

Flying Horse Parcel 22 Project

CPC PUZ 18-00085 and
CPC PUP 13-00033-A1MJ18

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Applications



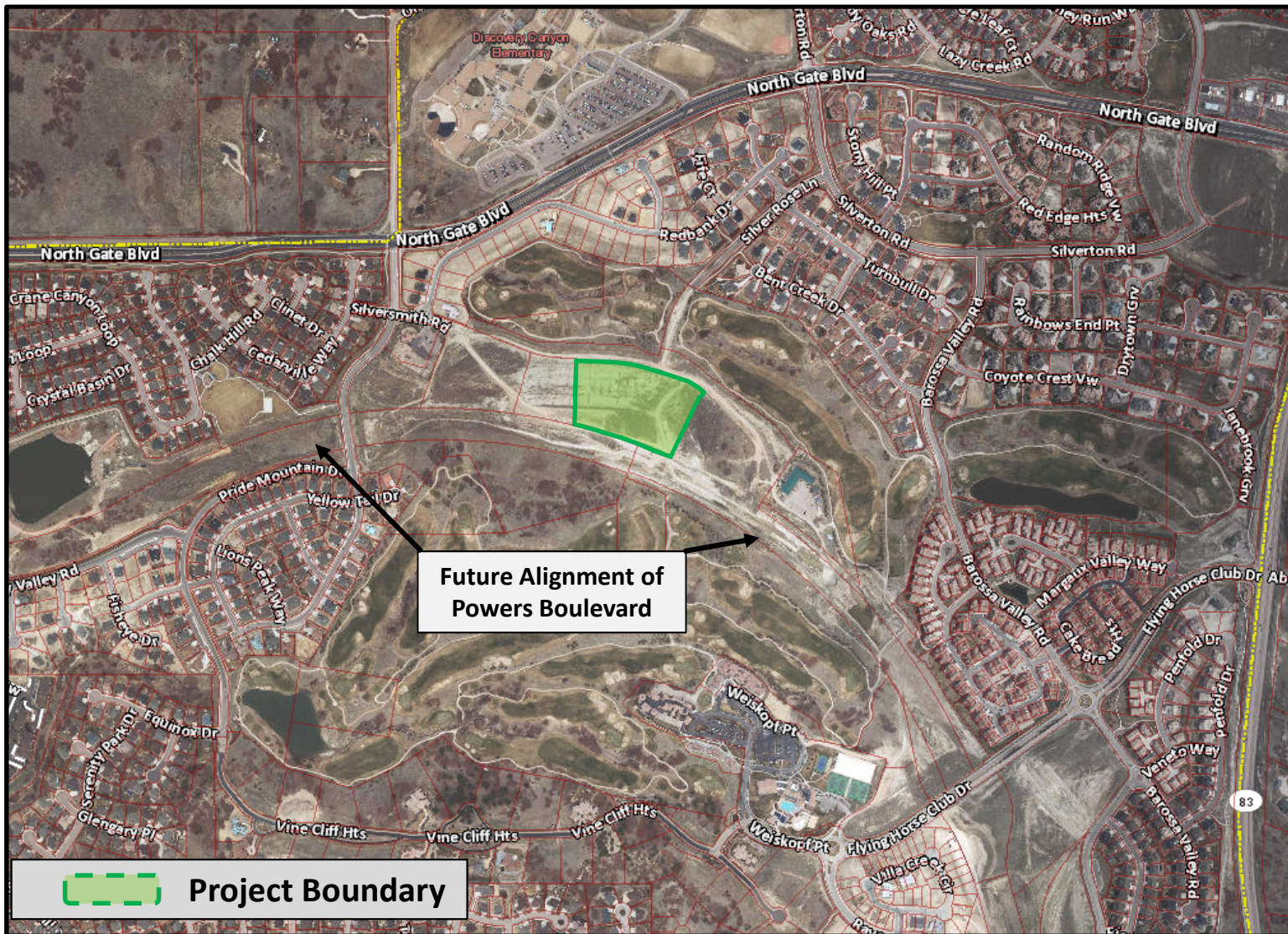
CPC PUZ 18-00085 – CHANGE OF ZONING TO PUD

An ordinance amending the zoning map for the City of Colorado Springs pertaining to 8.73 acres located southeast of the terminus of Silversmith Road and Silver Rose Lane changing the zoning from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection.

CPC PUP 13-00033-A1MJ18 - MAJOR PUD CONCEPT PLAN AMEND.

