

RESOLUTION NO. 117-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
COLORADO SPRINGS, COLORADO APPROVING A MAJOR  
AMENDMENT TO FLYING HORSE MASTER PLAN

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs (“City”), has reviewed, analyzed and processed for substantial conformance with the review criteria contained in § 7.5.408 of the City Code, an application for a major amendment to the Flying Horse Master Plan (the “Plan”); and

WHEREAS, City staff recommends approval of the major amendment to the Plan and finds that the Plan, as amended, substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan, as amended, is consistent with other community plans and visions including the City’s “Comprehensive Plan”; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the major amendment to the Plan has been reviewed and recommended for approval by the City’s Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
COLORADO SPRINGS:**

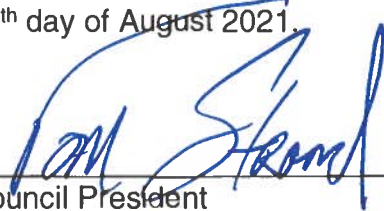
Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. City Council finds that the Plan, as amended through the major amendment application, substantially conforms to the review criteria contained in City Code § 7.5.408 and hereby approves the Plan as attached in Exhibit A.

Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

Section 4. This resolution shall be effective upon its approval by City Council.

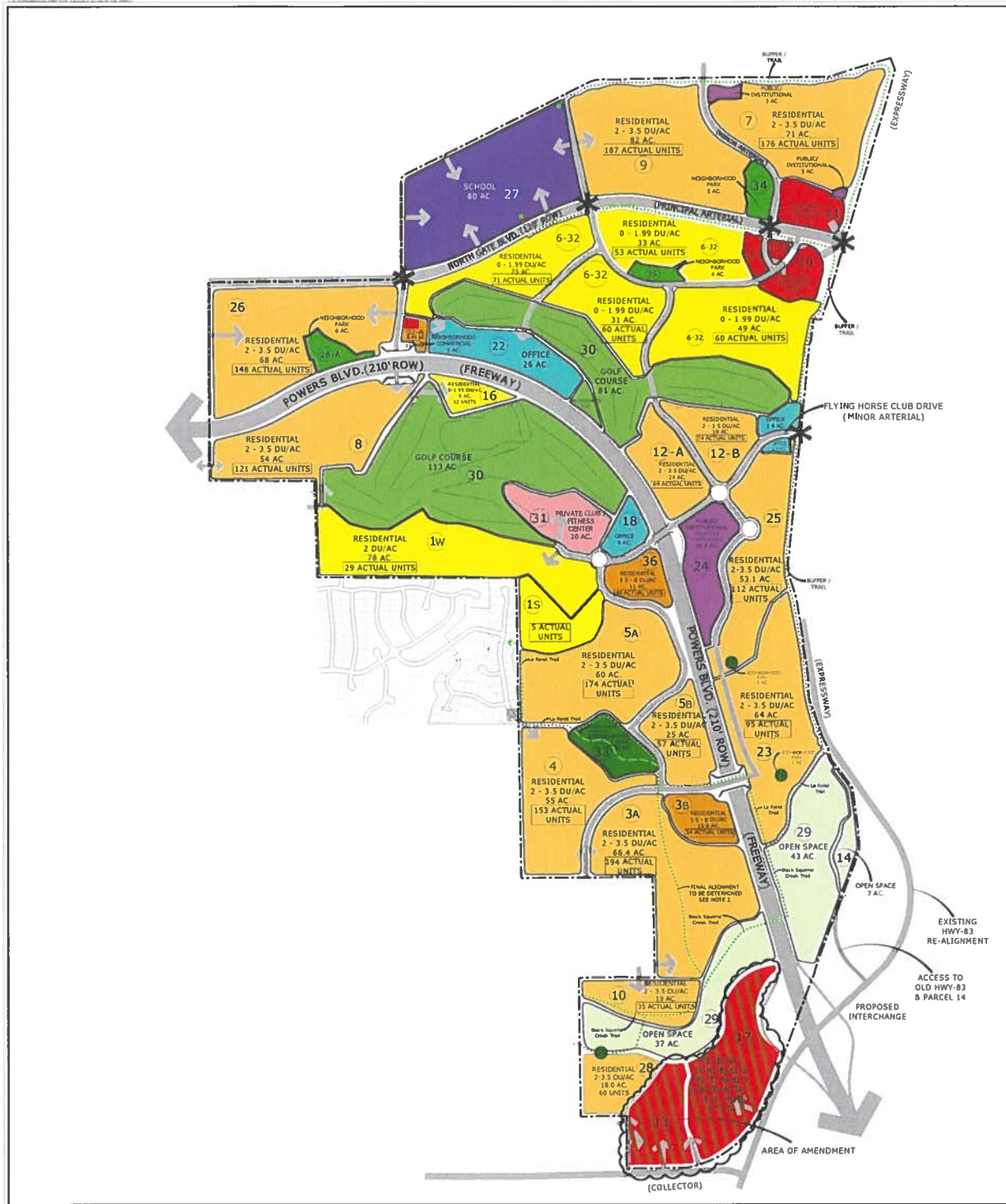
Dated at Colorado Springs, Colorado, this 24<sup>th</sup> day of August 2021.

