

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

THURSDAY, September 17, 2015

CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903

CHAIRMAN PHILLIPS CALLED THE MEETING TO ORDER AT 8:33 A.M.

PRESENT:

Markewich
Henninger
Gibson
Donley
Phillips
Shonkwiler
Walkowski
Smith

ABSENT:

McDonald

ALSO IN ATTENDANCE:

Mr. Carl Schueler, Comprehensive Planning Manager
Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

COMMUNICATIONS

Chairman Phillips excused Commissioner McDonald.

Mr. Carl Schueler, Comprehensive Planning Manager stated items on the Consent Calendar were going to be pulled (Item A and B). The last item on the New Business Calendar was postponed until next month. Motion will be made about this when the regular new business calendar is heard.

RECORD OF DECISION

Moved by Commissioner Markewich, Seconded by Commissioner Walkowski to approve the August 20, 2015 meeting minutes. Motion carried 8-0 (Commissioner McDonald excused).

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CONSENT CALENDAR

ITEM NO.	PROJECT DESCRIPTION
<p>ITEM: A.1 CPC MP 06-00219-A5MJ15 (Legislative)</p> <p>PARCEL NO.: 6200000656</p> <p>PLANNER: Meggan Herington</p>	<p>A request by NES, Inc. on behalf of Pulpit Rock Investments, LLC for approval of a major amendment to the Flying Horse Master Plan.</p> <ol style="list-style-type: none">1. The proposed amendment will eliminate a 25 acre Community Park and replace the land use with 23 acres of residential development at 2 – 3.5 dwelling units per acre2. The proposed amendment will also create a new pocket park and a number of trail connections and other minor changes to parks configurations and land use configurations. <p>The property has 25 acres and is zoned A (Agricultural) and located North of New Life Drive and west of future Powers Boulevard.</p>

DRAFT

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CONSENT CALENDAR-ITEM PULLED FROM CONSENT

Commissioner Markewich pulled item A1 from consent calendar.

DATE: September 17, 2015
ITEM: A1
STAFF: Meggan Herington
FILE NO.: CPC MP 06-00219-A5MJ15
PROJECT: FLYING HORSE MASTER PLAN MAJOR AMENDMENT

STAFF PRESENTATION: Principal Planner, Meggan Herington entered into the record an additional piece of correspondence which was a density changes chart and was delivered via email a week prior. Ms. Herington gave a joint staff modified presentation (Exhibit A) with Parks Development Manager Chris Lieber.

Parks Development Manager, Chris Lieber expressed that this was a topic of significant amount of discussion for the Parks & Recreation Advisory Board. The general direction was to think of this in two ways. First there is the immediacy for the evaluation of the Master Plan Amendment and the need to think about the big picture and how it pertains to the northern part of the community and how best to serve this part of the community over time. He stated that the parks board discussed population projections, service radius, the park system master plan and the needs and expectations that appear in the northern part of the community. Referring to the presentation Service Analysis graphic, refers to the service area that would be affectively be served if particular park site remained in the master plan which captures most of the northern part of the community. Mr. Lieber stated that there is a need for an additional community park in the northern part of the community. What is the ideal location for a community park and what is the ideal scenario for a community park which brought of the immediacy of this particular proposal before Planning Commission today. With the number of residential units being reduced by 42% and you start applying the park dedication standards, the additional 25 acres for the community park is far and above the required land dedication based on the current number of homes and the projection of the new master plan. Mr. Lieber referred to the Service Analysis and Parkland Dedication Requirements slides in his presentation. Mr. Lieber stated with the reduction it gives a number of options, one being to approach the developer and comment that since it's not required to provide the land dedication is there a scenario whereby the city could acquire that piece of property. Another alternative would to look for other locations in the northern part of the community as additional development/annexations come in how it would be possible to secure that site. Future locations within the vicinity and so discussed that without the community park the developer is meeting the requirements of the park land dedication standards. A couple unique things that are happening within this particular development which is the abundance of open space between Kettle Creek and La

