
CREEKRIDGE AT FLYING HORSE LAND USE PLAN AND ZONE CHANGE

PROJECT STATEMENT

NOVEMBER 18, 2025

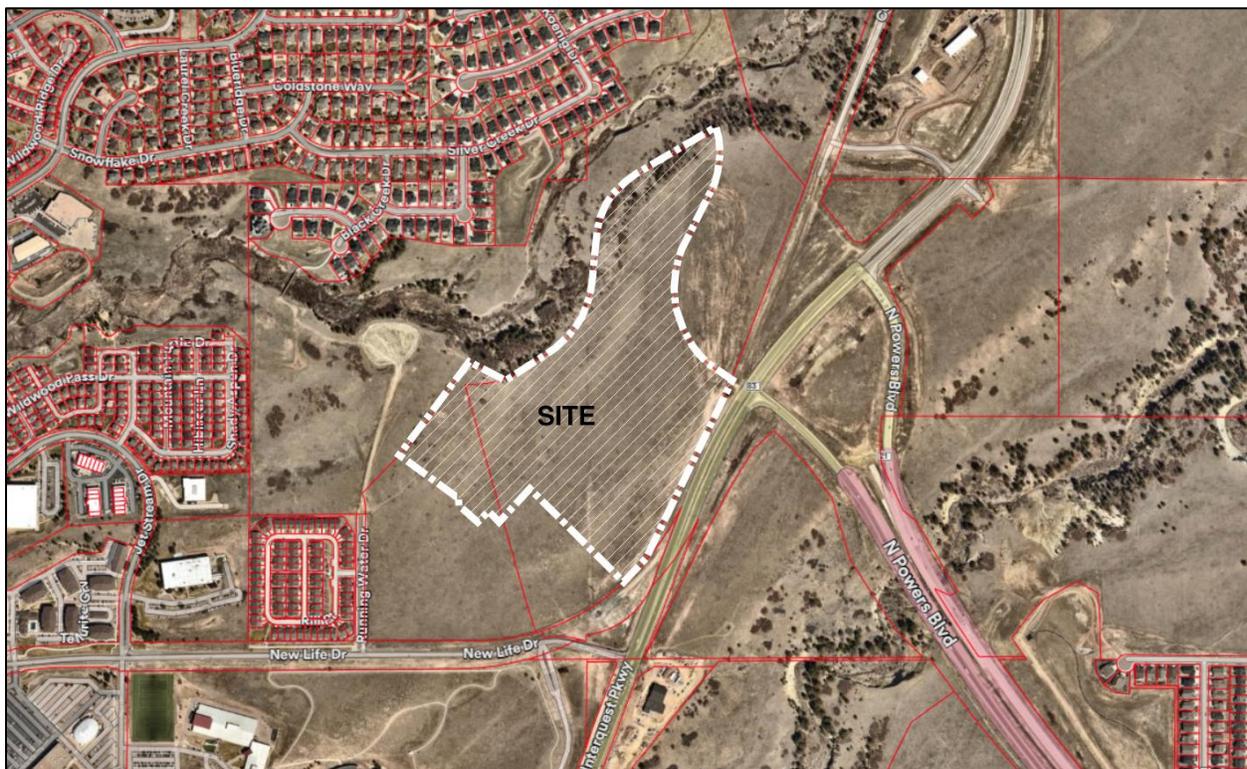
REQUEST

N.E.S. Inc., on behalf of Pulpit Rick Investments LLC, requests approval of the following applications:

