



## Legislation Text

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**File #:** CPC CP 15-00137, **Version:** 2

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### **Title**

A concept plan for Flying Horse Parcel 25A on a 1.44-acre parcel associated with the Master Plan Amendment and zone change located south of Flying Horse Club Drive and west of Highway 83. Quasi-Judicial

### **Presenter:**

Meggan Herington, Planning Manager LUR/DRE  
Peter Wysocki, Director, Planning and Community Development

### **Summary:**

Applicant: NES, Inc.  
Owner: Pulpit Rock Investments, LLC  
Location: Southwest corner of Flying Horse Club Drive and Barossa Valley Road

This project includes concurrent applications for a minor amendment to the Flying Horse Master Plan, zone change and concept plan for a 1.44-acre site located south of Flying Horse Club Drive and west Highway 83 in the Flying Horse community.

The master plan amendment changes the land use of Parcel 25A (1.44 acres) from Residential to Office. The proposal includes rezoning from PUD (Planned Unit Development) to OC (Office Complex) with an associated concept plan illustrating a future 11,450 square foot office building with associated parking, landscaping and screening wall.

### **Previous Council Action:**

The residential land use was approved with the original master plan in 2004. The PUD residential zoning was approved by City Council in 2008.

### **Background:**

The minor amendment to the Flying Horse Master Plan proposes to change the use of Parcel 25A from Residential, 3.5 - 8 Dwelling Units per Acre, to Office. This office use is similar to the use established on the northwest corner of Flying Horse Club Drive and Highway 83.

The proposal will rezone 1.44 acres from PUD (Planned Unit Development) to OC (Office Complex). The property was zoned PUD with the original development of the Encore/Turin neighborhood. The property subject to this amendment was incorporated into a tract and two future residential lots.

The concept plan illustrates a future office building on the 1.44 acres. The site also illustrates the conceptual parking layout. There is a six foot screen wall planned to the south of the property to buffer the existing and future adjacent residences.

This item supports the City's strategic goal relating to promoting job creation. The site will be developed as a future office location which will support future employment opportunities.

Please see the attached Planning Commission staff report for additional detailed analysis.

**Financial Implications:**

Not applicable

**Board/Commission Recommendation:**

At their meeting on February 18, 2016 the Planning Commission voted 9-0 to approve the minor master plan amendment, zone change and concept plan.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 153 property owners within 1000 feet. A neighborhood meeting was held on October 29, 2015 and was attended by approximately 12 neighbors. Staff received one follow-up email from a neighboring resident. Issues raised at the neighborhood meeting included traffic impacts, on-site lighting, screening and buffering and building aesthetics. A majority of the questions related to the site specifics, such as lighting and aesthetics, which cannot be answered with a concept plan. Prior to any vertical construction, the owner will be required to submit a development plan for administrative review. This development plan will include side details such as building elevations, lighting and landscaping, and will address any aesthetic concerns.

The applications were sent to the standard internal and external agencies for review and comment. All review comments have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, Air Force Academy, Regional Building, Floodplain and Enumerations.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

**Proposed Motion:**

CPC CP 15-00137 - Flying Horse Parcel Number 25A Concept Plan

Approve the Concept Plan for Flying Horse Parcel Number 25A, based upon the finding that the concept plan meets the review criteria as set forth in City Code Section City Code Section 7.5.501.E.

**Summary of Ordinance Language**

Not Applicable