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Foret Trail and how trail connections be used to create links to large neighborhood park sites. The board looked to how in the short term they might be able to provide those services. Mr. Lieber stated that the discussion was then turned on site analysis and looking hard at the quality of the particular site and how well it might meet future community park needs. Even though it is a serviceable site it is not an ideal site. Mr. Lieber referred to the presentation “Existing Community Park Site Analysis” Slope Comparison from the Parks Board presentation. He stated that if you are going to be building soccer fields or baseball fields and other uses that are particularly found within the community parks this site is not necessarily the best for that. With the combination of all those things that lead the Board to unanimously decide that in this particular case they could support the amendment that was brought forward. This does put additional pressure to find an additional site that is definitely needed for the long-term within the northern part of the community but they are in full support of the amendment.

QUESTIONS OF STAFF:

Commissioner Markewich wondered about the bridge that is going over squirrel creek, which the proposal stated that it is \$200 per home with 80 homes would make it \$16,000. Wants to know if that is enough money to build the bridge. Mr. Lieber responds that the amount comes from two places; one is that the additional units would pay the park fee as well as an additional \$200. And when you add those dollars together, and states yes it would be enough to provide for the bridge costs.

Commissioner Gibson wanted some explanation for the benefit of the public about the community park that is going away and the pocket parks that are being proposed, if there are amenity changes. Mr. Lieber states that he can't speak of the specifics of what would be included however he gave a difference between pocket parks, community parks and neighborhood parks which he stated are quite substantial. Community parks tend to be destination parks with large gatherings with access and lots of parking with a 2 mile service radius (examples Memorial Park, Cottonwood Park, America the Beautiful Park). Neighborhood parks are intended to serve to the immediate community with no parking and a ½ mile radius. Pocket parks are private and intended to serve the immediate development and in this particular case what was asked from the developer was the need for improved trail connections to be sure that the residential area as well as those surrounding the area could easily connect to the public and neighborhood parks that are moving forward or that already exist.

Commissioner Shonkwiler needed some clarification on the math figures regarding the slide in the presentation which shows an original projection of 3,975 units per density and propose shows 1,364 with a 42% reduction but Commissioner Shonkwiler is calculating 65%. But looking at page 15 of the project statement with a proposed density of 2,304 vs. 3,975 which is 42% he wants to know if there might be an error. Mr. Lieber responds that he needs to go back and make sure the current master plan is correct and he gives clarification that the current master plan number is 2,304 and does indeed add up to 42%.

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Commissioner Shonkwiler referred to the memo that was sent out that shows a 148 unit reduction and 125 of which had to do with the removing of density reduction where the mouse park was going to be and what is shown is about almost 2000 units. Commissioner Shonkwiler wondered how you go about reducing an area that is designated for a couple thousand units and then all of a sudden they are gone which means they have to go elsewhere, and wanted to know how the city and the planning division put their view on that. Principal Planner, Meggan Herington started off by stating that the Flying Horse master plan was adopted in 2004 with a maximum cap and never a minimum and the different land uses and sections that are seen are a density range which range from low to high. When the master plan was originally instated it talked about the maximum units that were allowed but doesn't touch on topography and roads, there was always a reduction in that maximum cap. Ms. Herington stated that the reduction of the number of units has been reduced in that original master plan over the past 11 years. There is expectation of that difference of the 142 units with this change but the change is still within the density projections of the master plan and clarified that they're not dipping below the range for each land use and that they are reducing density to what the land can actually handle. The numbers are where they need to be and are within the limits of the Master Plan.

