



# DOWNTOWN FLYING HORSE

## CITY OF COLORADO SPRINGS, COLORADO

### PUD CONCEPT PLAN

### LAND USE TABLE

PLEASE REFER TO ADDITIONAL STANDARDS FOR SPECIFIC LAND USES FOUND IN SECTION 7.2.03 OF SPRINGS CITY CODE.

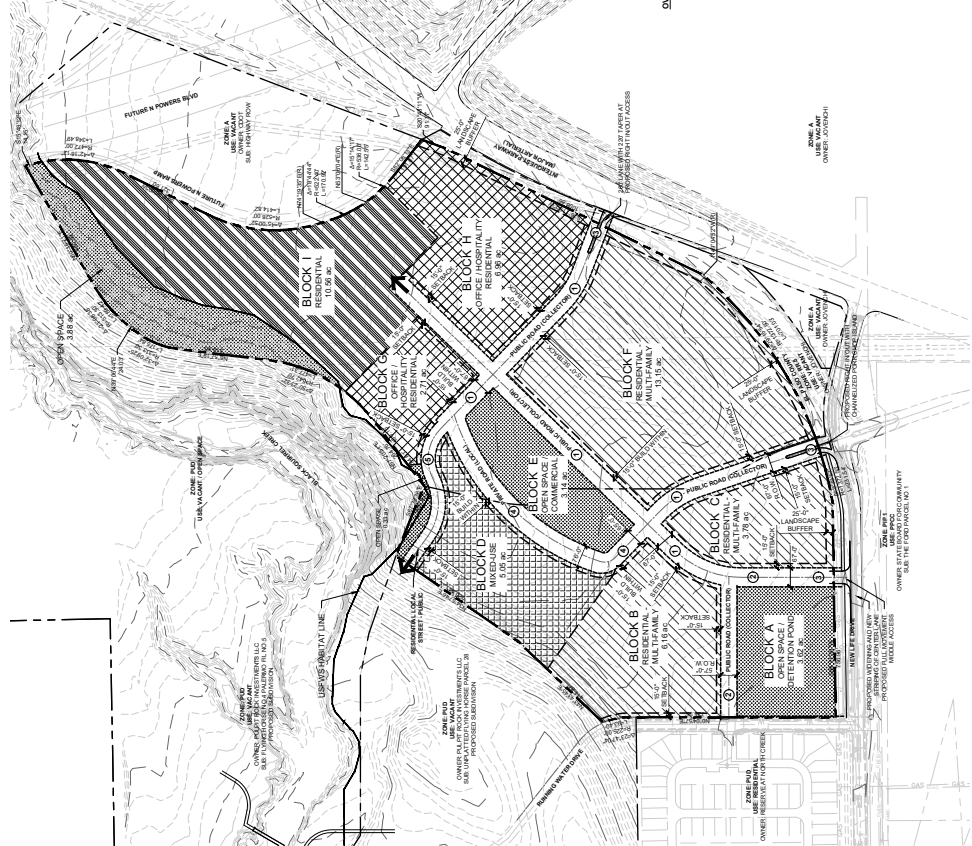
PRINCIPAL USE	ACCESSORY USE	CONDITIONAL USE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM BUILDING HEIGHT	MINIMUM BUILDING FOOTPRINT COVERAGE	MINIMUM OPEN SPACE	MINIMUM OPEN SPACE PERCENTAGE	MINIMUM OPEN SPACE PER FOOTPRINT COVERAGE
RESIDENTIAL (R)	RESIDENTIAL (R)	RESIDENTIAL (R)	5,000	30	100	10	5	5	5	35	10%	10%	10%	
OFFICE (O)	OFFICE (O)	OFFICE (O)	5,000	30	100	10	5	5	5	35	10%	10%	10%	
MIXED USE (MU)	MIXED USE (MU)	MIXED USE (MU)	5,000	30	100	10	5	5	5	35	10%	10%	10%	

### LEGEND

- MIXED USE (MU)
- OFFICE/HOSPITALITY/RESIDENTIAL (OHR)
- RESIDENTIAL - MULTIFAMILY (R-MF)
- RESIDENTIAL (R)
- OPEN SPACE/RETENTION POND (OS-C)
- STREET SECTION/ASSISTANT RE-TYPICAL STREET SECTIONS, SHEET 03
- BUILD WITHIN ZONE/LANDSCAPE BUFFER