1. Land Use Plan
2. Zone Change from PDZ UV (Planned Development Zone, Use Variance) to R-Flex-Medium for 44.72 acres

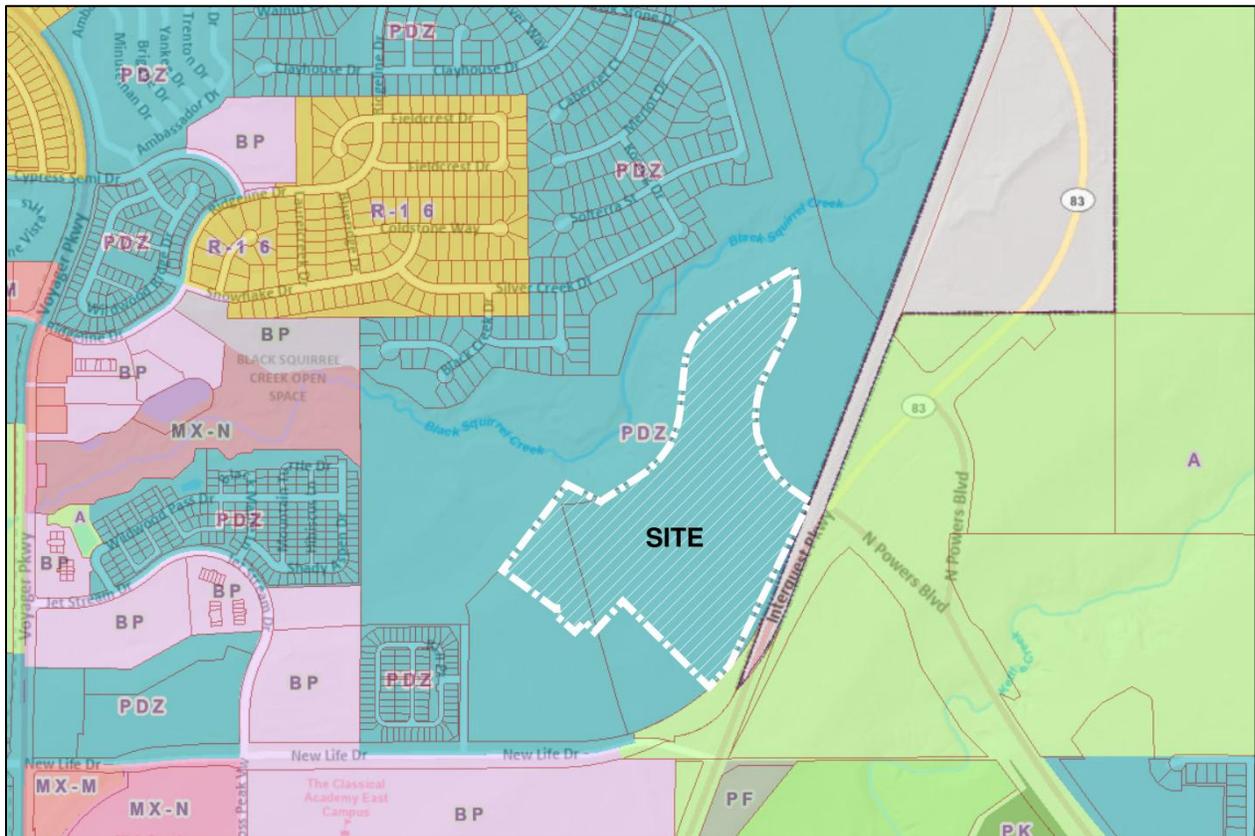
LOCATION AND SURROUNDING LAND USES

The Creekridge at Flying Horse is approximately 44.72 acres and was part of the originally approved Downtown Flying Horse PUD Concept Plan. The site is located along a stretch of Interquest Pkwy/ Highway (Hwy) 83, between New Life Dr. and the future Powers Blvd extension in northern Colorado Springs. To the north of the Land Use Plan is the existing Flying Horse development buffered by the existing Black Squirrel Creek. To the east and southeast there is undeveloped vacant land. Vacant land existing to the west is part of an approved multi-family project nearing construction.



ZONING CONTEXT

The proposed Land Use Plan area is currently zoned PDZ/ UV per Ordinance 21-71 permitting Mixed-Use with a 125' maximum building height. To the north as part of the Flying Horse Palermo subdivision is zoned PDZ/ UV per Ordinance 20-41. To the east and southeast the parcels are zoned MX-M as part of the Kettle Creek Center development. To the immediate and west, and part of Downtown Flying Horse, is zoned PDZ/ UV per Ordinance 21-71.