Commissioner Donley referred his question to Mr. Lieber and wanted to know about the analysis that evaluated the number of dwelling units that are associated with the Flying Horse development but there are other residential developments north of Interquest and asked how many units will be at build out rather than the current numbers. Mr. Lieber responded that he did not have the current numbers but it was something that was looked at. He stated that with the 2 mile service radius, it captures a fair amount of the Air Force Academy with no residential on that area. It also captures a significant part of unincorporated, he stated that assumptions need to be made that the existing land use/density would remain the same or maybe annexed at some point in the future. Also that the amount of people projected to be served by the park is significantly lower compared to the typical community park sites. He added that looking at the park land dedication standards they look specifically at that individual developer. Mr. Lieber went on to say that at the time when the North Gate master plan was built the identified parks were intended to serve that specific area and that there was no way of predicting what would become of Flying Horse, it predated that master plan and annexation agreement. We were working with building blocks and so there had to be a lot of assumptions that needed to be made, and it is believed that there is a need for a park in that northern part of the community for a community park site.

Commissioner Donley stated that the with regard to the infill project there was a model that was created that calculated the capacity of development. He stated he did some analysis and excluding Flying Horse the numbers that he came up with were 9500 dwelling units and is assuming that those densities will be decreased which would be 5,000 dwelling units if dropped by half. And in addition to the 2300 that are in Flying Horse, it would be up into the 10,000 plus number of residence that will not have a community park serving their neighborhood. We need to see it as a community and not individually and felt that was a concern. Mr. Lieber

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responded that the parks board spent a lot of time discussing and the direction to take is to look for other community park sites in the future and other ways to serve this community.

Commissioner Donley stated they have a site now, wouldn't it make more sense to find the alternative before all access and opportunity is lost to the current site now. Mr. Lieber stated that part of their discussion and the exact same question was raised and it comes down to the immediacy of the master plan and how we need to look at the development standards, the requirements of what the developer would be. He stated that it is not unlike other parts of the community where development moves forwards with no parks and open space sites secured ahead of time.

Commissioner Donley suggested that the multi-family tract # 13 might be a better candidate for the park with better access and flatter slopes and the site is right there and immediately adjacent to it. There are better alternative sites out there he felt they should think about it. He found it interesting that the bulk of the park requirements are met by the open space and is interesting that the dedication is mouse habitat (presumed) and feels it is great open space. But the fact that it was sterilized by federal regulations much like a flood plan and wants to know if so much of their park dedication is given over to the open space and wants to know if that is the right balance and how important is a community park in the overall picture. Mr. Lieber responded that the open space shown is identified on the open space master plan as priority for preservation and is trying to meet the community value that is trying to be met by the master plan process and that credit for the open space was very important in advancing that part of the master plan. He stated that the trail corridor along the open space is important and is something the developer has been talking about. For open space it's a matter of balancing access with preservation and how you find the best line. For this particular corridor because of its topography it's almost canyon like and very beautiful. A linear trail corridor makes a lot of sense and was something that was pushed for that provides that recreational amenity and links to other neighborhood parks. Commissioner Donley responded that he agrees the open space is interesting but there is a point at which so much dedication of open space occurs that it's too much but how that cap occurs it isn't in the rules as of now.

Commissioner Donley stated that neighborhood parks are an amenity that is desirable from a developer perspective as contrasted with community parks which are more intensive. Commissioner Donley wanted to know about the comment that Mr. Lieber had stated about some of the neighborhood parks are oversized and are somehow a tradeoff and there needs to be a balance that states this is how much is needed for neighborhood parks but we still need to reserve ground for these that ground for community parks so there is a place for community activities (baseball, soccer, etc) so that driving distance are reduced for those who participate in those activities and all the benefits that are derived from that community so we have to find a place for the community parks because it is an essential service of the community. Mr. Lieber agrees and stated that one of the directions that came out of the park system master plan was that in the future to think less of neighborhood parks as being isolated postage stamps within a large development and really look at how are all the parks linked together via by a trail system and/or open space corridor so that we get more community value out of neighborhood parks.