A Major Amendment of the Flying Horse Parcel 22 PUD Concept Plan illustrating a reconfigured lot layout, allowing additional uses on Lot 4, updating the Powers Boulevard noise influence line, and establishing timing for future roadway extensions.

Vicinity Map



General Information



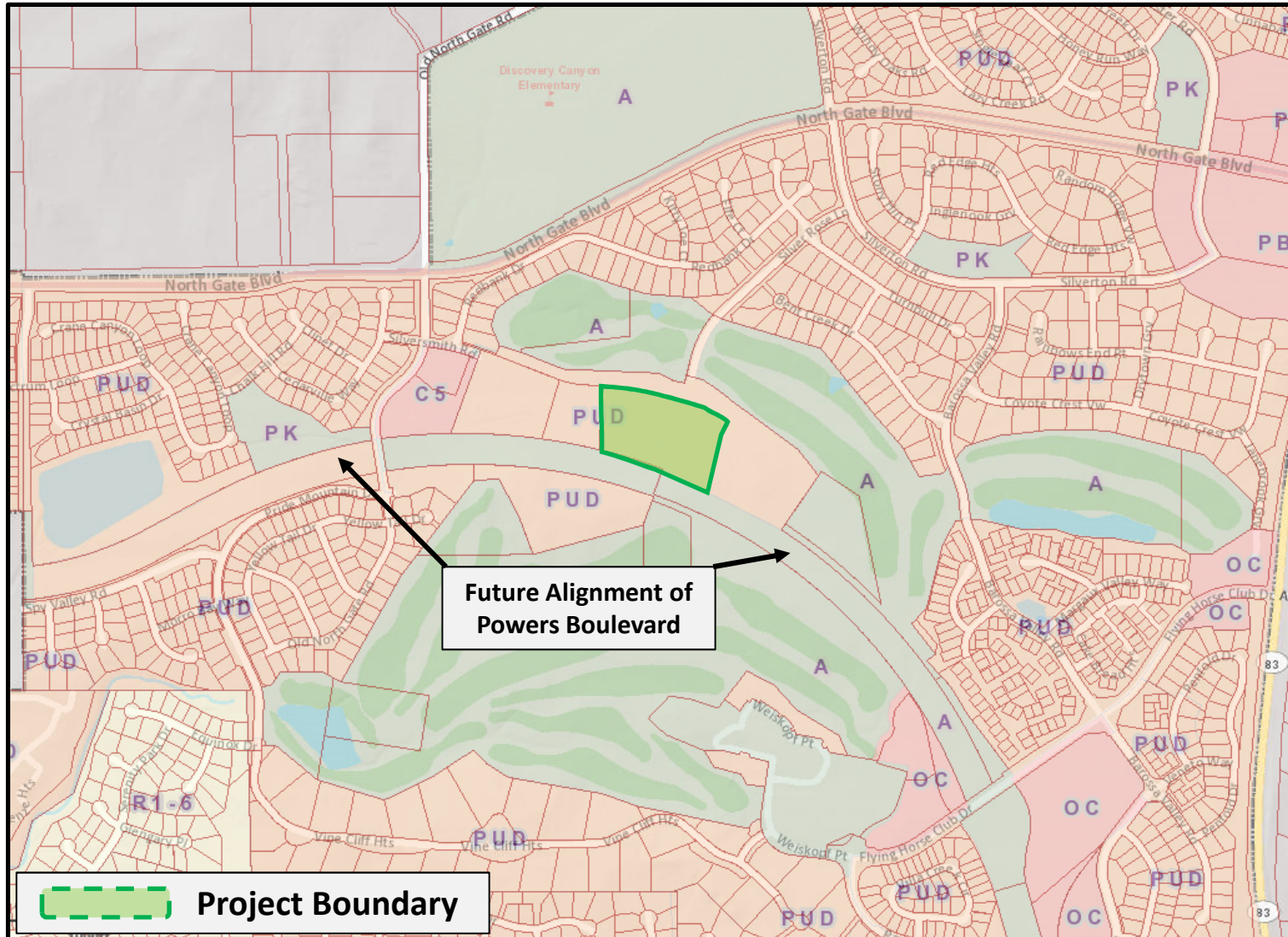
Site Details:

- 8.73 effected acres
- Zoned PUD (Planned Unit Development: commercial land uses)
- Per the Flying Horse Master Plan, the property is identified for Office
- Currently vacant, but has been over-lot graded

