

Classic Offices at Flying Horse

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

June 12, 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



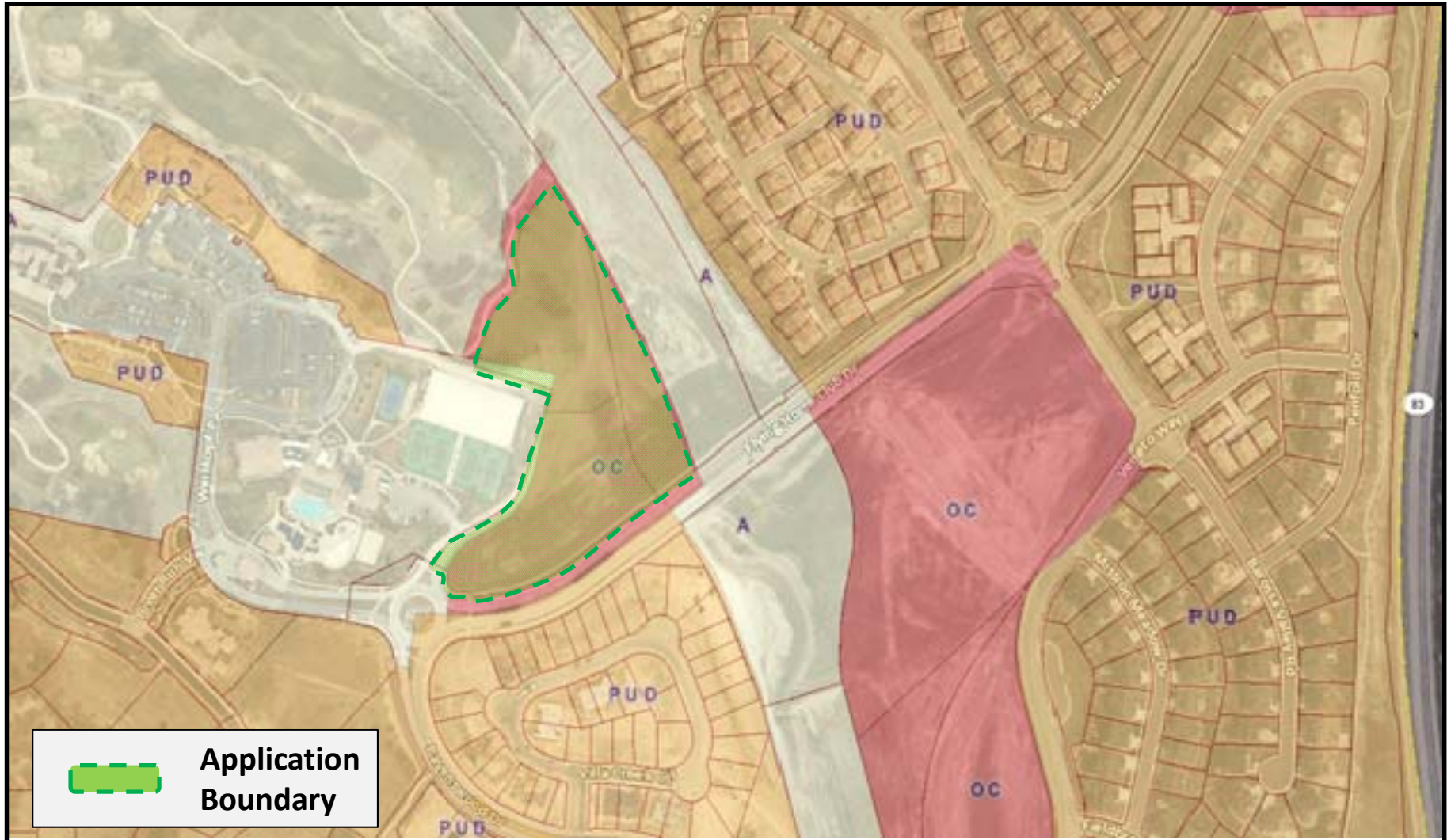
Site Details:

