

Flying Horse Parcel 22 Amendment

CPC MP 06-00219-A11MJ22

CPC PUZ 22-00024

CPC PUP 13-00033-A3MJ22

July 26, 2022

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Planning Supervisor



Applications



CPC MP 06-00219-A11MJ22

A Major Master Plan Amendment to the Flying Horse Master Plan for parcel 22 which is currently designated office to establish office, commercial and residential land uses at the site located east of the intersection of Silversmith Road and Silver Rose Lane.

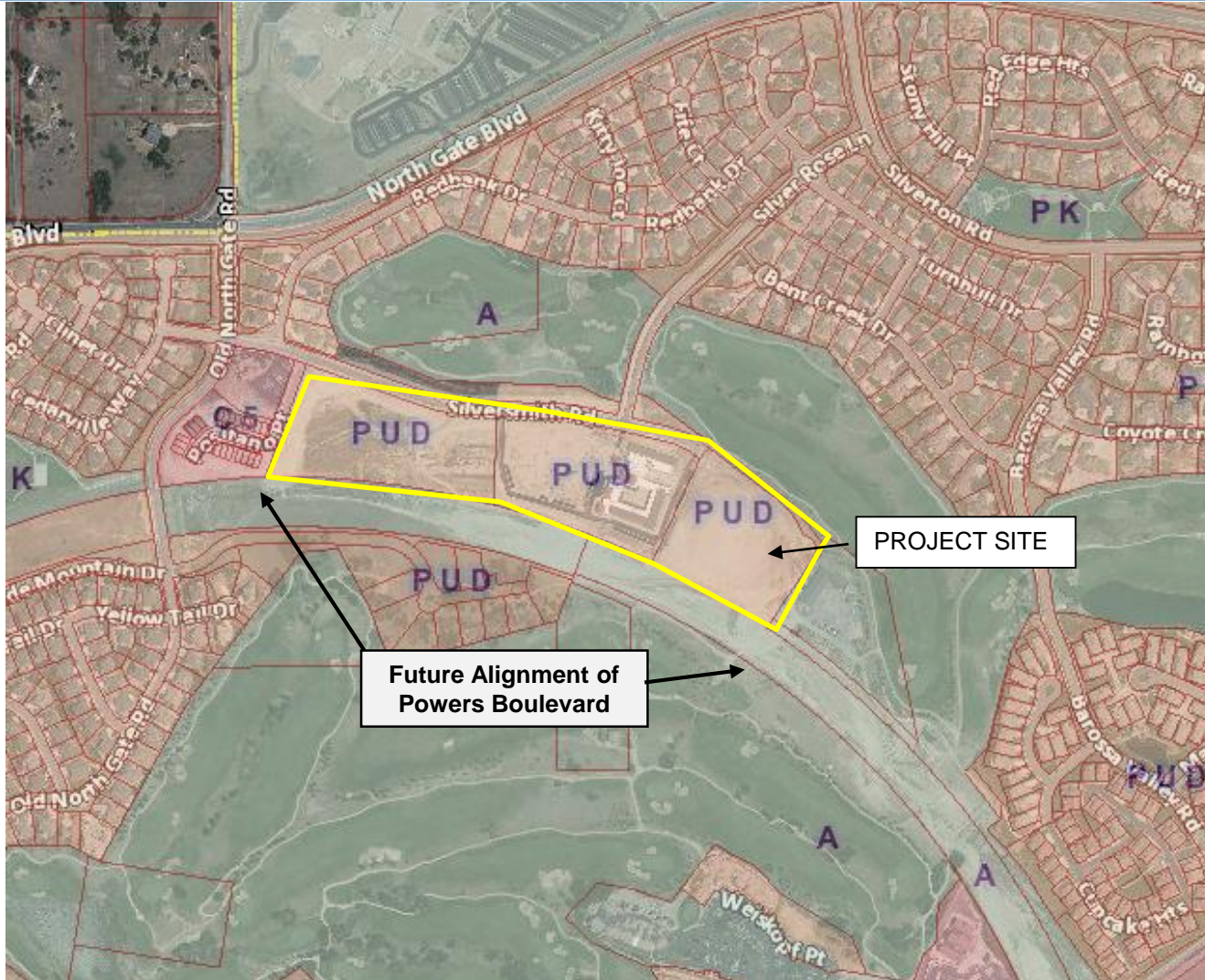
CPC PUZ 22-00024

A zoning map amendment for 5.915 acres located east of the intersection of Silversmith Road and Silver Rose lane from PUD (height maximum is 45 feet for all lots west of Silver Rose Lane and 35 feet for all lots east of Silver Rose Lane) and A (Agricultural) to PUD (Planned Unit Development: Commercial, Office, or Residential, 20 dwelling units per acre, maximum 90,000 square feet of non-residential with a maximum building height of 35-feet)

