

DOWNTOWN FLYING HORSE

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN

LEGEND

- MIXED-USE (MU)
- OFFICE / HOSPITALITY / RESIDENTIAL (OHR)
- RESIDENTIAL - MULTI-FAMILY (R-MF)
- RESIDENTIAL (R)
- OPEN SPACE / DETENTION POND (OS-C)
- STREET SECTION DESIGNATION, RE: TYPICAL STREET SECTIONS, SHEET 03
- BUILD WITHIN ZONE / LANDSCAPE BUFFER

SITE INFORMATION

- ZONING** PUD
- SITE OVERLAYS** US AIR FORCE MILITARY BUFFER
- BUILDING HEIGHT** VERTICALLY INTEGRATED MIXED-USE PARCELS SHALL BE A MINIMUM OF TWO (2) STORIES IN HEIGHT
- HORIZONTALLY INTEGRATED MIXED-USE PARCELS SHALL BE A MINIMUM OF ONE (1) STORY IN HEIGHT FOR RETAIL, RESTAURANT, AND ENTERTAINMENT USES
- 125 FT MAX BUILDING HEIGHT IN ALL PARCELS
- BUILD WITHIN ZONES** THE FRONT BUILD-WITHIN ZONE APPLIES TO PRINCIPAL BUILDING BUT MAY NOT INCLUDE ENTRYWAY FEATURES OR SIGNAGE.
- THE FRONT BUILD-WITHIN ZONE SHALL APPLY ONLY TO THE LOWER 30 FT. OR FIRST TWO (2) STORIES, WHICHEVER IS LESS, OF A BUILDING, AND HIGHER PORTIONS OF THE BUILDING MAY BE STEPPED BACK FARTHER FROM THE FRONT PROPERTY LINE.
- BUILD WITHIN ZONE SHALL BE APPLIED TO PARCELS FRONTING THE CENTRAL OPEN SPACE AS DEPICTED ON THIS LAND USE PLAN. A 15' SETBACK IS APPLIED IN OTHER LOCATIONS.
- IF ATTACHED OR DETACHED SINGLE FAMILY RESIDENTIAL IS PROPOSED, INDIVIDUAL LOT FRONT, SIDE, AND REAR SETBACKS, AND OTHER INDIVIDUAL LOT DEVELOPMENT STANDARDS, SHALL BE ESTABLISHED DURING REVIEW OF A DEVELOPMENT PLAN
*BLOCK E IS EXEMPT FROM BUILD WITHIN REQUIREMENTS
- LANDSCAPE BUFFERS**
- 25 FT INTERQUEST PARKWAY
 - 25 FT NEW LIFE DRIVE
 - 25 FT CO HIGHWAY 83
- OVERALL PROJECT MAXIMUMS**
- 1,500 RESIDENTIAL UNITS
 - 250 HOTEL ROOMS
 - 50,000 sf CONFERENCE CENTER
 - 300,000 sf COMMERCIAL
 - 800,000 sf OFFICE / EMPLOYMENT
- PARKING REQUIREMENTS**
- MULTI-FAMILY**
- STUDIO: 1.1 SPACES PER D.U.
 - ONE-BED: 1.5 SPACES PER D.U.
 - TWO-BED: 1.7 SPACES PER D.U.
 - THREE-BED OR GREATER: 2 SPACES PER D.U.
- HOTEL**
- 0.8 SPACES PER ROOM + 1 PER 200 sf RESTAURANT + 1 PER 8 SEATS MEETING SPACES
- RESTAURANT**
- 1 SPACE PER 100 sf IF STANDALONE RESTAURANT
 - 1 SPACE PER 300 sf IF IN LINE WITH OTHER RETAIL
- *PARKING COUNTS MAY BE REDUCED WITH A PARKING STUDY FROM A REPUTABLE SOURCE OR CHANGED IN ULI STANDARDS
**PARKING MAY BE SHARED ACROSS PARCELS PER STANDARDS IN SECTION 7.3.712 IN COLORADO SPRINGS CITY CODE

