



## Legislation Text

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**File #:** 16-00065, **Version:** 3

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Ordinance No. 16-10 amending the zoning map of the City of Colorado Springs pertaining to 12.99 acres located at the southwest corner of Woodmen Road and Lee Vance View.  
(Quasi-Judicial)

**Presenter:**

Mike Schultz, Principal Planner, Planning and Community Development

**Summary:**

Applicant: JR Engineering

Owner: Cook Communications

Location: 4050 Lee Vance View

CPC ZC 15-00083 - QUASI-JUDICIAL (Related)

CPC ZC 15-00084 - QUASI-JUDICIAL

CPC SN 15-00085 - QUASI-JUDICIAL (Related)

CPC CP 08-00142-A3MJ15 - QUASI-JUDICIAL (Related)

This project includes the following applications: 1) A Change of Zone request pertaining to 5.84 acres; 2) A Change of Zone request pertaining to 12.99 acres; 3) A Street Name Change and 4) A Major Amendment to an Approved Concept Plan.

The second request is to amend the zoning map pertaining to 12.99 acres located southwest of Woodmen Road and Lee Vance View. This property recognized at the Cook Communications campus.

The entire Cook Communications property, comprising of the concept plan, is located southeast of Woodmen Road and Rangewood Drive and consists of 93.67 acres.

**Previous Council Action:**

N/A

**Background:**

The overall concept plan area contains a total of 93.67 acres and is located southeast of East Woodmen Road and Rangewood Drive. Lee Vance View bisects the property and connects at Woodmen Road and Rangewood Drive. The purpose of the zone changes and concept plan amendment stems from a proposal to convert Lee Vance View from a private drive to a public street.

The two zone change requests involve two proposed lots as shown on the concept plan labeled as Lot 'D' (5.84 acres to PBC) and Lot 'E' (12.99 acres to OC); Cook Communications is located on Lot 'E' and preferred an Office Complex (OC) zone district over the remaining Planned Industrial Park

(PIP-1) zone district (the majority of the area along Woodmen Road was zoned PIP-1 until 2008 when a number of rezonings occurred changing to both OC and PBC districts).

The request to dedicate Lee Vance View to the City has been vetted through both Traffic Engineering and City Streets. The City is requiring Cook Communications to provide street improvements, including drainage improvements and a paving overlay, to bring the street up to City standards before the City will accept ownership. The City will also restrict use of the road from heavy trucks. Even with the road improvements it will not meet the City's design standards for an industrial collector roadway.

The concept plan shows the right-of-way for Lee Vance View will be platted at a 40-foot right-of-way width along the internal portions of the site and up to 75-foot right-of-way widths where the road connects to both Woodmen Road and Rangewood Drive. Along the 40-foot section the City is also requiring an 11-foot drainage and public improvement easement. This would allow for public sidewalks to be constructed when development occurs on the vacant parcels.

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

This item supports the City's strategic goal relating to promoting job creation and building community and collaborative relationships. The proposed concept plan and rezone of the property will assist the applicant to better market and development the property along the Woodmen Road corridor; it's anticipated that the entire site could eventually develop as a mixed use development.

**Financial Implications:**

The City would accept maintenance responsibility for the proposed public street. The owner(s) of the adjacent properties will maintain the landscape medians currently within the street.

**Board/Commission Recommendation:**

At their meeting on December 19, 2015, the Planning Commission voted 9-0 to approve the two zone changes, concept plan amendment and corresponding street name change (Lee Vance View to Lee Vance Drive).

**Stakeholder Process:**

Public notice was provided to 43 property owners within 500 feet of the property on two occasions; during the internal review (after the submittal of the applications) and prior to the Planning Commission meeting. Staff received a few inquiries regarding the requests but no opposition to any of the applications.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911.

**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.

**Proposed Motion:**

Approve the zone change from PIP-1/AO (Planned Industrial Park with Airport Overlay) to OC/AO (Office Complex with Airport Overlay) for 12.99 acres located at the southwest corner of Woodmen Road and Lee Vance View based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

CPC ZC 15-00084 - CHANGE OF ZONE

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 12.99 acres located at the southwest corner of Woodmen Road and Lee Vance View.