- 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

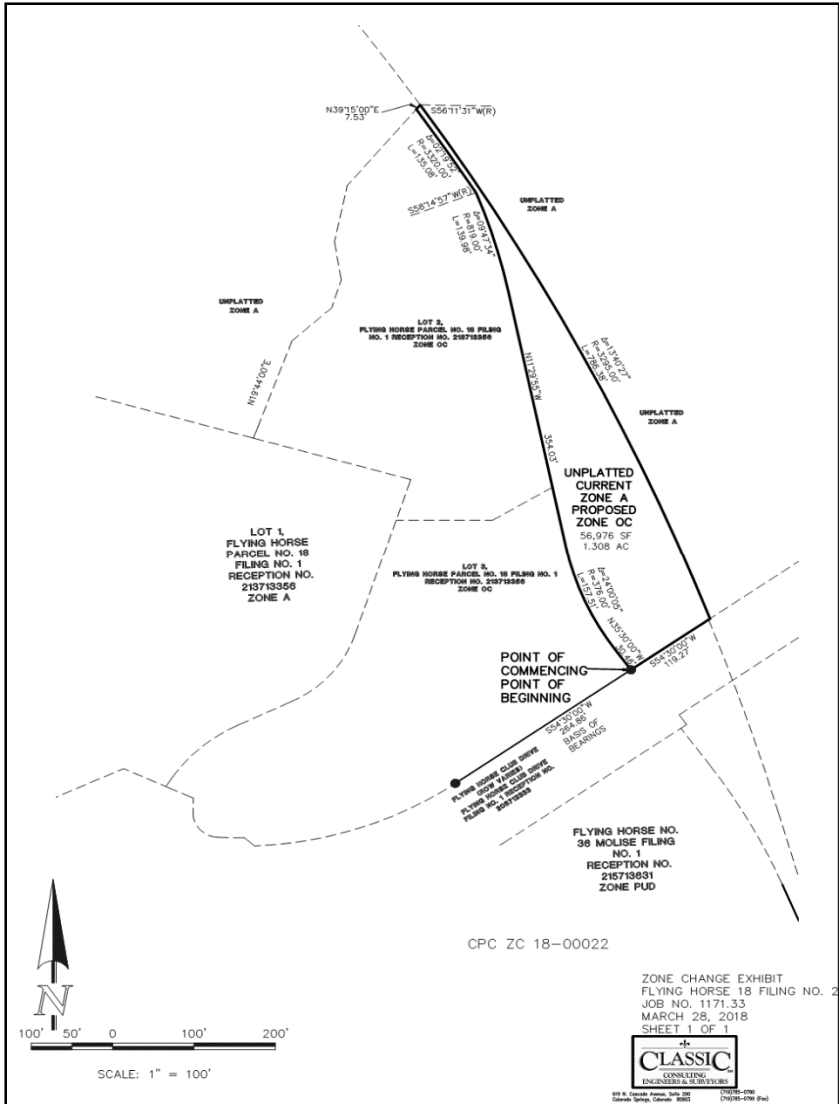
Public Notification and Involvement:

- 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



Zone Change Exhibit



Current Zone: A (Agricultural) and OC (Office Complex)

Proposed Zone: OC (Office Complex)

Acreage: 1.3 ac.

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.