BLOCK INFORMATION

BLOCK NUMBER	SIZE	HEIGHT	LAND USE	DENSITY OR FAR
BLOCK A	3.62 ACRES	N/A	OPEN SPACE / DETENTION POND	N/A
BLOCK B	6.16 ACRES	125-FOOT MAXIMUM	RESIDENTIAL	12 DU/AC MINIMUM
BLOCK C	3.78 ACRES	125-FOOT MAXIMUM	RESIDENTIAL	12 DU/AC MINIMUM
BLOCK D	5.05 ACRES	125-FOOT MAXIMUM	MIXED-USE	.25 FAR MINIMUM
BLOCK E	3.14 ACRES	125-FOOT MAXIMUM	OPEN SPACE / COMMERCIAL	25% MAXIMUM COVERAGE
BLOCK F	13.15 ACRES	125-FOOT MAXIMUM	RESIDENTIAL	12 DU/AC MINIMUM
BLOCK G	2.71 ACRES	125-FOOT MAXIMUM	OFFICE / COMMERCIAL / RESIDENTIAL	12 DU/AC MINIMUM; .25 FAR MINIMUM
BLOCK H	6.96 ACRES	125-FOOT MAXIMUM	OFFICE / COMMERCIAL / RESIDENTIAL	12 DU/AC MINIMUM; .25 FAR MINIMUM
BLOCK I	10.56 ACRES	125-FOOT MAXIMUM	RESIDENTIAL	8 DU/AC MINIMUM

LAND USE TABLE

P - PRINCIPAL USE
A - ACCESSORY USE
C - CONDITIONAL USE

Use Types	MU	OHR	R-MF	R	OS-C
Residential use types:					
Accessory dwelling unit	A*	A*	A*	A*	
Condominium	P	P	P	P	
Duplex on an individual lot	P	P	P	P	
Human service establishments:					
Detoxification center	P	P	P	P	
Domestic violence safe home	P	P	P	P	
Drug and alcohol treatment	P	P	P	P	
Family care home	P	P	P	P	
Family support residence	P	P	P	P	
Hospice	P	P	P	P	
Human service facility	P	P	P	P	
Human service home	P	P	P	P	
Human service residence	P	P	P	P	
Human service shelter	P	P	P	P	
Large family care home	P	P	P	P	
Residential daycare facility	P*	P*	P*	P*	
Livework unit	P	P	P	P	
Manufactured home	P	P	P	P	
Multi-family dwelling:					
Above first floor	P	P	P	P	
Apartment	P	P	P	P	
Condominium	P	P	P	P	
Townhouse	P	P	P	P	
Retirement home	P	P	P	P	
Rooming house	P	P	P	P	
Single-family detached dwelling on individual lot	P	P	P	P	
Office use types:					
Financial services	P	P	P	P	
Medical offices, labs, and/or clinics	P	P	P	P	
Mixed office/residential use	P	P	P	P	
Commercial use types:					
Agricultural sales and services	P	P	P	P	
Automotive and equipment services:					
Automobile rentals	A*	A*			
Automotive repair garage	P	P	P	P	
Automotive sales	A*				
Automotive service	P	P	P	P	
Automotive wash	P	P	P	P	
Body and fender repair services	P	P	P	P	
Bar	P*	P*	P*	P*	P*
Bed and breakfast inn	P	P	P	P	
Building maintenance services	P	P	P	P	
Building office support services	P	P	P	P	
Business cafe	P	P	P	P	
Commercial center	P	P	P	P	
Communication services	P*	P			
Construction sales and services:					
Completely enclosed	P	P	P	P	
Includes outside activities	P	P	P	P	
Consumer convenience services:					
Consumer repair services	P	P	P	P	
Estimating services	P	P	P	P	
Food sales:					
Convenience food sales	P	P	P	P	
General food sales	P	P	P	P	
Specialty food sales	P	P	P	P	
Funeral services	P	P	P	P	
General retail:					
Large retail greater than 50,000 square feet	P	P	P	P	
Medium retail greater than 5,000 square feet and less than 50,000 square feet	P	P	P	P	
Neighborhood serving retail equal to or less than 5,000	P	P	P	P	