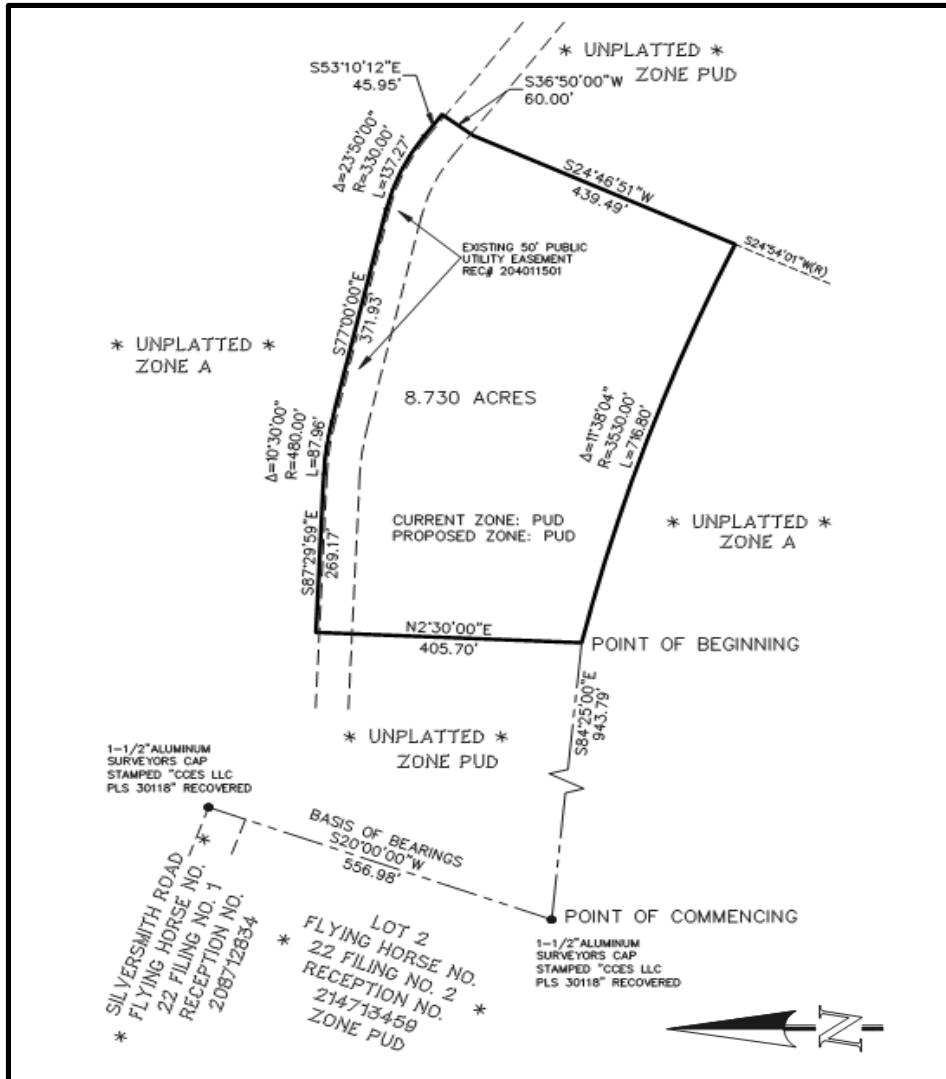
Public Notification and Involvement:

- Public notice was mailed to 348 property owners, on four occasions: during the internal review stage, prior to a neighborhood meeting held on August 16, 2018, and prior to the Planning Commission and City Council hearings
- The site was also posted on those four occasions
- Approximately 30 residents submitted comments. Following the neighborhood meeting, most residents were comfortable with the project.

Area Zoning



Zone Change Exhibit



Existing Zone: PUD
Proposed Zone: PUD (adds uses)
Proposed Uses: Commercial and Residential
Max. Nonresidential Density: 90,000 sf
Max. Residential Density: 12 du/ac
Max. Bldg. Height: maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection

Recommendations



CPC PUZ 18-00085 – CHANGE OF ZONING TO PUD

Adopt an ordinance changing the zoning of 8.73 acres from (PUD) Planned Unit Development to (PUD) Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUP 13-00033-A1MJ18 – MAJOR PUD CONCEPT PLAN AMENDMENT

Approve the Major PUD Concept Plan Amendment for the Flying Horse Parcel 22 project, based upon the findings that the amended PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).