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## FLYING HORSE PARCEL 25B – OFFICE PARCEL

### PROJECT JUSTIFICATION NOVEMBER 2015

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#### REQUEST

Flying Horse LLC requests approval of the following applications:

1. A Minor Amendment to an Approved Master Plan for a New 1.44ac Office Site in an existing PUD Zone. A request for a Zone Change will be processed addressing the new use.
2. A Zone Change request for a portion of the Parcel 25b PUD Development Plan for a 1.44 ac OC Parcel.
3. A Minor Amendment to an Approved Development Plan.
4. A Final Plat and Concept Plan to address the New Office Parcel.
5. The included set is an Amendment to previously Approved Set. No changes outside the noted Amended area being proposed as previously approved.

#### LOCATION

The property is located southwest of the Flying Horse Club Drive and Highway 83 Intersection.



#### PROJECT JUSTIFICATION

The proposal for the new Office parcel is to address an existing use and associated Temporary Use permit, for the affected parcel, as an entitled permanent use. Currently the proposed amended site is utilized for a

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Realty Office by way of a Temporary Use Permit. The current application is in keeping with past approvals and consistent with the adjacent land uses but aims to address the current Temporary Use Permit through a Rezoning action and proper associated Plan Amendments. Appropriate amendments addressing any changes are shown reflecting the impacts to land use, tracts and open space. These necessary amendments address the past PUD Approvals for the Flying Horse Parcel 25 PUD Plan, overall Master Plan and Replatting of those affected areas. In addition the noted changes show minimal impacts to the overall Open Space requirements with a 3% overall change and minimal 0.07du/ac change in both net and gross density.

The proposed Office Parcel is for a 1.44 ac site located directly southwest of the Highway 83 and Flying Horse Club Drive Intersection. No major site changes are being proposed at this time as future development will be dictated by an Approved Future Development Plan. At this time the only changes proposed will address the immediate needs of the Zone Change and more direct Final Plat related to access improvements and utilities located at the periphery of the project limits. These improvements to traffic address the needed turn lanes for the current uses and approved Office uses north of the current project site increasing accessibility and overall traffic flow.