*USES SUBJECT TO ADDITIONAL STANDARDS FOR SPECIFIC LAND USES FOUND IN SECTION 7.3.708 COLORADO SPRINGS CITY CODE

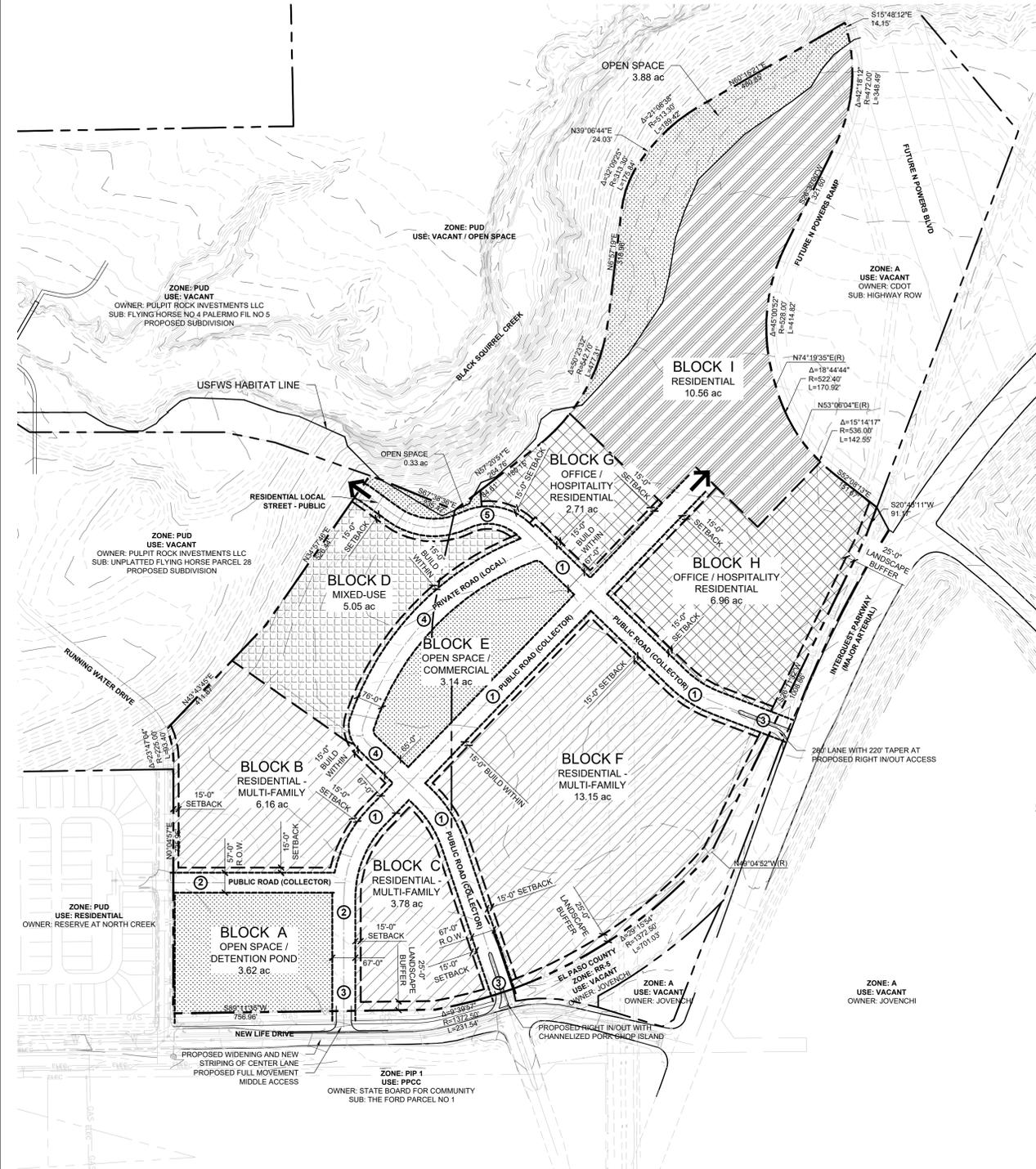
Use Types	MU	OHR	R-MF	R	OS-C
Hospital	P	P	P	P	
Kennels	P	P	P	P	
Liquor sales	P*	P*	P*	P*	P*
Personal improvement services	P	P	P	P	
Personal services	P	P	P	P	
Pet services	P	P	P	P	
Pharmacy	P	P	P	P	
Recreation, commercial:					
Indoor entertainment	P	P	P	P	
Indoor sports and recreation	P	P	P	P	
Outdoor entertainment	P	P	P	P	
Outdoor sports and recreation	P	P	P	P	
Restaurants:					
Drive-up or fast food/quick service	P	P	P	P	
Outdoor seating	P	P	P	P	
Sit-down - seated at table	P	P	P	P	
Sexually oriented business	P	P	P	P	
Surplus sales	P	P	P	P	
Ten club/young adult club	P	P	P	P	
Veterinary service (small animals)	P	P	P	P	
Completely enclosed structure	P*	P*	P*	P*	
Civic use types:					
Administrative safety services	P	P	P	P	
Club (membership, social and recreational)	P	P	P	P	
Cultural services	P	P	P	P	
Daycare services	P	P	P	P	
Educational institutions:					
Charter school	P	P	P	P	