APPLICATION HISTORY

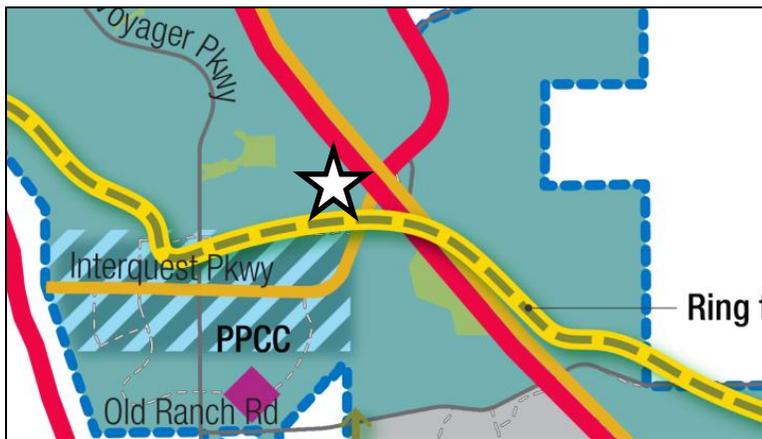
The proposed Creekridge at Flying Horse Land Use Plan is part of the original Downtown Flying Horse PUD Concept Plan (CPC PUZ 19-00153 & CPC PUP 19-00154) approved in September 2021. In addition, a concurrent Flying Horse Master Plan Amendment (CPC MP 06-00219-A10MJ21) updating the land uses was also approved September 2021. The Downtown Flying Horse Concept Plan was approved as a mixed-use development permitting a variety of uses including mixed-use (MU); office, hospitality, and residential (OHR); residential-multi-family (R-MF); and open space (OS-C). All uses were approved with a 125' maximum building height. Most residential uses were approved with a minimum 12 du/ acre with only one area approved with a slightly lower density at a minimum 8 du/ acre. The maximum approved density was 1,500 dwelling units for the overall project.

REZONE PROJECT JUSTIFICATION:

CONFORMANCE WITH ZONE MAP AMENDMENT CRITERIA (CODE SECTION 7.5.704.D)

1. THE PROPOSED REZONING IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COLORADO SPRINGS COMPREHENSIVE PLAN, WITH OTHER PLANS AND POLICIES ADOPTED BY THE CITY COUNCIL; AND WITH THE PURPOSE STATEMENT OF THE PROPOSED ZONE DISTRICT(S).

The proposed Rezoning and Land Use Plan is in compliance with all applicable standards of the UDC, City Engineering Standards and Utilities. This site is in an area of Colorado Springs that has, and will continue to experience, a significant increase in both commercial and residential development in the coming years. A main point of justification for the rezone from an approved commercial heavy mixed-use plan to a more residentially oriented zone district is to acknowledge both the established and planned commercial centers along the Interquest Pkwy/ Hwy 83 corridor in this area. The proposed R-Flex-Medium zone with targeted and diverse residential use types will help to support the commercial and employment centers planned in this area of Colorado Springs.



The site is identified as a Newer Developing Neighborhood on the PlanCOS Vision Map, adjacent to a New/ Developing Corridor. Land Use Typology 3: Emerging Neighborhoods are found in newer areas of the city through actively managed master plans that guide development. These Master Plans are often refined and updated as is this case with this application.

The proposed rezoning is supportive of the following Plan COS Vibrant Neighborhoods goals and policies:

- Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.
 - Strategy VN-1.A.2: Amend zoning and subdivision regulations to implement Neighborhood Plans
- Policy VN-3E: Encourage and support the integration of mixed-use development in neighborhoods.
 - Strategy VN-3.E-3: Through a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.
- Policy TE-4.A: Prioritize Development within the existing city boundaries and built environment (Not in the Periphery)

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- Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity center, and **urban corridors**.
 - Strategy TE-4.A-3: Support greenfield development that includes mixed-use, higher density clusters, and quality design.

The proposed uses and rezoning support the Emerging Neighborhoods typology by providing opportunities to grow and maintain a diversified mix of residential densities and unit types. This may include single-family detached, paired housing, and single-attached residential use types. The continued growth of adjacent primary employment, commercial centers, and manufacturing provides a variety of job opportunities for the future residents of this project.

2. THE REZONING WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR GENERAL WELFARE.

The proposed rezone is consistent with previous PDZ zoning related to the anticipated housing types. However, the new zoning reduces intensity of the site by removing the commercial component while providing for a greater certainty in residential use and development standards. The proposed rezone and changes to the accompanying Land Use Plan will have a minimal impact on traffic in the area as traffic volumes should decrease.

3. THE LOCATION OF THE LANDS IN THE ZONING MAP AREA BEING AMENDED ARE APPROPRIATE FOR THE PURPOSES OF THE PROPOSED ZONE DISTRICT(S).