CPC PUP 13-00033-A3MJ22

A PUD concept plan amendment for Flying Horse Parcel 22 located east of the intersection of Silversmith Road and Silver Rose Lane.

Vicinity Map



General Information



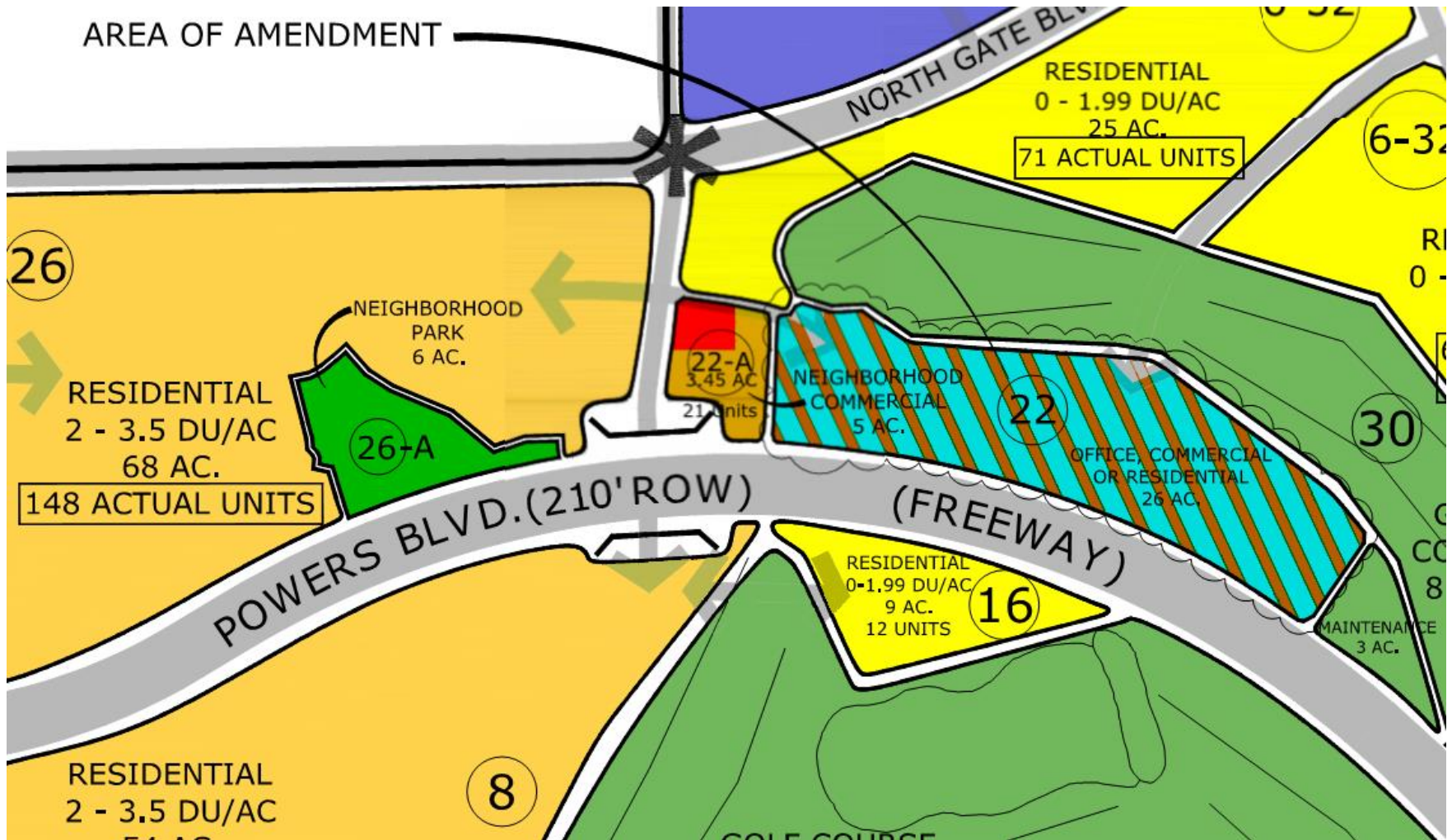
Background Information

- Vacant Parcel adjacent to Future Powers Road extension

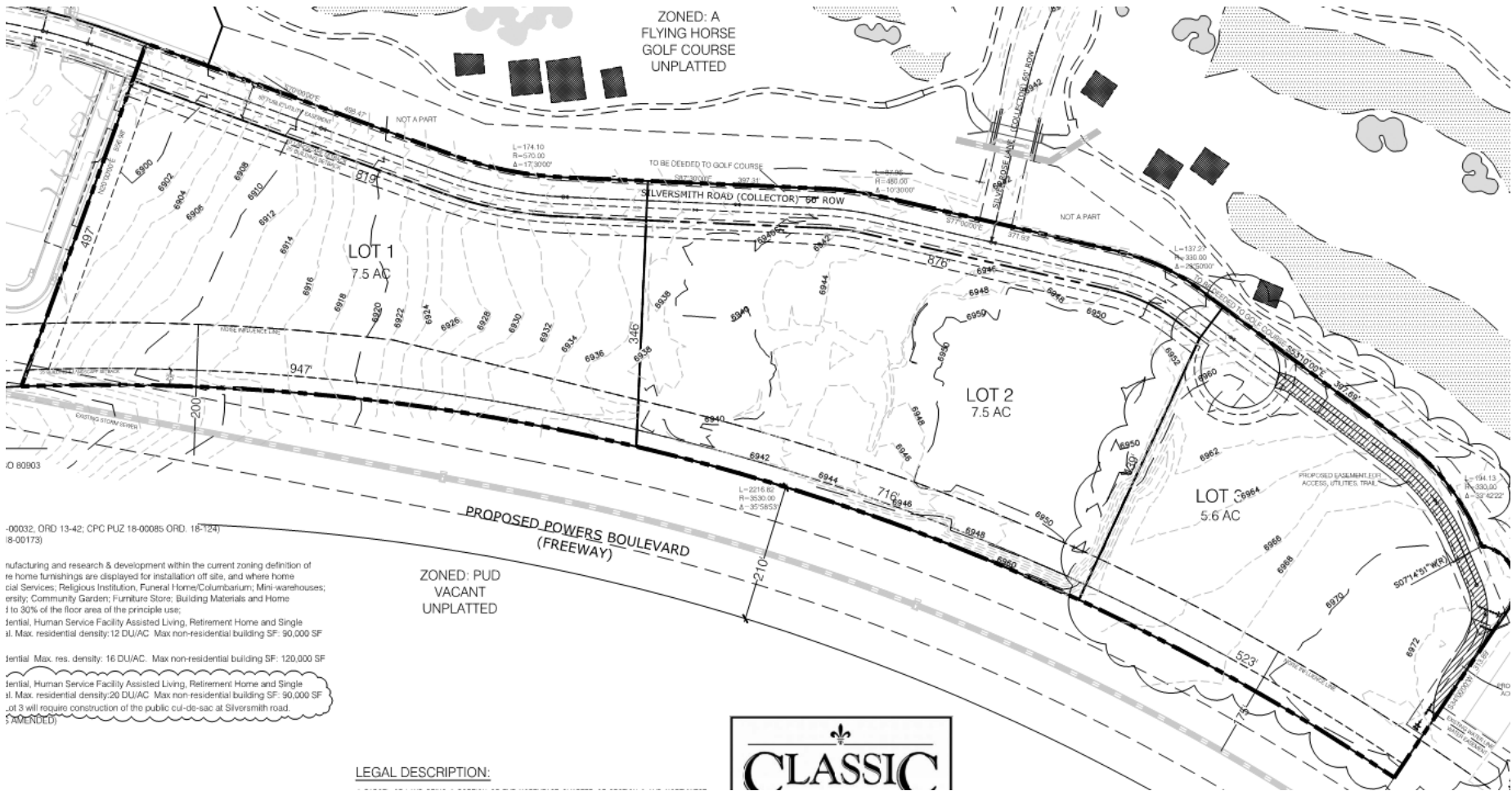
Public Notice

- Site posting and 297 postcards mailed four times: twice at the initial review stage and before the Planning Commission and City Council hearings.
- One resident reached out to staff requesting a postponement of the City Planning Commission hearing
- Other public inquiries from residents discussed this