College and university	P	P	P	P	
Nonpublic schools	P	P	P	P	
Proprietary schools	P	P	P	P	
Public schools	P	P	P	P	
Hospital	P	P	P	P	
Public assembly and recreation (including public plazas)	P	P	P	P	
Religious institution	P*	P*	P*	P*	
Semipublic community recreation	P	P	P	P	
Social service center	P	P	P	P	
Industrial use types:					
Custom manufacturing	P	P	P	P	
General industry light	P	P	P	P	
Limited general retail services	P	P	P	P	
Manufacturing	P	P	P	P	
Research and development	P	P	P	P	
Parking use types:					
Parking lot/structure parking (as a principal use):					
Private	P	P	P	P	
Public	P	P	P	P	
Parking structure (as a principal use):					
Private	P	P	P	P	
Public	P	P	P	P	
Transportation use types:					
Transit shelter	P	P	P	P	
Transit station	P	P	P	P	
Transportation terminal	P	P	P	P	
Miscellaneous use types:					
WCF facilities:					
Broadcasting tower	C	C	C	C	
Eligible facilities request	C	C	C	C	
Healthcare training facility	C	C	C	C	
Roofbuilding mount	P	P	P	P	
Small cell facility	P	P	P	P	
Stealth freestanding facility	P	P	P	P	

