

# CORDERA COMMERCIAL SOUTH

## CITY OF COLORADO SPRINGS

### CONCEPT PLAN



PLANNER/CIVIL ENGINEER  
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PROJECT:  
**CORDERA COMMERCIAL SOUTH**  
**CONCEPT PLAN**  
 CITY OF COLORADO SPRINGS  
 AUGUST 21, 2019

OWNER:  
**HIGH VALLEY LAND CO. INC.**  
 1755 TELSTAR DRIVE, SUITE 211  
 COLORADO SPRINGS, COLORADO 80920  
 (719) 260-7477

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ISSUE:  
 RESPONSE TO COMMENTS REV# JULY 2019  
 RESPONSE TO COMMENTS REV# AUGUST 2019

DRAWING INFORMATION:  
 PROJECT NO. 19-034-002  
 DRAWN BY: JASON ALWINE  
 CHECKED BY: GREG SHANER  
 APPROVED BY: GREG SHANER  
 SHEET TITLE:

### COVER SHEET

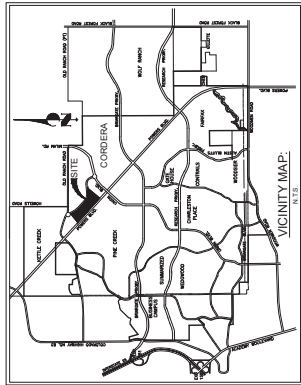
CITY PLANNING FILE NO. CPC-CP 19-00074

## CS01

SHEET 1 OF 4

#### GENERAL NOTES:

- LAND USES WILL CONFORM TO THOSE ALLOWED WITHIN THE OC (OFFICE COMPLEX), PF (PUBLIC FACILITY), AND PK (PARK) ZONING DISTRICTS.
- ALL STREETS ARE PUBLIC UNLESS DESIGNATED AS PRIVATE ON THIS PLAN.
- BUILDING, PARKING AND ACCESS LOCATIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE AND WILL CHANGE AS SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
- DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. DIMENSIONS OF PLOTS ARE UNKNOWN AT THIS TIME.
- ALL STREET LIGHTS WILL BE PER THE CITY OF COLORADO SPRINGS STANDARDS AND THEIR LOCATION WILL BE DETERMINED AT A LATER DATE.
- THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 004103007 G, DATED DECEMBER 7, 2018.
- IN ACCORD WITH CITY CODE 7.5.506 AND 7.01.01 (F), THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC CONTROL DEVICE (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, TRAFFIC SIGNS AND STREET MARKINGS) ON PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS OR ANY OTHER APPROVED DEVELOPMENT DOCUMENT. AFTER INSTALLATION OF THE TRAFFIC CONTROL DEVICES, THE CITY TRAFFIC ENGINEER (OR DESIGNEE) SHALL HAVE THE DUTY AND POWER TO CONTROL TIMING, MAINTENANCE AND REMOVAL OF THE TRAFFIC CONTROL DEVICES, IN ACCORD WITH CITY CODE 10.1.309. NO PRIVATE PERSON OR ENTITY HAS ANY OWNERSHIP RIGHT OR VESTED INTEREST IN OR RIGHT TO THE CONTINUED OPERATION OR PRESENCE OF ANY SPECIFIC TRAFFIC CONTROL DEVICE ON A PUBLIC RIGHT-OF-WAY OR EASEMENT. ALL DESIGN PLANS OF TRAFFIC CONTROL DEVICES SUBMITTED ON ANY DEVELOPMENT DOCUMENT MUST HAVE APPROVAL SIGNATURES FROM THE CITY TRAFFIC ENGINEER (OR DESIGNEE) FOR:
  - CONCEPTUAL APPROVAL OF THE INSTALLATION OF A FUTURE TRAFFIC CONTROL DEVICE
  - DESIGN APPROVAL OF A SPECIFIC TRAFFIC CONTROL DEVICE
  - PERMISSION TO CONSTRUCT OR INSTALL A SPECIFIC TRAFFIC CONTROL DEVICE
- ALL FINAL CRITERIA, CONDITIONS AND DESIGN FOR A TRAFFIC CONTROL DEVICE APPROVED BY THE CITY TRAFFIC ENGINEER SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN APPROVED DEVELOPMENT DOCUMENTS.
- A TWENTY-FIVE FOOT (25) LANDSCAPE SETBACK IS REQUIRED ALONG THE PROPERTY BOUNDARY THAT BORDERS POWERS BOULEVARD. ALL REQUIRED LANDSCAPE SETBACKS WILL BE MET AND REVIEWED ON FUTURE DEVELOPMENT PLANS.
- A NOISE STUDY FOR POWERS BLVD. SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN FOR ANY PROPOSED RESIDENTIAL USES. A NOISE STUDY IS NOT REQUIRED FOR COMMERCIAL OFFICE USES.
- ANY RESIDENTIAL USES AS PART OF THIS CONCEPT PLAN WILL BE SUBJECT TO THE PARK LAND DEDICATION ORDINANCE.
- CROSS ACCESS AGREEMENTS WILL BE ESTABLISHED AS NEEDED FOR SHARED ACCESS DRIVES/ROADWAYS.
- A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WAS COMPLETED AND APPROVED FOR THESE PARCELS CITY PLANNING FILE NO. 17272-27 DATED OCTOBER 31, 2007. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION. A FINAL DRAINAGE REPORT WILL BE REQUIRED AT TIME OF DEVELOPMENT PLAN FOR EACH INDIVIDUAL PARCEL.
- A GEOLOGICAL HAZARD EXEMPTION REQUEST FORM HAS BEEN REVIEWED AND APPROVED FOR THE CONCEPT PLAN PARCELS BY THE CITY OF COLORADO SPRINGS DATED JUNE 18, 2018. REFER TO THIS REPORT WITHIN CITY FILE NO. CPC-CP 19-00074 FOR MORE INFORMATION.
- REFER TO THE TRAFFIC LETTER SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- PARCEL B, EXISTING DETENTION FACILITY, WILL BE DEDICATED TO THE CITY OF COLORADO SPRINGS TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS. THIS DEDICATION WILL OCCUR BY A SEPARATE PLAT.
- PARCEL D, COMMUNITY OPEN SPACE, TO BE OWNED AND MAINTAINED BY HIGH VALLEY LAND COMPANY, INC. THIS OPEN SPACE IS TO REMAIN AS UNDEVELOPED, NATURAL OPEN SPACE. NO PARK IMPROVEMENTS ARE PLANNED FOR THIS PARCEL.



