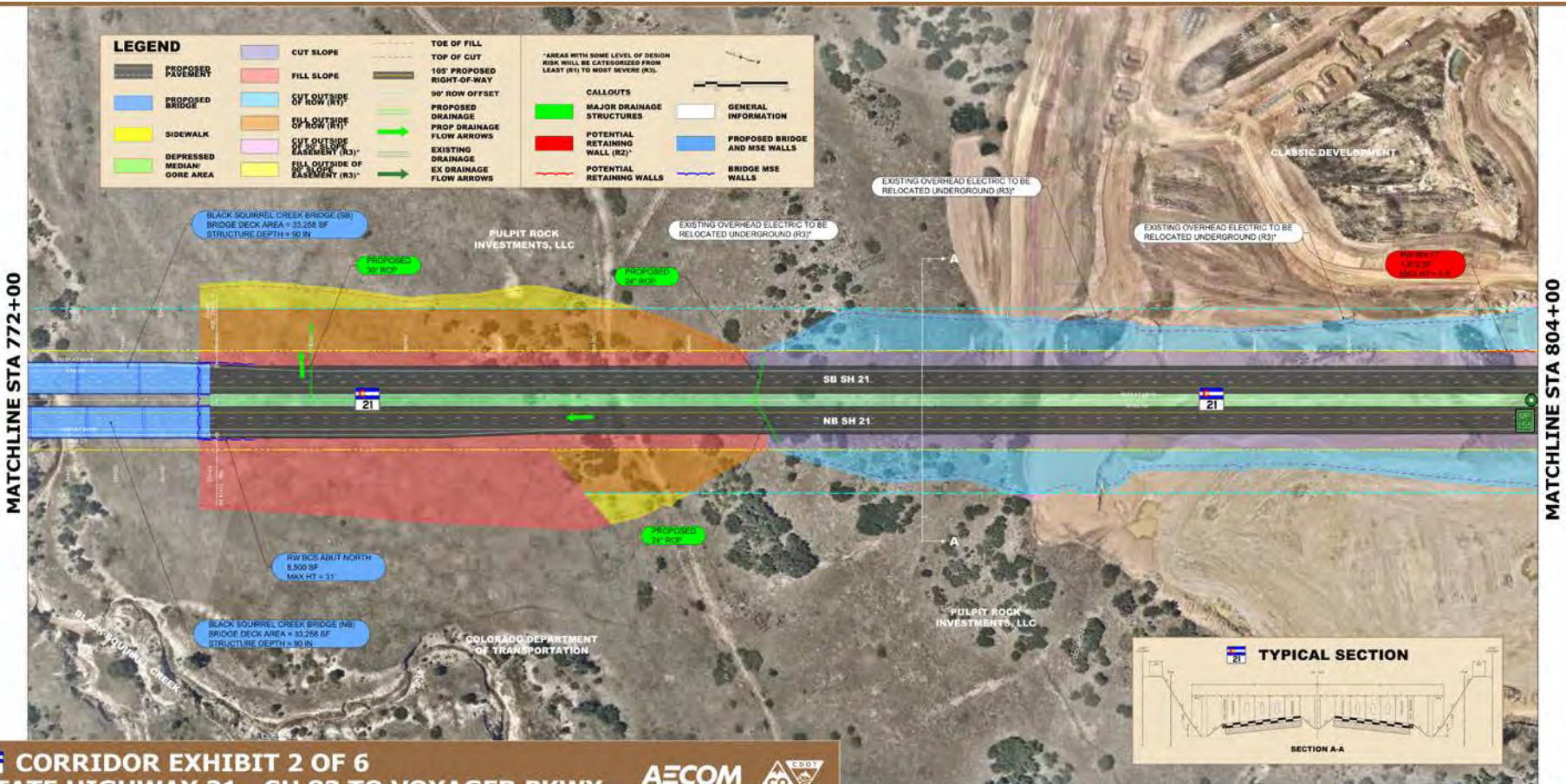
BEGIN PROJECT STA 743+50



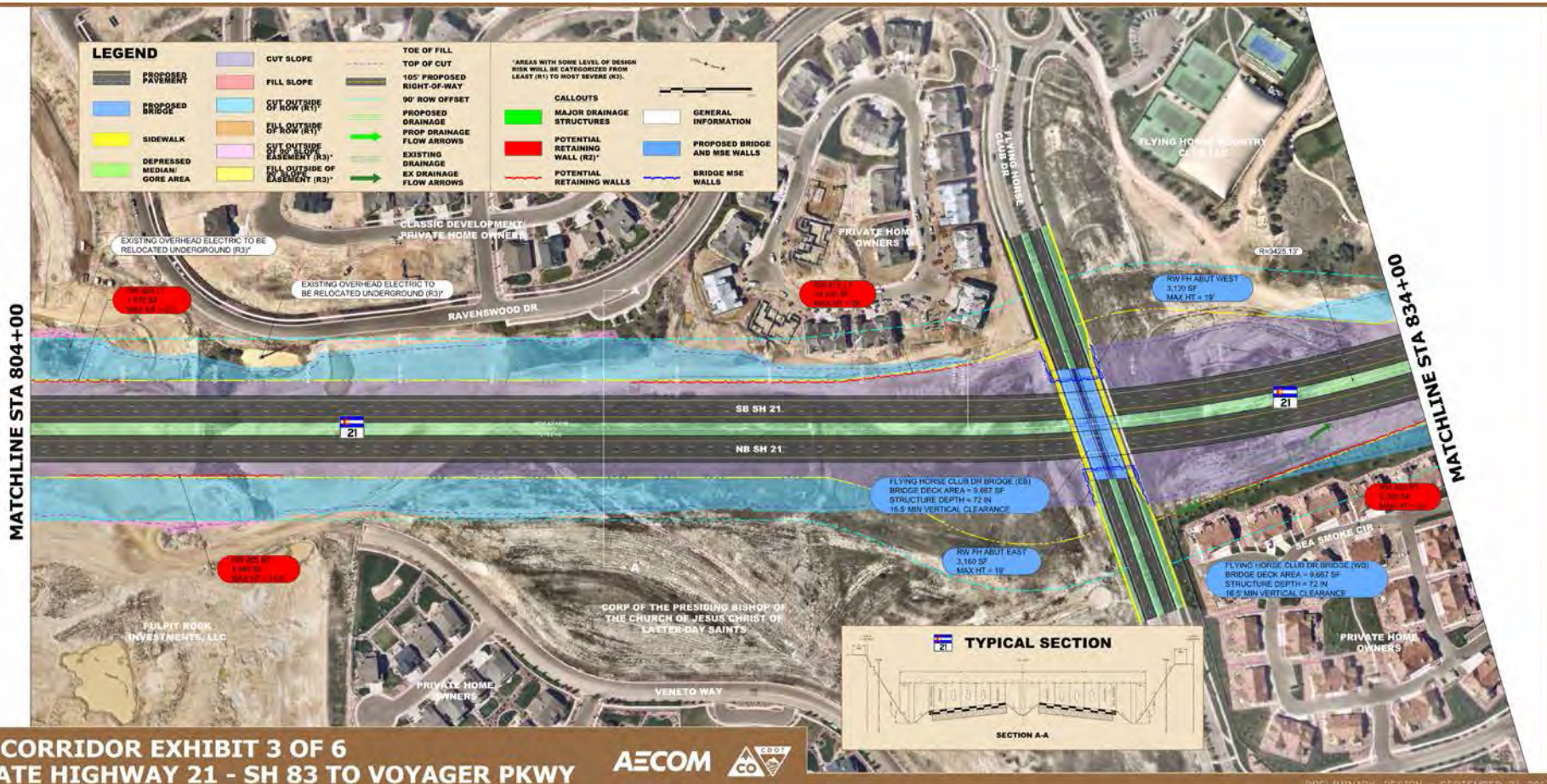
MATCHLINE STA 772+00



Powers Boulevard Schematic



Powers Boulevard Schematic



21 CORRIDOR EXHIBIT 3 OF 6