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Mr. Lieber stated that there are some areas where there wasn't the best job done of linking neighborhood parks together, therefore in some ways what is proposed is somewhat a step in the right direction in that there is a real emphasis in trails and those connections and the addition of the pocket park. Commissioner Donley wanted to re-emphasize that perhaps the neighborhood parks are oversized in Flying Horse relative to the population and some of that needs to go to the community park.

Commissioner Henninger referred to the slide in the staff presentation regarding traffic flow in the southern part of Flying Horse which has gone from a loop that intersected with Powers and provided access without impacting the too much of the neighborhood to the south and I would like to know when it was changed. Mrs. Herington commented that there was always a planned connection to Deer Creek to the north and states that the major road connection has not changed they are just adding a road to accommodate Lizard Leap Park and doesn't believe it is a road classification change it is just being depicted graphically in a different way, which the applicant can address in their presentation.

APPLICANT PRESENTATION:

Tim Seibert, with NES, representing Classic Homes gave a presentation (Exhibit B).

Mr. Seibert referred to the question that was previously asked by Commissioner Shonkwiler about the density of the area and explained that the density that was referred to was the areas of the master plan that changed with this amendment and not the densities that were done from the first master plan in 2004. It focused on what is being changed relative to the current master plan that is in effect. The purpose of that information provided was to focus on the areas that are currently being proposed to change with the master plan.

QUESTIONS OF APPLICANT:

Commissioner Henninger needed some clarification about access to the land that is being taken from the park to be added to residential to match Deer Creek, how do you propose getting to that land. Mr. Seibert responded that physical access will come from New Life Drive, which is just north of Pikes Peak Community College Rampart campus, there are two access points there and then as part of the Highway 83 plan there is some limited access to the commercial part. But the primary access will come off of New Life Drive. Commissioner Henninger also wanted to know where parcel 10 would get their access from. Mr. Seibert stated that parcel 10 will have multiple access points being 3 dedicated roads through Deer Creek neighborhood. He also stated that with the master plan it is just showing general access but there will be road connections all the way through parcel 10 as well as parcel 5. Commissioner Henninger stated that Silver Creek Dr. and Black Creek Dr. are coming out of Dear Creek.

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Commissioner Henninger referred back to his previous question that was asked of Meggan Herington as far as the time frame of the reconstruction of the road from Powers Blvd into Deer Creek. Mr. Seibert referred back to his presentation slide and stated that they would be continuing that collector street north into the Flying Horse development and he continued that there was always an access there as a collector street and their intention was for it to come up and connect with change in location of Lizard Leap Park. That this had changed from coming around the park on the western side to the eastern side.

Commissioner Henninger wanted to know if the access through Stone Crossing and the access up by Flying Horse Country Club would be the main access points until Powers Blvd will be built. Mr. Seibert referred to his presentation slide and responded that the Powers connection will only have one access in the Flying Horse development. He stated that there will only be one access within the Flying Horse development, that it is a crossing across Powers but will have no access due to the fact that CDOT will not grant it. Mr. Seibert stated that there was a request access at Flying Horse Club Dr which is the main access off Highway 83 with several roundabouts and they anticipate access at that location.

Commissioner Henninger stated that point of his previous question was missed and wanted to clarify that he is speaking of the southern part of Flying Horse and that the only access to that whole area is the street that goes up to the club house. Mr. Seibert responded that that statement is correct and that it comes down from Flying Horse club drive and a connection from Stone Crossing which loops through and goes back up to Flying Horse Club Dr, which was originally designed be the main connection to highway 83 and services everything north of Black Squirrel Creek besides the small neighborhood connection that exists today.