SUMMARY DATA	
PROPERTY SIZE	65.97 ACRES
TAX SCHEDULE NO.	620000667, 626000062, 627100027
WATER PLAN	BORGARTE MASTER PLAN (CPC MP 07-0081 LAMINTD)
CONCEPT PLAN	CORDERA COMMERCIAL SOUTH
DRAINAGE BASIN	KETTLE CREEK BASIN
EXISTING LAND USE	VACANT LAND
PARCELS A & C	
PARCEL A	15.84 ACRES
EXISTING LAND USE	VACANT LAND
PROPOSED ZONING	OFFICE MULTI-FAMILY RESIDENTIAL A
PROPOSED ZONING	OC (OFFICE COMPLEX) HALL IN THE (CZ-DRAINAGE FACILITY)
PARCEL SETBACKS	FRONT: 25'
	SIDE: 20'
	REAR: 20'
POWER/LANDSCAPE SETBACK	25'
MAXIMUM BUILDING HEIGHT	45'
PARCEL B	
PARCEL B	7.24 ACRES
EXISTING LAND USE	DETENTION FACILITY, VACANT LAND
PROPOSED LAND USE	DETENTION FACILITY, OPEN SPACE
EXISTING ZONING	PF (PUBLIC FACILITY)
PROPOSED ZONING	PF (PUBLIC FACILITY)
PARCEL D	
PARCEL D	20.89 ACRES
EXISTING LAND USE	OPEN SPACE, VACANT LAND
PROPOSED LAND USE	COMMUNITY OPEN SPACE
EXISTING ZONING	A
PROPOSED ZONING	PK (PARK)