### SITE INFORMATION

- ZONING:** PUD
- SITE OVERLAYS:** US AIR FORCE MILITARY BUFFER, VERTICALLY INTEGRATED MIXED-USE PARCELS SHALL BE A MINIMUM OF TWO (2) STOREYS IN HEIGHT, RESTAURANT, AND ENTERTAINMENT USES
- BUILD WITHIN ZONES:** THE FRONT BUILDING ZONE APPLIES TO PRINCIPAL BUILDING BUT MAY NOT INCLUDE ENTRYWAY FEATURES OR SIGNAGE. THE FRONT BUILDING WITH ZONE SHALL APPLY ONLY TO THE LOWER 30' OF THE FIRST TWO (2) STOREYS, WHOEVER IS LESS, OF STEPPED BACK FARTHER FROM THE FRONT PROPERTY LINE. BUILD WITHIN ZONE SHALL BE APPLIED TO PARCELS FRONTING THE SERVICE DRIVE AND TO OTHER PARCELS ON THE LAND USE PLAN. A 15' BUFFER SHALL BE MAINTAINED BETWEEN BUILDINGS. BUILDING HEIGHTS FOR ADJACENT PARCELS SHALL BE ESTABLISHED TO BLOCK EXEMPT FROM BUILD WITHIN REQUIREMENTS
- LANDSCAPE BUFFERS:** INTEREST PARKWAY: 25 FT NEW URBAN: 25 FT CO HIGHWAY 50: 25 FT
- OVERALL PROJECT MAXIMUMS:** 1,500 RESIDENTIAL UNITS, 50,000 SF COMMERCIAL, 50,000 SF OFFICE/EMPLOYMENT
- PARKING REQUIREMENTS:** MULTIFAMILY: 1.5 SPACES PER D.U., RESIDENTIAL UNITS: ONE BED: 1.5 SPACES PER D.U., TWO BED: 2.0 SPACES PER D.U., THREE BED OR GREATER: 2.5 SPACES PER D.U., OFFICE: 0.5 SPACES PER ROOM + 1 PER 200 SF RESTAURANT + 1 PER 8 SEATING SEATING SPACES, RESTAURANT: 1.5 SPACES PER 100 SF OF STANDALONE RESTAURANT, PARKING COUNTS MAY BE REDUCED WITH APPROPRIATE STUDY FROM A MINIMUM OF 1.0 SPACES PER 100 SF OF IN LINE WITH OTHER RETAIL. PARKING MAY BE SHARED ACROSS PARCELS PER STANDARDS IN SECTION 7.3.12 IN COLORADO SPRINGS CITY CODE.



### BLOCK INFORMATION

BLOCK NUMBER	LAND USE	SIZE	HEIGHT
BLOCK A	OPEN SPACE/RETENTION POND	3.02 ACRES	NA
BLOCK B	RESIDENTIAL	6.16 ACRES	125-FOOT MAXIMUM
BLOCK C	RESIDENTIAL	3.78 ACRES	125-FOOT MAXIMUM
BLOCK D	MIXED USE	5.03 ACRES	125-FOOT MAXIMUM
BLOCK E	OFFICE/COMMERCIAL	1.31 ACRES	125-FOOT MAXIMUM
BLOCK F	RESIDENTIAL	1.31 ACRES	125-FOOT MAXIMUM
BLOCK G	OFFICE/COMMERCIAL/RESIDENTIAL	2.71 ACRES	125-FOOT MAXIMUM
BLOCK H	OFFICE/COMMERCIAL/RESIDENTIAL	6.84 ACRES	125-FOOT MAXIMUM
BLOCK I	RESIDENTIAL	10.56 ACRES	125-FOOT MAXIMUM

### 1 LAND USE PLAN

SCALE: 1" = 200' 0"