NOTES:

- ACCESS TO COMPONENTS IN A VERTICAL MU BUILDING; SEPARATE PEDESTRIAN ACCESS AND ENTRANCES SHALL BE PROVIDED FOR THE DIFFERENT USES WITHIN A VERTICAL MU BUILDING.
- ACCESSORY DWELLING UNITS: ACCESSORY DWELLING UNITS ARE ALLOWED IN MU, OHR, R-MF AND R LAND USE AREAS AS AN ACCESSORY USE TO A PRINCIPAL SINGLE-FAMILY DETACHED, DUPLEX, OR TOWNHOUSE DWELLING. ACCESSORY DWELLING UNITS SHALL COMPLY WITH THE ACCESSORY DWELLING UNIT STANDARDS IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT ZONE DISTRICT (CHAPTER 7, ARTICLE 3, PART 9 TRADITIONAL NEIGHBORHOOD DEVELOPMENT)
- LIQUOR ESTABLISHMENTS: LIQUOR ESTABLISHMENTS (ON PREMISE CONSUMPTION) WITHIN 200-FOET OF RESIDENTIALLY ZONED AND RESIDENTIALLY USED PROPERTY IS ALLOWED, AS LONG AS BOTH THE LIQUOR ESTABLISHMENT AND RESIDENTIAL USE ARE LOCATED WITHIN THE SAME PUD.
- LIVE/WORK UNITS: MULTIPLE LIVE/WORK UNITS MAY OCCUR IN ONE STRUCTURE.
- OUTDOOR STORAGE OF MATERIALS: OUTDOOR STORAGE OF MATERIALS IS PROHIBITED; EXCEPT THE OUTDOOR STORAGE OF PROMOTIONAL MERCHANDISE AS LONG AS A CLEAR PATH OF AT LEAST 36-INCHES IS PROVIDED FOR ADA COMPLIANCE.
- VETERINARY CLINICS AND ANIMAL HOSPITALS: ALL ACTIVITIES MUST BE CONDUCTED WITHIN A TOTALLY AND PERMANENTLY ENCLOSED, SOUNDPROOFED BUILDING AND ARE RESTRICTED TO SMALL ANIMAL CARE WITH BOARDING OF ANIMALS OVERNIGHT ONLY DUE TO THE ANIMAL'S MEDICAL CONDITION AND ASSOCIATED TREATMENT AT THE CLINIC/HOSPITAL. (ORD. 09-74)
- TEMPORARY SURFACE PARKING MAY BE UTILIZED IN UNDEVELOPED PARCELS
- RESTAURANTS WITH DRIVE-THROUGH WINDOWS OR FUELING STATIONS ARE NOT PERMITTED UNLESS ADJACENT TO NEW LIFE DRIVE OR INTERQUEST PARKWAY, OR AS AN ATTACHED END CAP TO A ROW OF OTHER TENANTS.
- OTHER USES NOT EXPLICITLY LISTED IN LAND USE TABLE SHALL BE CONSIDERED PROHIBITED UNLESS AN AMENDMENT TO THE CONCEPT PLAN ADDING THE LAND USE TO THE TABLE IS APPROVED.
- TEMPORARY PARKING LOTS WILL REQUIRE APPROVAL OF A TEMPORARY USE PERMIT FROM THE CITY PLANNING DEPARTMENT.
- BIG BOX STORES, MOVIE THEATERS, PARKING STRUCTURES OR OTHER SINGLE TENANT USES GREATER THAN 50,000 SF SHALL BE PARTIALLY WRAPPED WITH OTHER COMMERCIAL USE SPACES ON THE STREET SIDE OF THE STRUCTURE.
- RESIDENTIAL DENSITIES LISTED BELOW IN BLOCK INFORMATION ARE ESTIMATES AND ARE SUBJECT TO CHANGE BASED ON MARKET CIRCUMSTANCES AT THE TIME OF DEVELOPMENT.