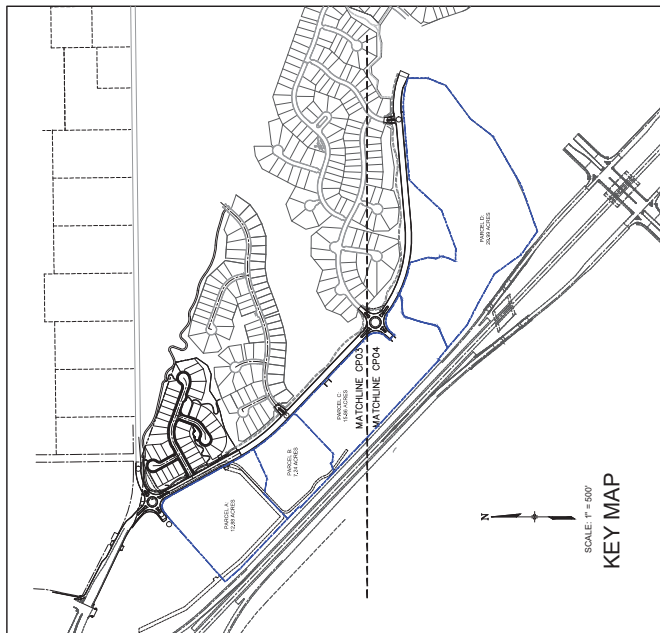
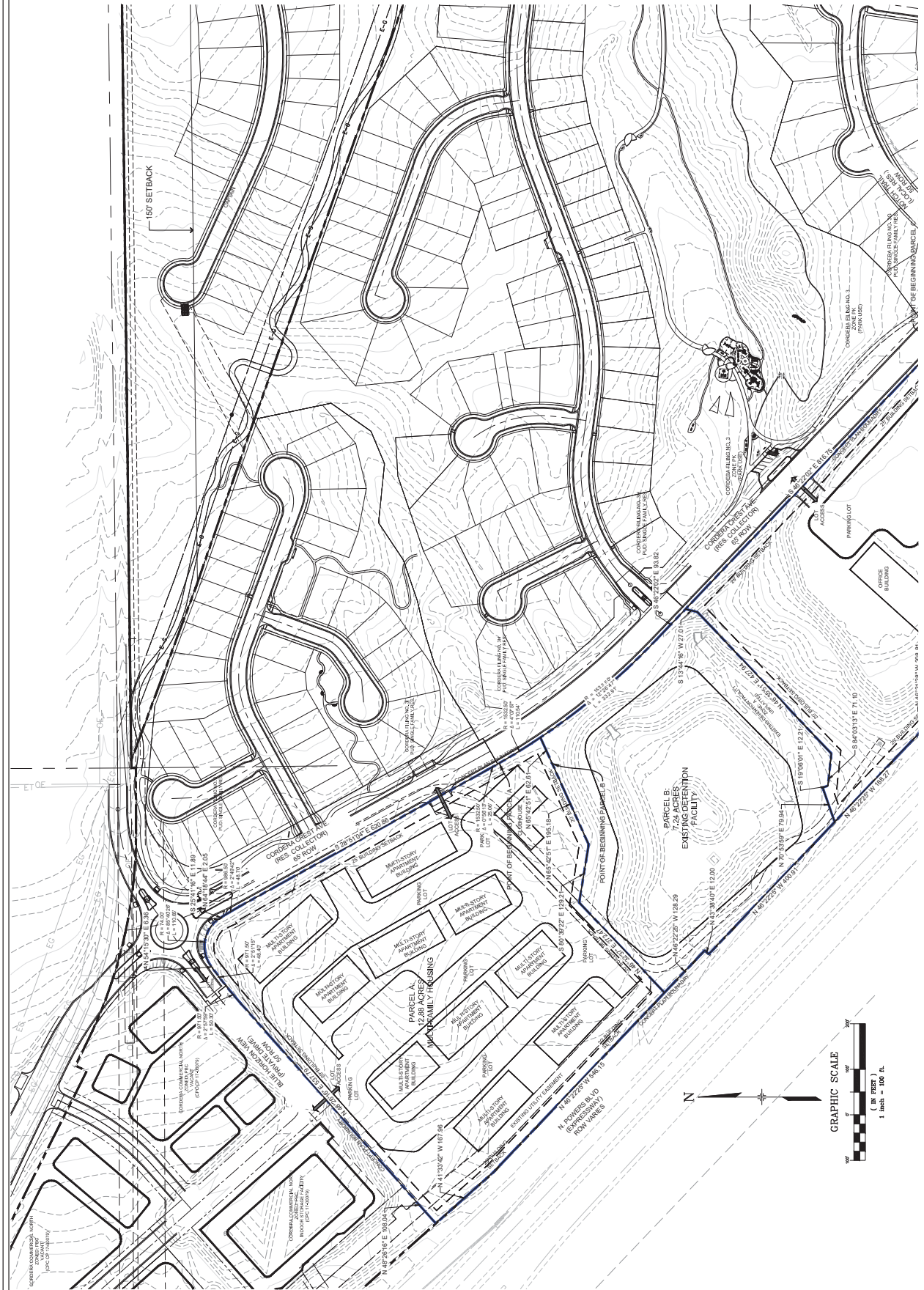