The proposed rezone is situated along a major roadway of Interquest Pkwy/ Hwy 83. Multiple access points will remain as originally approved and are illustrated on the Land Use Plan. The proposed rezone and land use plan area is adjacent to existing or planned residential communities.

4. IF THE APPLICATION PROPOSES TO REZONE A SMALL AREA OF LAND, THE APPLICATION DEMONSTRATES THAT THE SIZE, SCALE, HEIGHT, DENSITY, AND MULTIMODAL TRAFFIC IMPACTS OF THE PROPOSED REZONING ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT OR CAN BE MADE COMPATIBLE WITH SURROUNDING DEVELOPMENT THROUGH APPROVAL CONDITIONS.

The rezone area is 44.72 in size, appropriate for the R-Flex-Medium zone district and is compatible with surrounding development. The existing Black Squirrel Creek provides a natural buffer, and community amenity, along the existing Flying Horse community to the north. Adjacent roadways and utility infrastructure were planned to accommodate a more intense area of uses and is thus adequate to serve this development. The large commercial zoned parcels to the south are adequately buffered by Interquest Pkwy/ Hwy 83.

5. IF THE APPLICATION PROPOSES TO REZONE A RELATIVELY SMALL AREA OF LAND, THE APPLICATION DEMONSTRATES THAT THE CHANGE IN ZONING WILL NOT CREATE SIGNIFICANT DISLOCATIONS OF TENANTS OR OCCUPANTS OF THE PROPERTY, OR THAT ANY IMPACTS ARE OUTWEIGHED BY OTHER PUBLIC BENEFITS OR PROGRESS TOWARD OTHER COLORADO SPRINGS COMPREHENSIVE PLAN GOALS THAT WOULD BE ACHIEVED BY APPROVAL OF THE APPLICATION.

The 44.72-acre project site is currently vacant and thus has no impact on any existing uses.

6. IF A LAND USE PLAN OR AMENDMENT TO A LAND USE PLAN ACCOMPANIES THE APPLICATION, THE LAND USE PLAN OR AMENDMENT COMPLIES WITH THE APPLICABLE CRITERIA IN SUBSECTION 7.5.514.C.3 (LAND USE PLAN CRITERIA).

Compatibility with Land Use Plan review criteria are described below.

7. THE APPLICATION IS CONSISTENT WITH ANY APPROVED CONCEPT PLANS IN THE AREA FOR WHICH THE MAP IS BEING AMENDED OR INCLUDES OR IS ACCOMPANIED BY A PROVISION THAT APPROVED CONCEPT PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH AN AMENDED ZONING MAP.

The proposed Creekridge at Flying Horse Land Use Plan is part of the original Downtown Flying Horse PUD Concept Plan (CPC PUZ 19-00153 & CPC PUP 19-00154) approved in September 2021. The Downtown Flying Horse Concept Plan was approved as a mixed-use development permitting a variety of uses including mixed-use (MU); office, hospitality, and residential (OHR); residential-multi-family (R-MF); and open space (OS-C). The proposed area as part of this zone and land use plan remain consistent with approved and permitted residential use types. The Flying Horse Master Plan is considered implemented, thus no modification to the previously approved Master Plan is required.

8. IF THE APPLICATION IS FOR CREATION OF AN ADS-O DISTRICT, THE APPROVAL CRITERIA APPLICABLE TO THE CREATION OF THE TEXT OF THE ADS-O DISTRICT IN SECTION 7.2.607D.4 (DECISION) SHALL ALSO APPLY TO CONSIDERATION OF THE ZONING MAP AMENDMENT REQUIRED TO CREATE OR AMEND THE BOUNDARIES OF THE ADS-O DISTRICT.

This application will not create an ADS-O zone district.

9. IF REZONING TO A PDZ DISTRICT, THE PROPOSED PDZ DISTRICT PROVIDES SIGNIFICANT COMMUNITY AMENITIES OR OTHER BENEFITS, AS DETERMINED BY THE MANAGER, THAT PROMOTE THE ACHIEVEMENT OF COLORADO SPRINGS COMPREHENSIVE PLAN GOALS AND WOULD NOT OTHERWISE BE REQUIRED OF THE APPLICANT UNDER THIS UDC OR OTHER CITY OR GOVERNMENTAL REGULATIONS.

This application is not a rezone to a PDZ zone district; rather a rezone from PDZ to R-Flex-Medium straight zone. The proposed rezone and land use plan does not impact what is permitted in the surrounding PDZ zone district that shall remain.