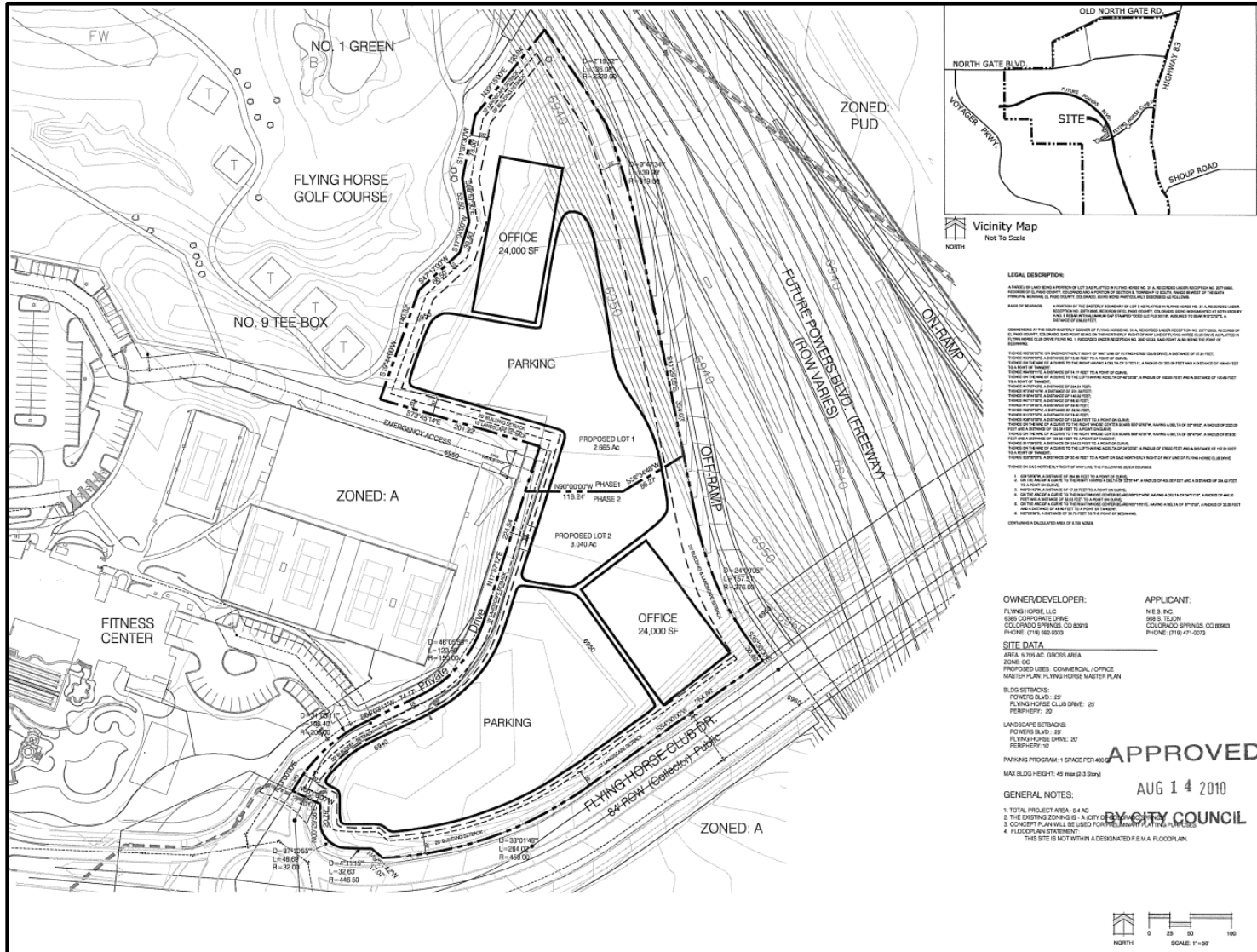
Recommendations



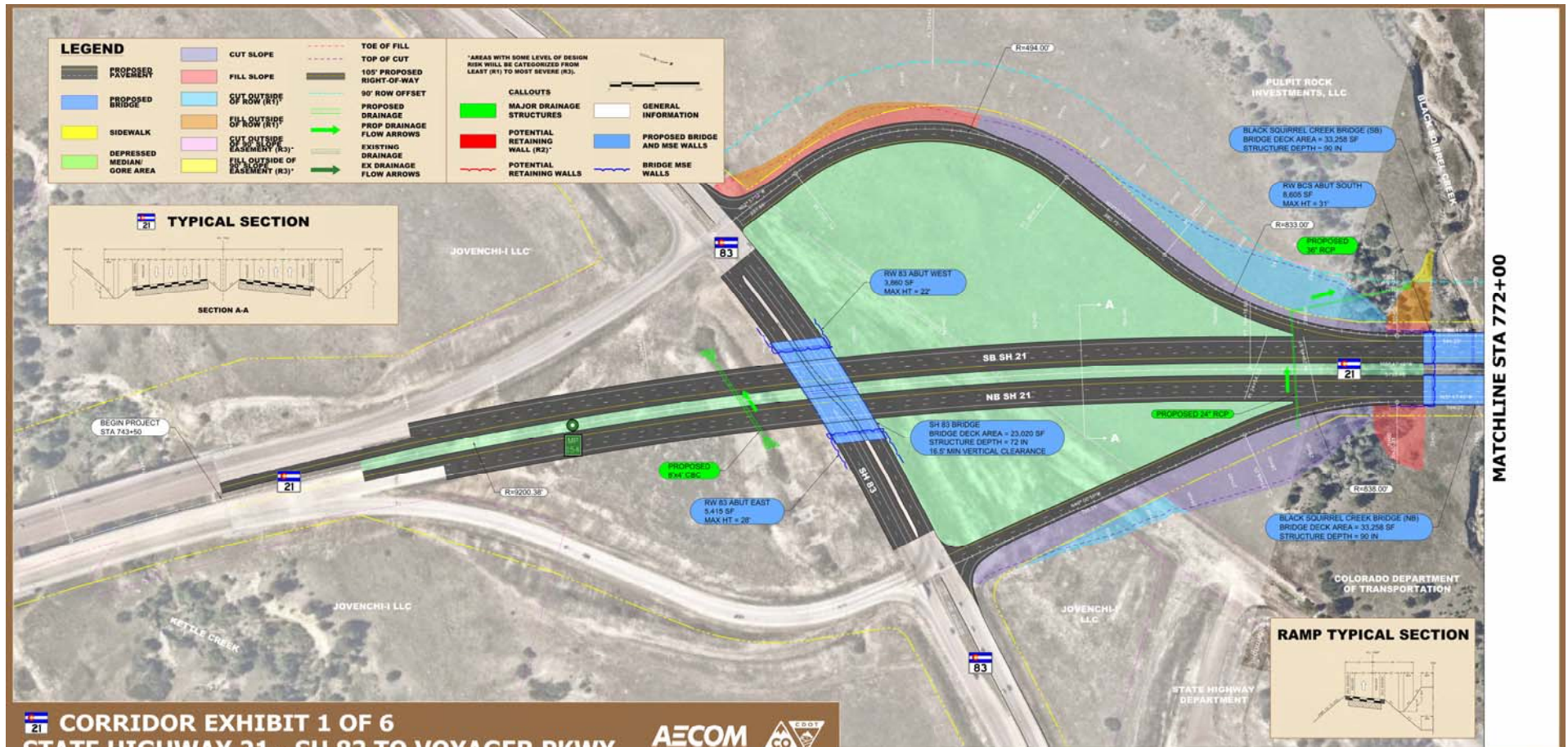
CPC ZC 18-00022 – CHANGE OF ZONING TO OC

Adopt 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).