Commissioner Henninger responded there is a lot of housing for one access, and that the access through Stone Crossing doesn't seem viable. Mr. Seibert stated that the community in Stone Crossing loves the connection because they are able to get to highway 83. Commissioner Henninger responded he was fully aware of that. Mr. Seibert went on to add that Flying Horse Club Dr. has multiple connections up to North Gate Road to Flying Horse. Commissioner Henning stated that there is only one access in the whole neighborhood and had made the assumption that when Powers was built that it would be connected to Powers. Mr. Seibert clarified that there is crossing of Powers not a connection which is per the master plan from 2004. Commissioner Henninger commented that he felt like nothing is going to be done on that southern part when it comes to access. Mr. Seibert commented again that there is no connection to Powers. He stated that there will be adequate access to service the entire community. Commissioner Henninger stated that Powers isn't going to be there and with one Flying Horse road there doesn't seem to be adequate traffic flow.

Mr. Seibert stated that through there traffic analysis for the projects of Flying Horse Club Dr. is a four land road with roundabouts that provide more than adequate access. He also commented that there are two parallel roads that provide that access on both sides of Powers Blvd.

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Drew Balsick from Flying Horse commented about the previous question that was asked by Commissioner Henninger. Mr. Balsick referred back to the proposed master plan slide of the applicant presentation and gave some clarification of the different access points. He stated that the grading on the south western portion of Flying Horse didn't allow for a street which is the reasoning for the only access point into Flying Horse. Mr. Balsick referred to the area where the Ramtron commercial building is located and stated that there is a forty to fifty foot cliff which made the west side of Dear Creek to the top of the hill inaccessible which continues past Liberty Heights. He also stated that the Old North Gate Road project was already in and no access was ever provided and the first point of access was Stone Crossing. Mr. Balsick went on to add that there is only one access on the back of Tuscano and referred to the portion where the park is being removed and stated that there was never access to the west. He commented that they are working with what was already provided in the original master plan.

Peter Wysocki commented that the discussion is being digressed from what the application is requesting and felt like it was getting into the broader discussion of the entire master plan. Mr. Wysocki stated that all of the access points and transportation was approved in the master plan and states that the amendment isn't changing any major access points it's in fact reducing the density which theoretically would have less traffic impact. Mr. Wysocki stated that the entire master plan is being questioned rather than what the applications are.

Commissioner Henninger commented that his original question was commenting on the change in the two maps of the transportation and withdrawals the rest of the question.

Commissioner Shonkwiler states that they are dealing with changes in the master plan and changes in density and that this application includes the reduction in density of the 148 units and that the overall reduction in the original projection master plan is 1671 units. He stated that master plan is approximately 1500 acres which means there is a 1 ½ unit per acre density and if 1671 units are taken away at 1 ½ units per acre, then 1113 acres will have to be developed elsewhere and wanted to know where that will be put.

Mr. Seibert responded that the purpose of master plans on developments of this particular sort that there are challenges anticipating the market in 30 years. He went on to make an example of Briargate which was originally 10,000 acres and which had a density of a 50% reduction due to no demand and the current market at that time. Mr. Seibert acknowledged the fact that the intent of a master plan as required is to try and put book ends on a piece of property from a land development stand point and that is how things are evaluated moving forward. Mr. Seibert stated that the way they project the numbers is there had already been a reduction in the master plan before. He stated that there might be other locations and other opportunities to see increased density. Mr. Seibert referred to other areas of densification in other parts of the master plan communities that were not anticipated. He stated that the infill is focused primarily of the core areas of the city are opportunities to see that density area pick up and provide diversification of housing types. Mr. Seibert referred back to this particular development and looking at the jumping mouse habitat also dedication of Powers blvd., all

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those things have evolved as the master plan evolving and caused reductions in density. He stated that the bigger planning question is that some of the absorption will take place.

Chairman Phillips added that when there a major land use changes, questions will be asked. They may not deal with the exactly what it says they are here for but they will ask questions.