DEVELOPMENT NOTES

- MIXED USE PARCELS ARE INTENDED TO HAVE BOTH A VERTICALLY AND HORIZONTALLY INTEGRATED MIXTURE OF USES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: MULTI-FAMILY RESIDENTIAL, OFFICE, COMMERCIAL, RETAIL, HOTEL, AND RESTAURANT. SEE PERMITTED, CONDITIONAL & ACCESSORY USE TABLE.
- DEVELOPMENT ALONG THE NORTHERN BOUNDARY OF THIS CONCEPT PLAN WILL REQUIRE THE ANALYSIS OF THE STABILITY OF BLACK SQUIRREL CREEK. IF DEEMED NECESSARY BY THE ANALYSIS, CHANNEL IMPROVEMENTS WILL BE REQUIRED. THE ANALYSIS MUST BE COMPLETED PRIOR TO THE APPROVAL OF ANY DEVELOPMENT PLAN THAT IS THE CLOSEST ADJACENT DEVELOPABLE PROPERTY TO BLACK SQUIRREL CREEK.
- THE MIXED-USE SECTION OF CODE 7.3.716 STATES, A MINIMUM NUMBER OF BICYCLE PARKING SPACES SHALL BE PROVIDED, EQUAL TO FIVE PERCENT (5%) OF THE TOTAL NUMBER OF AUTOMOBILE PARKING SPACES PROVIDED BY THE DEVELOPMENT, BUT NOT LESS THAN ONE SPACE. BICYCLE PARKING FACILITIES SHALL BE LOCATED NO FARTHER THAN ONE HUNDRED FEET (100') AWAY FROM A BUILDING ENTRANCE. SHALL BE VISIBLE FROM THE LAND USES THEY SERVE, AND SHALL NOT BE LOCATED IN REMOTE PARKING AREAS. FACILITIES SHALL NOT BE LOCATED IN PLACES THAT IMPEDE PEDESTRIAN OR AUTOMOBILE TRAFFIC FLOW OR THAT WOULD CAUSE DAMAGE TO LANDSCAPING.
- MIXED-USE BLOCKS MUST CONTAIN MINIMUM 50% OF COMMERCIAL USES. PERCENTAGE IS BASED ON TOTAL BLOCK GROSS SQUARE FOOTAGE OF ALL USES
- AN ACCESS EASEMENT WILL BE PROVIDED FOR THE PARCELS AT THE CORNER OF THE NEW LIFE DRIVE AND INTERQUEST PKWY
- ROADWAY IMPROVEMENTS TO NEW LIFE DRIVE AND INTERQUEST PKWY WILL BE SHOWN ON FUTURE DEVELOPMENT PLANS



LAND USE PLAN

SCALE: 1" = 200'-0"

NOT FOR CONSTRUCTION

DOWNTOWN FLYING HORSE

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

LANDDESIGN PROJ# 3520011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SECOND SUBMITTAL	12/09/2020
2	THIRD SUBMITTAL	05/14/2021
3	FOURTH SUBMITTAL	06/23/2021

DESIGNED BY: ####
DRAWN BY: ####
CHECKED BY: ####

SCALE: NORTH
VERT: ####
HORZ: AS NOTED

SHEET TITLE: LAND USE PLAN

SHEET NUMBER: 02 OF 03



DOWNTOWN FLYING HORSE

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

DOWNTOWN FLYING HORSE

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

LANDDESIGN PROJ.# 3520011

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1	SECOND SUBMITTAL	12/09/2020
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DESIGNED BY: ####
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SCALE