  
\_\_\_\_\_  
Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk ★





# FLYING HORSE

## LEGEND / LANDUSE TABLE:

<b>R-2</b>	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 290 UNITS	<b>C</b>	27.05 ACRES COMMERCIAL	<b>P</b>	28 ACRES PARK	<b>P/I</b>	22 ACRES PUBLIC / INSTITUTIONAL
<b>R2-3.5</b>	678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,656 UNITS	<b>C/R</b>	20 ACRES PRIVATE CLUB / FITNESS CENTER	<b>OS</b>	87 ACRES OPEN SPACE	<b>73</b>	PARCEL NUMBER
<b>R3.5-8</b>	28.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 115 UNITS	<b>O</b>	99.8 ACRES OFFICE	<b>GC</b>	197 ACRES GOLF COURSE		
<b>R/P</b>	67 ACRES REGIONAL COM. MULTI-FAMILY RESIDENTIAL 1,500 UNITS	<b>S</b>	80 ACRES SCHOOL	<b>ROW</b>	934 ACRES POWERS BLVD		
		<b>PP</b>	POCKET PARK				

TOTAL ACRES = 1,593  
TOTAL RESIDENTIAL DWELLING UNITS = 1,500

NOTES:  
1. IF APPROVED BY THE BOARD, A RIGHT-OF-WAY ACCESS TO POWERS BLVD WILL BE LOCATED IN THE VICINITY OF PARCELS 13 & 14.  
2. A TRAIL CONNECTION TO PARCELS 17 & 18 (SEE PARCEL 17) BE PROVIDED FROM PARCELS 17 THROUGH PARCELS 1 & 2 AND 18.  
3. APPLICABLE PARKING SHALL BE PROVIDED FOR ALL UNITS DEVELOPED WITHIN PARCELS 28 AND 29. ADDITIONAL UNITS SHALL BE DEVELOPED FOR THE PURPOSE OF ALLOWING THE USE OF THE GOLF COURSE TO ACCOMMODATE A PROJECTED 100-150 ACTIVE REAL ESTATE PROFESSIONALS YEARLY FOR PARCELS 28.



AMENDED BY:

CLASSIC CONSULTING

NES

AMENDMENT #	DATE	DESCRIPTION
CPC MP 06-00219	11/11/2019	Parcel 14
CPC MP 06-00219	04/08/2019	Parcel 14
CPC MP 06-00219	01/11/2019	Parcel 14
CPC MP 06-00219	04/01/2018	Parcel 14
CPC MP 06-00219	03/08/2018	Parcel 14
CPC MP 06-00219	03/08/2018	Parcel 14
CPC MP 06-00219	03/08/2018	Parcel 14
CPC MP 06-00219	03/08/2018	Parcel 14
CPC MP 06-00219	03/08/2018	Parcel 14
CPC MP 06-00219	03/08/2018	Parcel 14

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.

CPC MP 06-00219-A10M321

# EXHIBIT A - MASTER PLAN AMENDMENT