

FLYING HORSE

LEGEND / LANDUSE TABLE:

R-2	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 290 UNITS	C	27.05 ACRES COMMERCIAL
R2-3.5	678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,656 UNITS	C/R	20 ACRES PRIVATE CLUB / FITNESS CENTER
R3.5-8	28.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 115 UNITS	O	39.8 ACRES OFFICE
R/C	67 ACRES REGIONAL COM. MULTI-FAMILY RESIDENTIAL 1,500 UNITS	S	80 ACRES SCHOOL
		PP	POCKET PARK

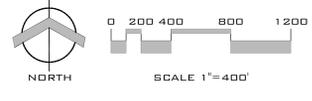
P	28 ACRES PARK
OS	87 ACRES OPEN SPACE
GC	197 ACRES GOLF COURSE
ROW	93.6 ACRES POWERS BLVD.

P/I	22 ACRES PUBLIC / INSTITUTIONAL
73	PARCEL NUMBER

NOTE:
All residential densities shown on the Flying Horse Master Plan are gross densities. Actual number of units and resulting density will be determined by incorporating adjacent streets, private parks, open space and drainage detention ponds into the area of the parcel.

TOTAL ACRES = 1,593
TOTAL RESIDENTIAL DWELLING UNITS = 3,561

- NOTES:
- IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 25.
 - A TRAIL CONNECTION TO PARCEL 33 (LIZARD LEAP PARK) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 5B.
 - APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$200 PER UNITS SHALL BE ESCROWED FOR THE SPECIFIC PURPOSE TO ALLOW THE CITY OF COLORADO SPRINGS TO CONSTRUCT AND MAINTAIN A PEDESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK IMMEDIATELY NORTH OF PARCEL 28.



AMENDED BY:
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City LUR File Number	Amendments	Date	Amendment Description
CPC MP 06-00219	A10MJ21	PENDING	Parcel 13, Parcel 17 acres & units
CPC MP 06-00219	A9MJ19	04-03-2019	Parcel 13, Parcel 17 & Parcel 28 acres & units
CPC MP 06-00219	A9MN19	01-11-2019	Parcel 13- Residential
CPC MP 06-00219	ABMN18	04-01-2018	Parcel 22-A Residential
CPC MP 06-00219	A7MN16	10-25-2016	Parcel 3 Cortona
CPC MP 06-00219	A6MN15	03-22-2016	Parcel 25 Office Use
CPC MP 06-00219	ASMJ15	10-29-2015	Park Dedication / Open Space
CPC MP 06-00219	A4MN14	05-12-2015	Parcel 26 / Traffic Signal
CPC MP 06-00219	A3MN12	06-25-2012	Project ID 42311
CPC MP 06-00219	A2MN11	09-06-2011	Project ID 41486
CPC MP 06-00219	A1MJ08	01-29-2008	Project ID 37220

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