NOT FOR CONSTRUCTION

DOWNTOWN FLYING HORSE

PUD CONCEPT PLAN  
 NW CORNER OF NEW LIFE DR & HIGHWAY 50

3/20/21

REVISION /ISSUANCE

NO.	DESCRIPTION	DATE
1	SECOND SUBMITTAL	10/20/20
2	THIRD SUBMITTAL	10/20/20
3	FOURTH SUBMITTAL	02/20/21

DESIGNED BY: ARA  
 DRAWN BY: ARA  
 CHECKED BY: ARA  
 DATE: 02/20/21



LAND USE PLAN

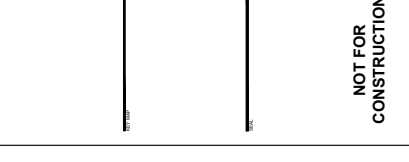
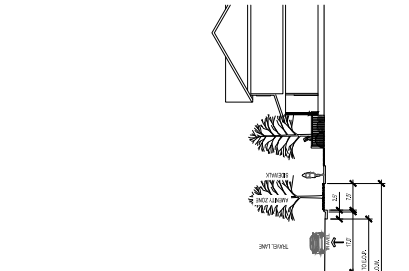
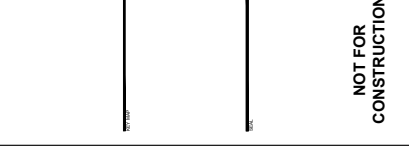
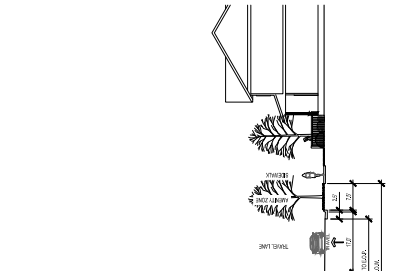
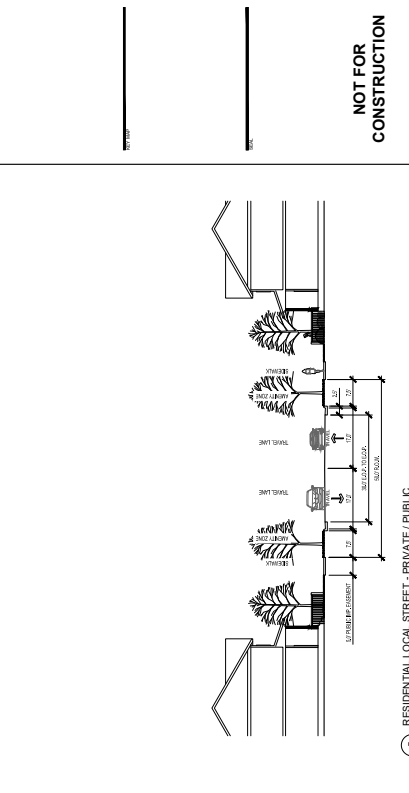
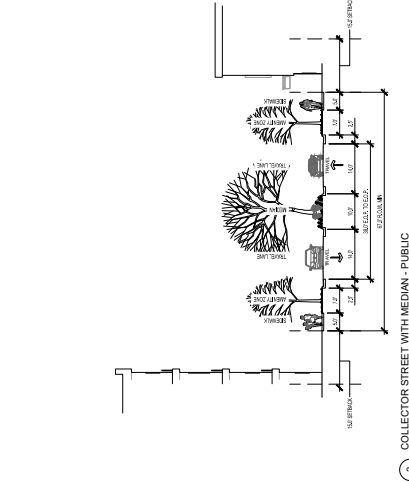
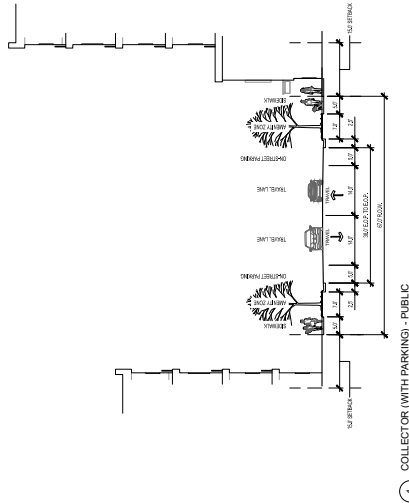
02 OF 03

90001210-00-00 - DENVER WATER REPLY - 02 - JEFFERSON COUNTY COMMUNITY DEVELOPMENT SERVICES - LAND USE PLANNING

# DOWNTOWN FLYING HORSE

## CITY OF COLORADO SPRINGS, COLORADO

### PUD CONCEPT PLAN



**NOT FOR CONSTRUCTION**

## DOWNTOWN FLYING HORSE

PUD CONCEPT PLAN  
 NW CORNER OF NEW LIFE  
 DR & HIGHWAY 83

REVISION / ISSUANCE	
NO.	DESCRIPTION
1	SECOND SUBMITTAL - LAYOUTS
2	THIRD SUBMITTAL - REVISED
3	FOURTH SUBMITTAL - REVISED

DESIGNED BY: AWA  
 DRAWN BY: AWA  
 CHECKED BY: AWA  
 DATE: 10/15/2011

PROJECT: DOWNTOWN FLYING HORSE  
 SHEET: 03 OF 03

TYPICAL STREET SECTIONS