Previously Concept Plan



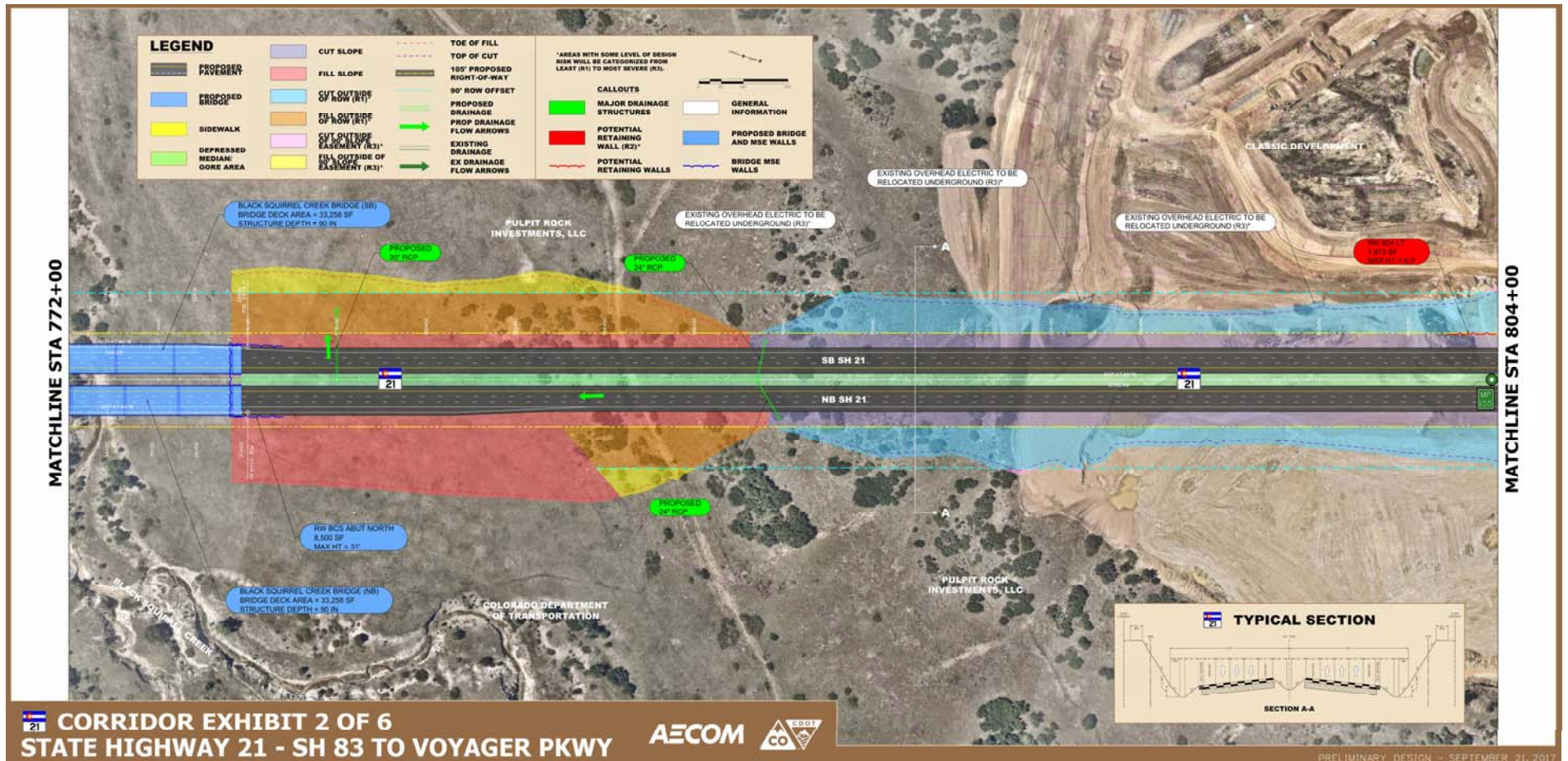
Powers Boulevard Schematic



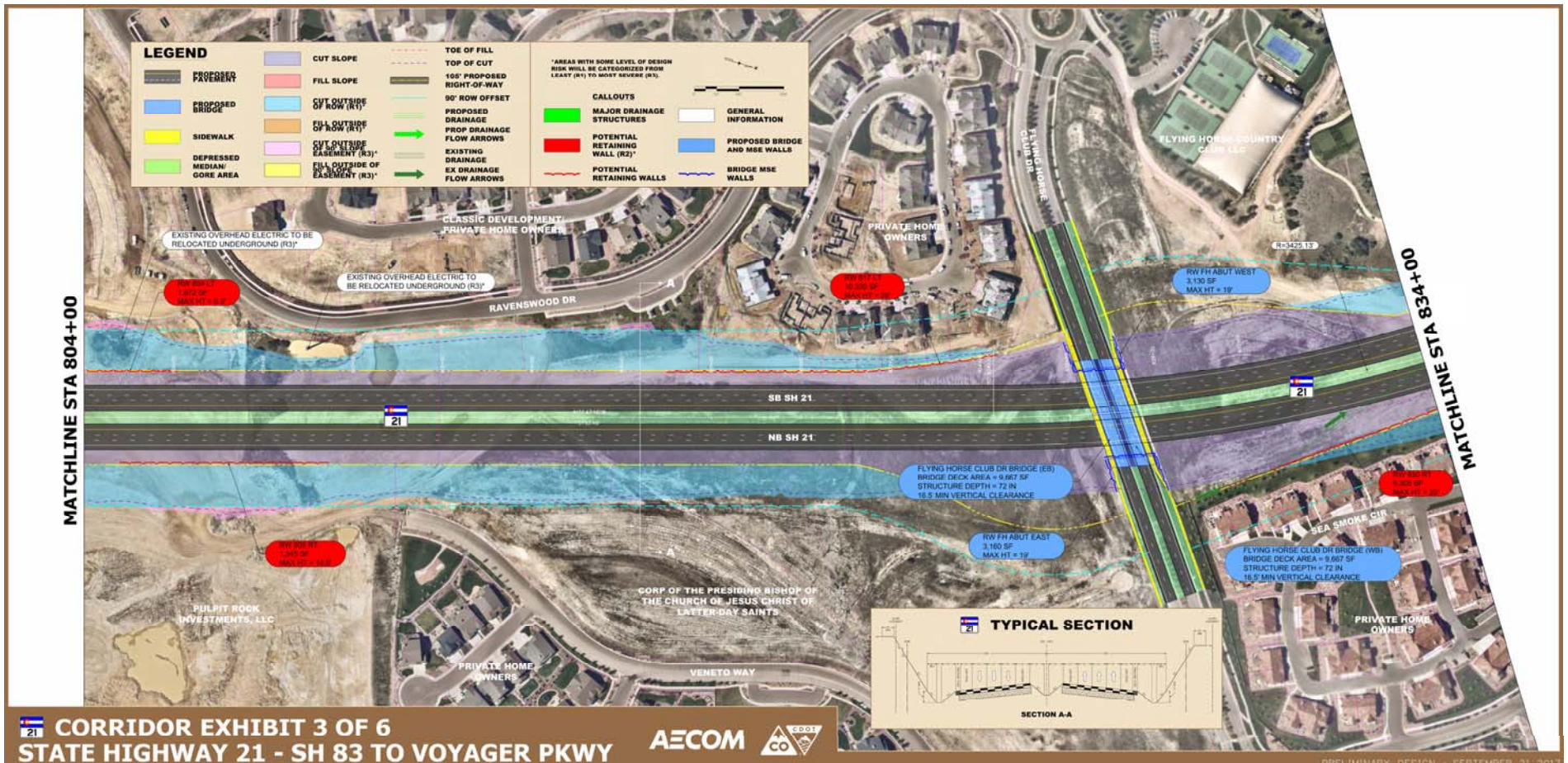