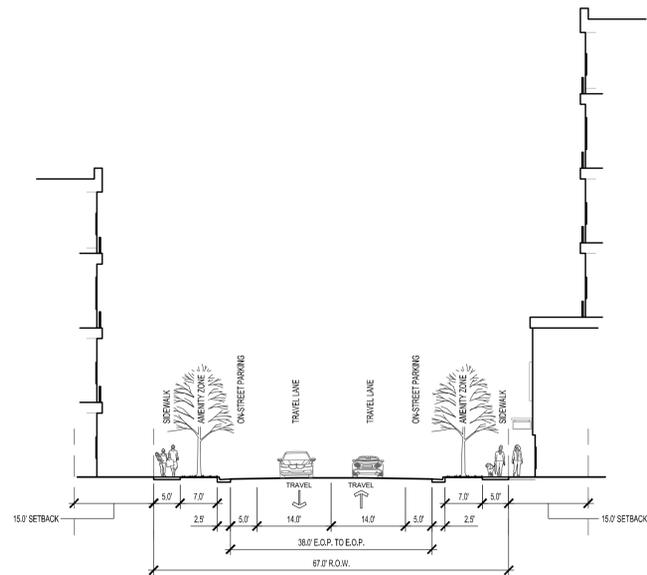
VERT: ####
HORZ: AS NOTED

SHEET TITLE

TYPICAL STREET SECTIONS

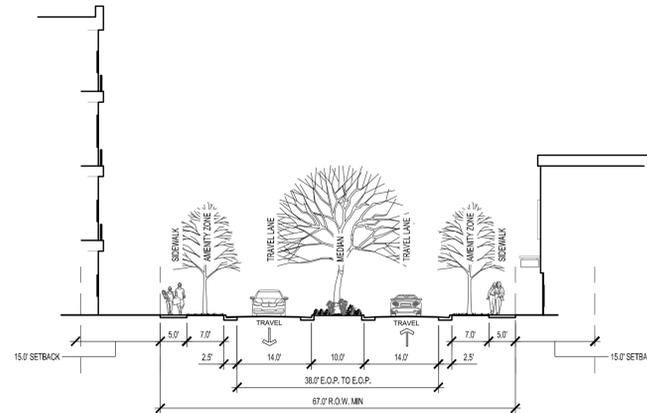
SHEET NUMBER

03 OF 03



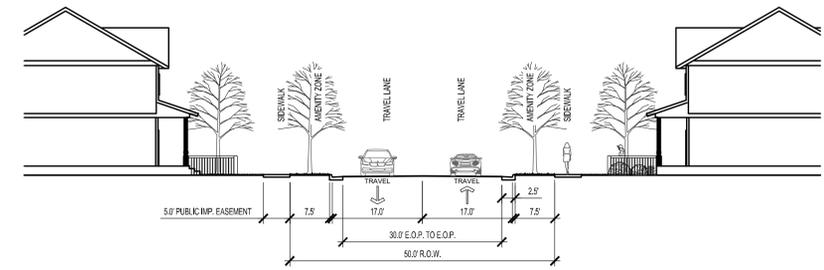
1 COLLECTOR (WITH PARKING) - PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- ON-STREET PARKING IS ALLOWED ON BOTH SIDES OF THE STREET
 - SIDEWALKS ARE DETACHED FROM VERTICAL CURBS
 - AMENITY ZONE MAY INCLUDE TREE WELLS, PLANT BEDS, PAVING, AND SITE FURNISHINGS
 - BICYCLE TRAVEL CAN BE ACCOMMODATED WITH 14' TRAVEL LANES
 - BUILD WITHIN ZONE DOES NOT APPLY TO STRUCTURES IN PARCELS
 - 0'-15' BUILD WITHIN IS ACCEPTABLE AS NOTED ON SHEET 02 OF 03 - LAND USE PLAN.



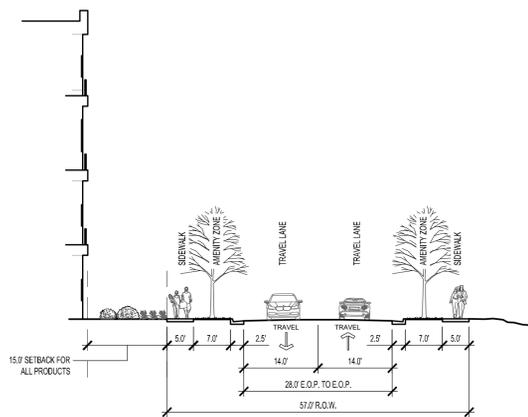
3 COLLECTOR STREET WITH MEDIAN - PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- SIDEWALKS ARE DETACHED FROM VERTICAL CURBS
 - AMENITY ZONE MAY INCLUDE TREE WELLS, PLANT BEDS, PAVING, AND SITE FURNISHINGS
 - BICYCLE TRAVEL CAN BE ACCOMMODATED WITH 14' TRAVEL LANES