CITIZENS IN FAVOR:

None

CITIZENS IN OPPOSITION:

Jim Tedamin, Deer Creek resident stated that he wasn't opposed to the amendment change and only wanted to express his concern about the limited access points to the southern portion of Flying Horse and the construction traffic that may flow through Deer Creek namely Snowflake Drive and Silver Creek Dr. to build the southern portion of Flying Horse. Mr. Tedamin wanted to express his concern two limited access points and if the southern portion of Flying Horse will eventually connect to the northern part of Flying Horse suggested that the road connection between the northern and southern part of Flying Horse should be built before the development of the southern portion and use Deer Creek as a stepping stone in that direction. Chairman Phillips asked if Mr. Tedamin felt his question might have been answered. Mr. Tedamin responded that Commissioner Henninger had addressed some of his concern.

ADDITIONAL QUESTIONS OF STAFF:

None

DECISION OF THE PLANNING COMMISSION:

After Rebuttal, Commissioner Donley had questions of Mr. Lieber. Commissioner Donley had additional questions for Mr. Lieber and inquiring about the proposed Larry Oaks Sports complex that the applicant had previously brought up. Commissioner Donley wanted an explanation on the difference between a sports complex and community park, and what facilities are missing from a community park. Mr. Lieber states that a sports complex is heavily programmed. Tournaments would take place there. There would be an emphasis on soccer field, rugby field, baseball fields, etc. To contrast that to a community park – a community park is a place where the community at large gathers and has a blending of (ex. large shelters, 4th or July gatherings, symphony in park, etc.) a couple of examples are The Sky View Complex down by the airport or the Leon Young Complex. 100% of those uses are active sports; contrast that with Memorial Park or Cottonwood Park you see a blending of different activities. The master plan states it should be a 50/50 mix, 50% active and 50% passive (community gathering spaces).

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Commissioner Donley stated that perhaps the Larry Oaks Sports Complex will meet the sports active component of the community park function. Commissioner Donley questioned if the other facilities such as the oversized neighborhood park and open space can serve other functions that a community park would offer. Mr. Lieber responded yes, and explains that in the near future those types of facilities are already proposed, some of which are already built. Mr. Lieber refers back to his original statement of the immediacy of evaluating the proposed master plan. Mr. Lieber stated as the city continues to develop and grow that for the long-term it is important that there continue to be a community park site on the master plan for the future. In the short-term, there are passive recreational opportunities along the open space and with the trail corridor; there is the two 10-acre neighborhood park that has both that active and passive features. The proposed park in Flying Horse as well will have both of those features along with the natural features that already exist. Therefore in the short-term there are other ways that meet those needs and the Larry Oaks Complex will provide some relief and added opportunities for more active use.

Commissioner Donley referred his next question to Kathleen Krager and inquired about the collector connection to Deer Creek and expressed his concern about the access that goes through Deer Creek as a result of this and cutting over to Voyager.

Transportation Manager, Kathleen Krager, stated that it is common that they request a way through adjacent neighborhoods because it provides a secondary access and expressed it was a good idea. She stated that it is good to put that connection onto a collector street that does not have any houses fronting on to that street. Ms. Krager expressed that it is not a great need and isn't going to be used a lot and explained that there are about 800 homes on that SW side of Powers which will possibly generate about 8000 vehicles a day which the collector streets can handle about 10,000 trips a day. Mrs. Krager stated that they will be putting in that street that goes across Powers with the development of this site and stated Powers does not need to be built in order to do so. Mrs. Krager noted that they have been crossing the Powers right away consistently with their streets and when Powers is eventually built, bridges and overpasses will be necessary so they will not connect. She stated that the access from that site you can go through Deer Creek and do the convoluted way over to Voyager and that you can also easily get up to Highway 83 which will get you to Voyager and Interquest Pkwy which you can continue on through to Interquest to I-25. Or taking south Voyager can get you to a place where you can get onto Powers Blvd or to Northgate if you're heading to the schools. Mrs. Krager stated that that travel was anticipated when Deer Creek was originally developed and that is why the cross access is currently there.

Commissioner Donley expressed he felt that it is great to have those cross connections.