**CORRIDOR EXHIBIT 1 OF 6
STATE HIGHWAY 21 - SH 83 TO VOYAGER PKWY**



Powers Boulevard Schematic



Powers Boulevard Schematic

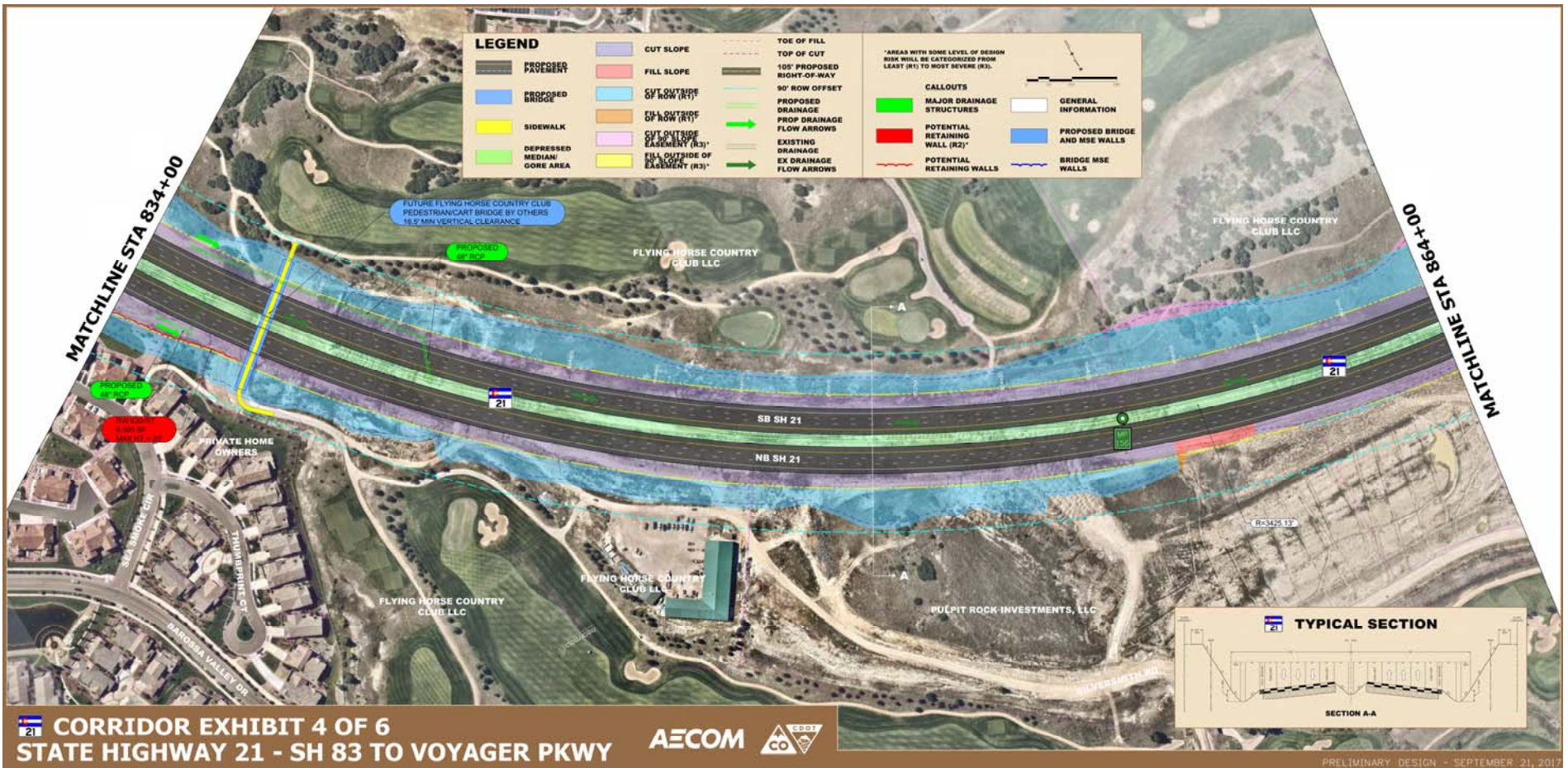