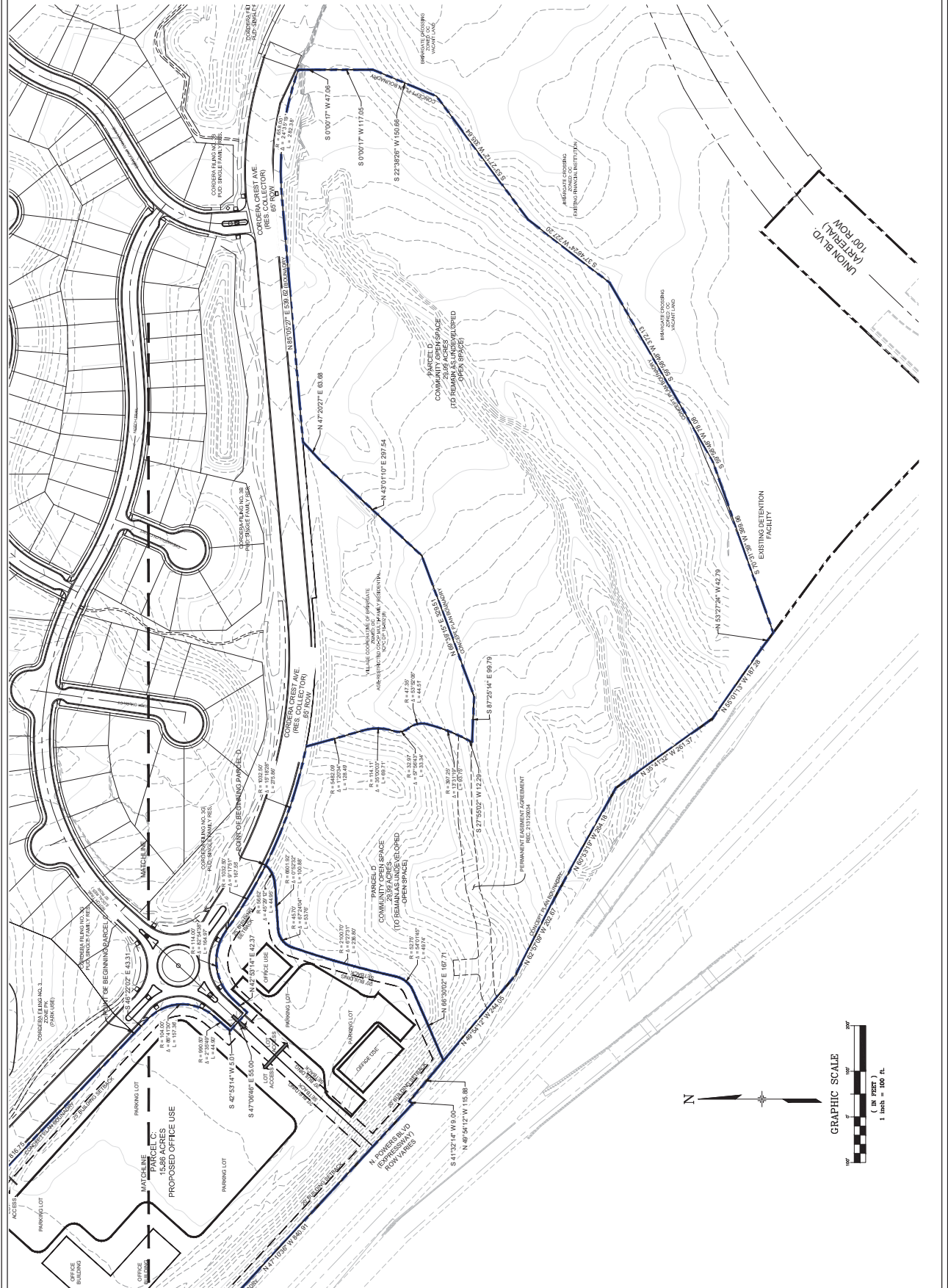


FIGURE 4



**FIGURE 4**



**FIGURE 4**