Peter Wysocki added that Flying Horse connects to the other existing neighborhoods very similarly on the NE & NW area through Grey Hawk and it's interconnected in the neighborhood and not just an island.

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Commissioner Markewich wanted to know if the new configuration on the street, that is south of the neighborhood park, would be considered a collector street that is connecting to the connector that goes through Deer Creek. Kathleen Krager responded yes and clarified that the street being referred to is the one going passed the multifamily homes.

Commissioner Markewich had also asked if there will be house frontage and driveways in that area. Kathleen Krager responded that eventually when it gets into the subdivision it might switch over to a local street once it's to a point that will not have as much traffic. Ms. Krager also stated that any section of roadway that they think will have that amount of traffic, where it would be a collector street; house frontage is not allowed on that street.

Commissioner Markewich wondered if at this point they will be requiring this roadway to be designated as a collector and asked if it would be later designated as the development plan comes along. Mrs. Krager responded yes, once she sees the house plans and stated that most collectors that go into a neighborhood will at some point become a local street only because there is not enough traffic to be a collector street.

Commissioner Markewich wanted to know if collector streets allow parking on the street. Mrs. Krager described that there are two standards for collector streets, one allows parking and one does not. Commissioner Markewich questioned what the standard is for Deer Creek since he felt that by looking at the layout a lot of people using the connection and going through Deer Creek to get to Voyager would be heavily used and wondered at what point the status of parking will be. Mrs. Krager stated that she has not checked the cross section of the collector in Deer Creek and noted that it was brought in before she came to the city. She also stated that the standard for a no parking section of a collector street didn't come into effect until 2009 which was after Deer Creek. Mrs. Krager made the assumption that there is parking allowed there, but noted that if a collector with parking becomes an issue they can restrict parking in the near future.

Commissioner Henninger stated he thought it was good and it got laid out and that it was positive for the environment up there and appreciated Commissioner Donley bringing it up.

Commissioner Markewich stated looking that the plan and the conditions that they are required to review a project like this, he stated he felt it met the criteria of city codes and comprehensive plan criteria. He stated he wished the community park would have been moved to the place where the neighborhood park is, thus he is disappointed that the amount of parks space will be scaled down and would rather see a community park where the neighborhood park is going to be. Nevertheless with densities and park board approval he stated he saw no reason to vote the item down because of that but he really would have liked to have seen that neighborhood park grow a little bit and become a community park.

Commissioner Gibson stated she would be supporting this project. Commissioner Gibson felt Park Land Dedication exceeds the required amounts for the standards, what they have and what they are offering and please to see it come forward

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Commissioner Shonkwiler stated that this is a legislative issue rather than a quasi-judicial issue and stated you need to look at the entire equation of what is being done, especially with it labeled a master plan amendment; larger question is raised of what is good for the city and bad for the city. Commissioner Shonkwiler stated that this includes a reduction in density by 148 units and overall reduction of 1671 units and referred to another master plan amendment done a year ago that had a reduction of 433 units at the farm. In order to replace that number of units at 1 ½ units per acre, that requires subdividing 1407 acres somewhere east, north or south of the city. Commissioner Shonkwiler added that there is not enough money to pay for the roads, infrastructures, bridges, etc., from the tax space. He expressed that he is through voting for reductions in densities of master plans and will be voting against this item.

Commissioner Donley stated he'd given a lot of thought and spent the last couple of day to try and understand it. He felt that the presentations were useful to help him to understand how they arrived where they are. He deferred to the Parks Board decision. They have thought it through can understand their logic and will be supporting the project as a master plan amendment.

Motion by Commissioner Henninger, seconded by Commissioner Gibson to approve **Item A.1**, a major amendment to the Flying Horse Master Plan based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in city code 7.5.408.

Motion passed 7-1 (Commissioner McDonald excused)

September 17, 2015

Date of Decision

Planning Commission Chair

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