



Legislation Text

File #: CPC V 17-00017, **Version:** 2

Ordinance No. 17-36 vacating portions of a public right-of-way known as Spectrum Loop, consisting of 0.014 acre

(Legislative)

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

Summary:

Applicant: Executive Consulting Engineers Inc.
Owner: Northgate Properties LLC
Location: Spectrum Loop at the current terminus for future Powers Boulevard

This project includes the vacation of a triangular portion of public right-of-way that was originally platted with Overdrive Raceway at Northgate Filing No. 1 which established Spectrum Loop to the current terminus at the future Powers Boulevard.

See attached Right-of-Way Vacation plat for further depiction (Exhibit B).

Previous Council Action:

City Council previously took action on this property with the approval of the PUD zoning and Concept Plan in 2009.

On March 28, 2017, City Council approved this ordinance on first reading on the Consent Calendar.

Background:

The proposed vacation is a portion of the Spectrum Loop right-of-way. Due to minor re-alignment of Spectrum Loop and the proposed bridge over future Powers Boulevard corridor a shift in right-of-way occurred. The proposed vacation plat area is located within the Polaris Pointe at Northgate Concept Plan. The roadway was shifted south slightly leaving a triangular portion of right-of-way, 591 square feet, no longer needed for future roadway design and construction. With this re-alignment of Spectrum Loop, 577 square feet of additional public right-of-way will be deeded to the City of Colorado Springs; this right-of-way dedication deed is being coordinated between the property owner and City Traffic Engineering.

The portion of vacated right-of-way is bordered by unplatted land to the north and to the east, Powers Boulevard right-of-way to the south and existing Spectrum Loop right-of-way to the west. The vacated right-of-way is proposed to return to ownership of the unplatted portion of land adjacent to

the east.

This item supports the City's strategic goal of investing in infrastructure. The proposal maintains current City standards for infrastructure development and enhances connectivity in the community.

Financial Implications:

N/A

Board/Commission Recommendation:

As required by Section 7.7.402.B.2 of the City Code, a request to vacate right-of-way is placed directly onto a City Council agenda for action after review by the administration. No review by a board or commission is required.

Stakeholder Process:

The public process included posted notice on site and mailed notice to property owners within 1000 feet of the site during internal review. Staff did not receive any comments.

Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, and El Paso County Development Services. This site is within the buffer for review by USAFA, no comments were received. CDOT was also notified due to proximity of the proposed change, no comments were received.

Alternatives:

1. Approve the application as recommended by staff;
2. Deny the application; or
3. Refer the application back to staff for further consideration.

Proposed Motion:

CPC V 17-00017 - Vacation of Right-of-Way

Adopt an ordinance vacating City right-of-way for Spectrum Loop based on the finding the request complies with the review criteria in City Code Section 7.7.402.C.

Summary of Ordinance Language

An ordinance vacating a portion of Spectrum Loop right-of-way consisting of 0.014 acres.