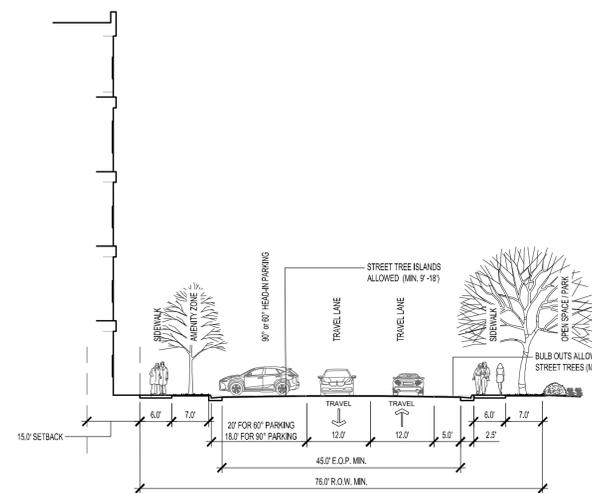
5 RESIDENTIAL LOCAL STREET - PRIVATE / PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- SIDEWALKS ARE DETACHED FROM VERTICAL CURBS
 - BICYCLE TRAVEL CAN BE ACCOMMODATED IN TRAVEL LANES



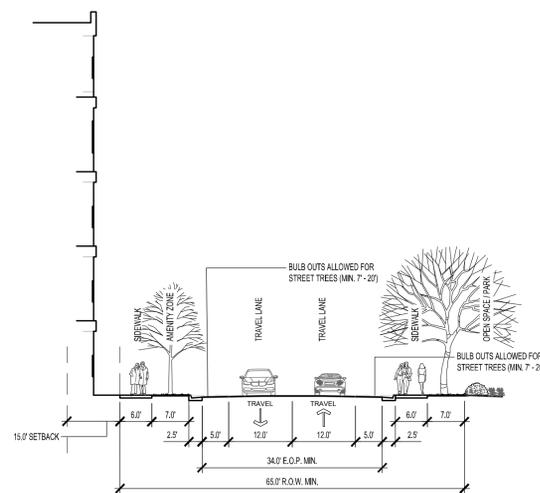
2 COLLECTOR (WITHOUT PARKING) - PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- ON-STREET PARKING IS PROHIBITED
 - SIDEWALKS ARE DETACHED FROM VERTICAL CURBS
 - BICYCLE TRAVEL CAN BE ACCOMMODATED WITH 14' TRAVEL LANES



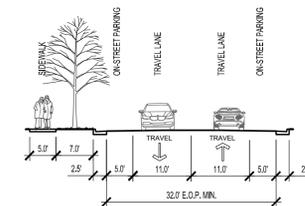
4 COMMERCIAL LOCAL STREET - PRIVATE
SCALE: 1/16" = 1'

- NOTES:
- SECTION A: PARALLEL ON-STREET PARKING IS ALLOWED ON ONE SIDE OF THE STREET, AND HEAD-IN PARKING (80' OR 90') IS ALLOWED ON THE OTHER SIDE OF THE STREET
 - SECTION B: PARALLEL ON-STREET PARKING IS ALLOWED ON BOTH SIDES OF THE STREET
 - AMENITY ZONE MAY INCLUDE TREE WELLS, PLANT BEDS, PAVING, AND SITE FURNISHINGS
 - STREET TREE ISLANDS AREA ALLOWED WITH HEAD-IN PARKING AT MINIMUM 9'-18'
 - BULB OUTS ALLOWED FOR STREET TREES WITHIN PARALLEL PARKING AT MINIMUM 7'-20'
 - SECTION A OR SECTION B MAY BE UTILIZED IN ANY LOCATIONS DESIGNATED AS COMMERCIAL LOCAL STREET - PRIVATE, ON PUD CONCEPT PLAN
 - 0'-15' BUILD WITHIN IS ACCEPTABLE AS NOTED ON SHEET 02 OF 03 - LAND USE PLAN.



6 RESIDENTIAL ALLEY - PRIVATE
SCALE: 1/16" = 1'

- NOTES:
- PARKING IS PROHIBITED



7 PRIMARY DRIVE AISLES - WITHIN BLOCKS
SCALE: 1/16" = 1'

- NOTES:
- ON-STREET PARKING IS PERMITTED
 - SIDEWALKS ARE DETACHED FROM VERTICAL CURBS



Land Use Review
Approved

09/16/2021
1:17:32 PM
Hannah.VanNi