10. COMPLIES WITH THE ADDITIONAL STANDARDS OF THE BASE ZONE DISTRICT WHERE THE PROPERTY IS LOCATED (SEE ARTICLE 7.2 (ZONE DISTRICTS)) OR IN AN OVERLAY DISTRICT THAT APPLIES TO THE PROPERTY (SEE PART 7.2.6 (OVERLAY DISTRICTS)).

The R-Flex-Medium zone district is intended to accommodate a mix of detached and attached low-to medium-density housing up to a maximum residential density of 5-16 dwelling units per acre. A mix of dwelling and/or lot types and design is anticipated to break up monotony and provide a variety of housing options. The rezone area is appropriate for the intended uses as shown on the associated Land Use Plan. This area is within the Airforce Academy overlay with notes regarding noise impacts are shown on the Land Use Plan.

LAND USE PLAN PROJECT JUSTIFICATION:

COMPLIANCE WITH LAND USE PLAN REVIEW CRITERIA IN ARTICLE 7.5.514.C.3 OF THE UDC

Per Subsection 7.5.514 C.3 of the City's UDC, since a Land Use Plan is submitted in connection with an application to rezone the site, the Land Use Plan shall be reviewed based on the following criteria:

1. *Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;*

An analysis of the compliance with PlanCOS is provided under the rezoning criteria above.

2. *Consistency with development standards of the zone district in which the property is located, or would be located after a requested zone district change;*

Future development plan submissions to the City of Colorado Springs planning department will show compliance with the R-Flex-Medium zoning development standards. These plans will outline key elements such as lot sizes, parking requirements, building setbacks, final building heights, landscaping, and other design details. This step-by-step process ensures that each phase of the project aligns with city regulations and community goals while allowing flexibility to adapt as the project evolves.

3. *Compatibility with the land uses and development intensities surrounding the property;*

The Creekridge at Flying Horse is compatible with surrounding land uses both existing and proposed. The Flying Horse development to the north contains similar use types to the proposed land use plan, and is buffered by the existing creek channel. The multi-family site to the west provides a different but complimentary residential use type than what is proposed through the rezone; however, diversity of housing types is a key foundation for thriving communities. Any land use, such as commercial, to the east or south that may be more intense than that proposed within the Creekridge at Flying Horse will be buffered by significant roadways.

4. *Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;*

The land use plan proposes residential uses and a park site to accommodate a variety of housing styles, including attached and detached single family housing with a density of 5-16 dwelling units per acre. The proposed residential uses and density are consistent with the mix of residential densities, both existing and proposed, within the surrounding area. All infrastructure adjacent to the site has been master planned to accommodate this project with little to no impact expected.

5. *Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;*

An updated Traffic Impact Study (TIS) has been prepared and included with the application submittal. Due to a decrease in commercial and office land uses, the overall trip generation for the Land Use Plan area will also decrease. The Land Use Plan illustrates the conceptual ingress/ egress points for the Creekridge at Flying Horse, along with the main internal roadway networks. While

subject to change in layout and classification pending final design, the proposed internal roadway network is designed to ensure multiple points of connectivity while limiting cut through traffic, providing adequate access to individual land use parcels. Other major intersections within the study area are also expected to experience only minimal operational impacts beyond those originally anticipated, due to the current proposed land use plan and reduced intensity.

6. *Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;*

The TIS addresses the capacity of existing streets to support the proposed development and indicates traffic related improvements that may be required to serve not only this development but existing background traffic. Preliminary data from Colorado Springs Utilities indicates there is sufficient capacity with already planned system upgrades and required service extensions to provide utility service to this area.

At this time, the proposed development will provide fees in lieu of land for schools.

The proposed development will provide a neighborhood park to meet Park Land Dedication Ordinance (PLDO) requirements. However, pending final design PLDO will be met through parkland dedication, fees in lieu of or a combination of both land and fees. Final PLDO requirements will be further defined as the residential areas develop and detailed unit counts are known.

7. *Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.*

The Creekridge at Flying Horse will follow the development standards for the proposed R-Flex-Medium. These plans will outline key elements such as lot sizes and layouts, transition of unit types, final building heights, roadways, and other design details. There are no low-density residential zone districts and any desired buffering between this use and adjacent uses will be accomplished as appropriate.

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