21 CORRIDOR EXHIBIT 3 OF 6
STATE HIGHWAY 21 - SH 83 TO VOYAGER PKWY

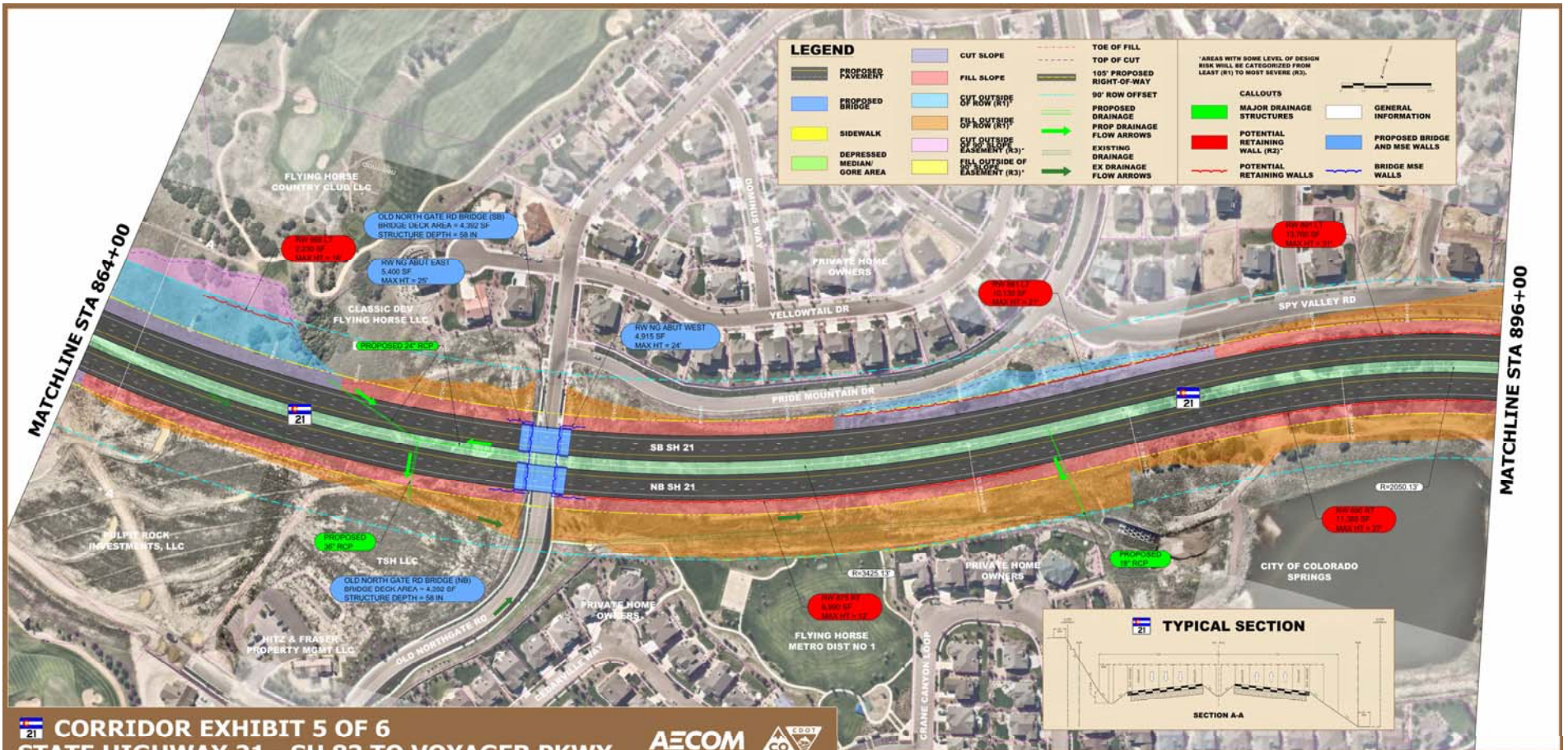


PRELIMINARY DESIGN - SEPTEMBER 21, 2017

Powers Boulevard Schematic



Powers Boulevard Schematic



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



Powers Boulevard Schematic