STATE HIGHWAY 21 - SH 83 TO VOYAGER PKWY

AECOM



Powers Boulevard Schematic

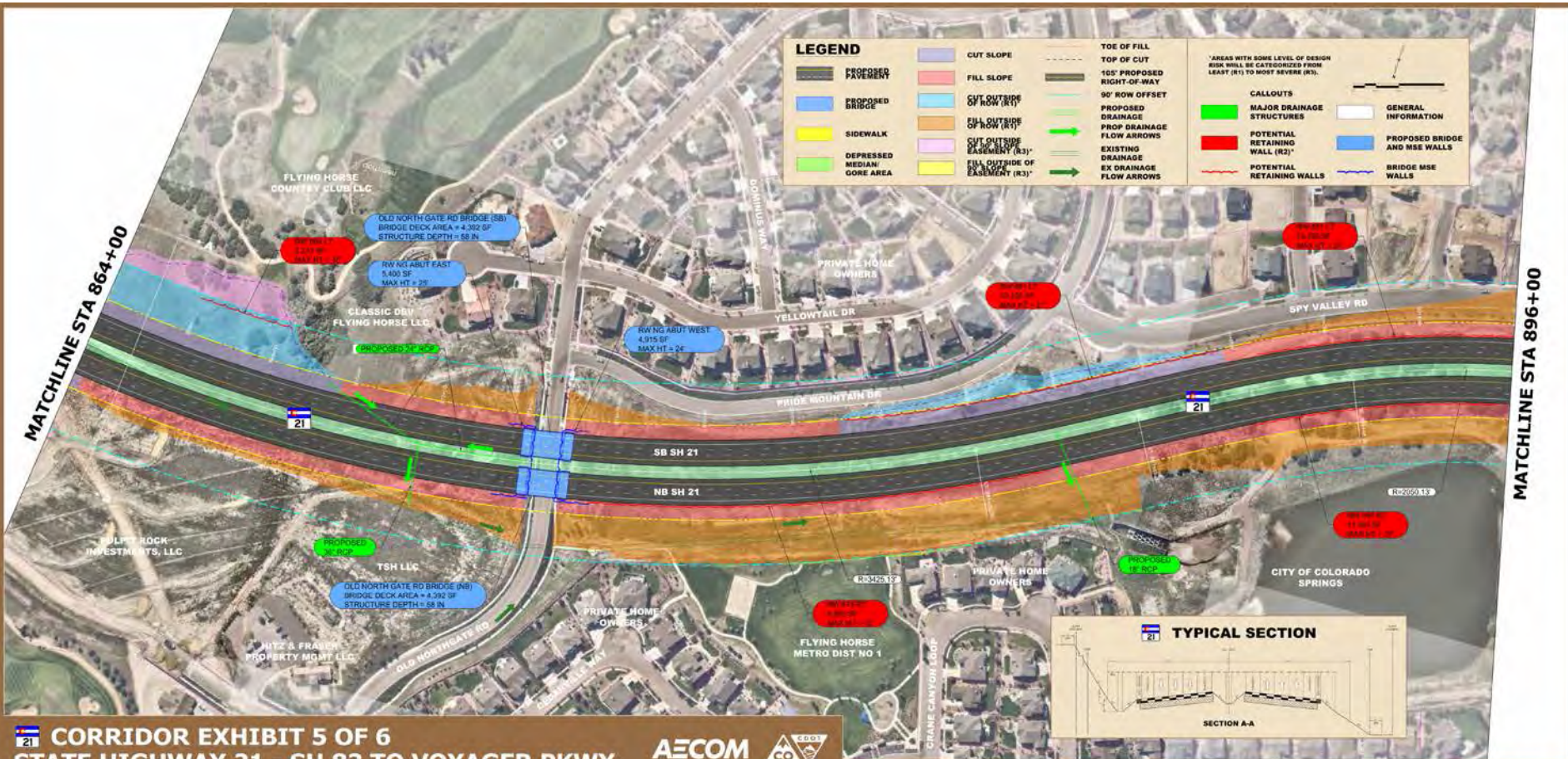


STATE HIGHWAY 21 CORRIDOR EXHIBIT 4 OF 6 STATE HIGHWAY 21 - SH 83 TO VOYAGER PKWY



PRELIMINARY DESIGN - SEPTEMBER 21, 2017

Powers Boulevard Schematic



21 CORRIDOR EXHIBIT 5 OF 6
STATE HIGHWAY 21 - SH 83 TO VOYAGER PKWY



Powers Boulevard Schematic



21 CORRIDOR EXHIBIT 6 OF 6
STATE HIGHWAY 21 - SH 83 TO VOYAGER PKWY



CHAPTER TWO INVESTMENTS LLC