Major Master Plan Amendment



Master Plan Amendment Area of Change



PUD Zone – Ord. No. 13-42



- General/Medical Offices
- Business Park - Including light manufacturing and research and development within the current zoning definition of "Business Park" per City Code Section 7.2.302
- Design Center - A business park use where home furnishings are displayed for installation off site and where home furnishing products are stored
- Office/Warehouse
- Financial Services
- Religious Institution
- Funeral Home/Columbarium
- Mini-Warehouses
- Charter School
- Public/Non-public Schools
- College/University
- Community Garden
- Furniture Store
- Building Materials and Home Furnishings Supply
- Retail as an accessory use restricted to 30% of the floor area of the principle use

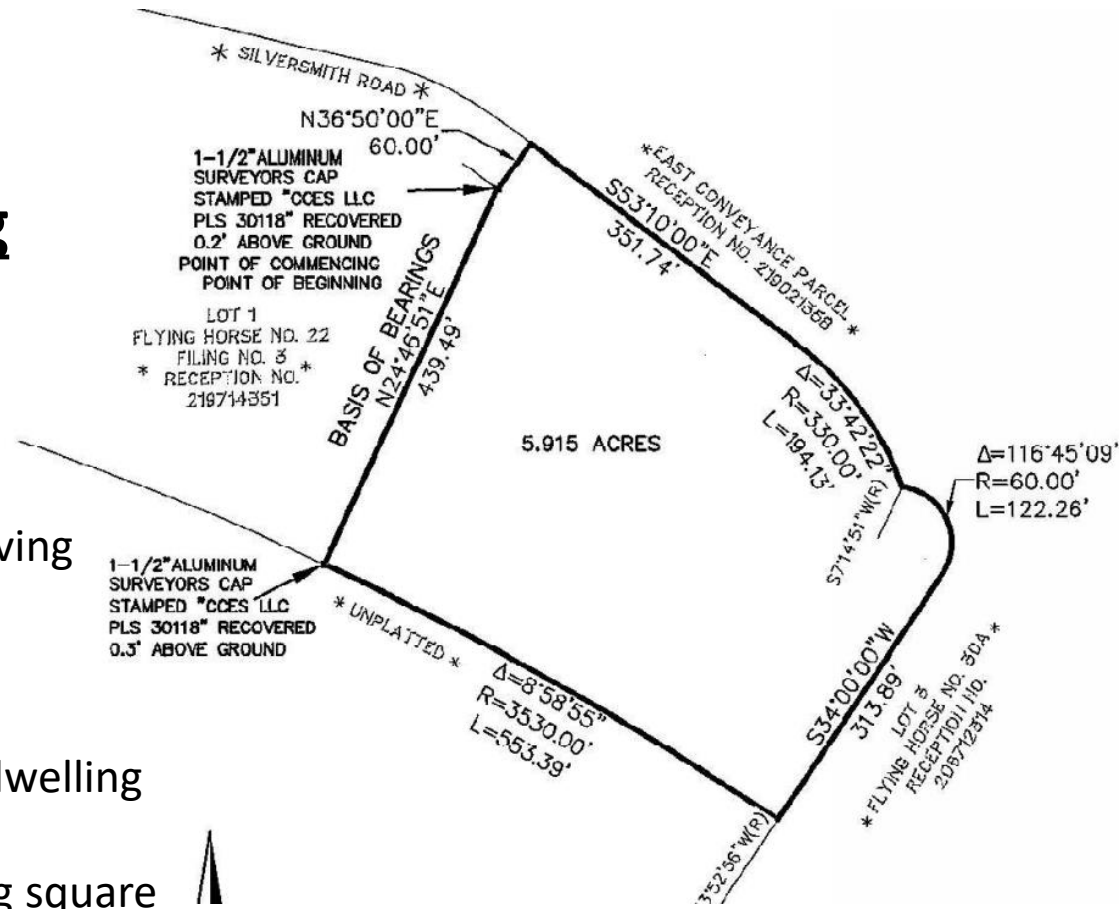
PUD Zone Change



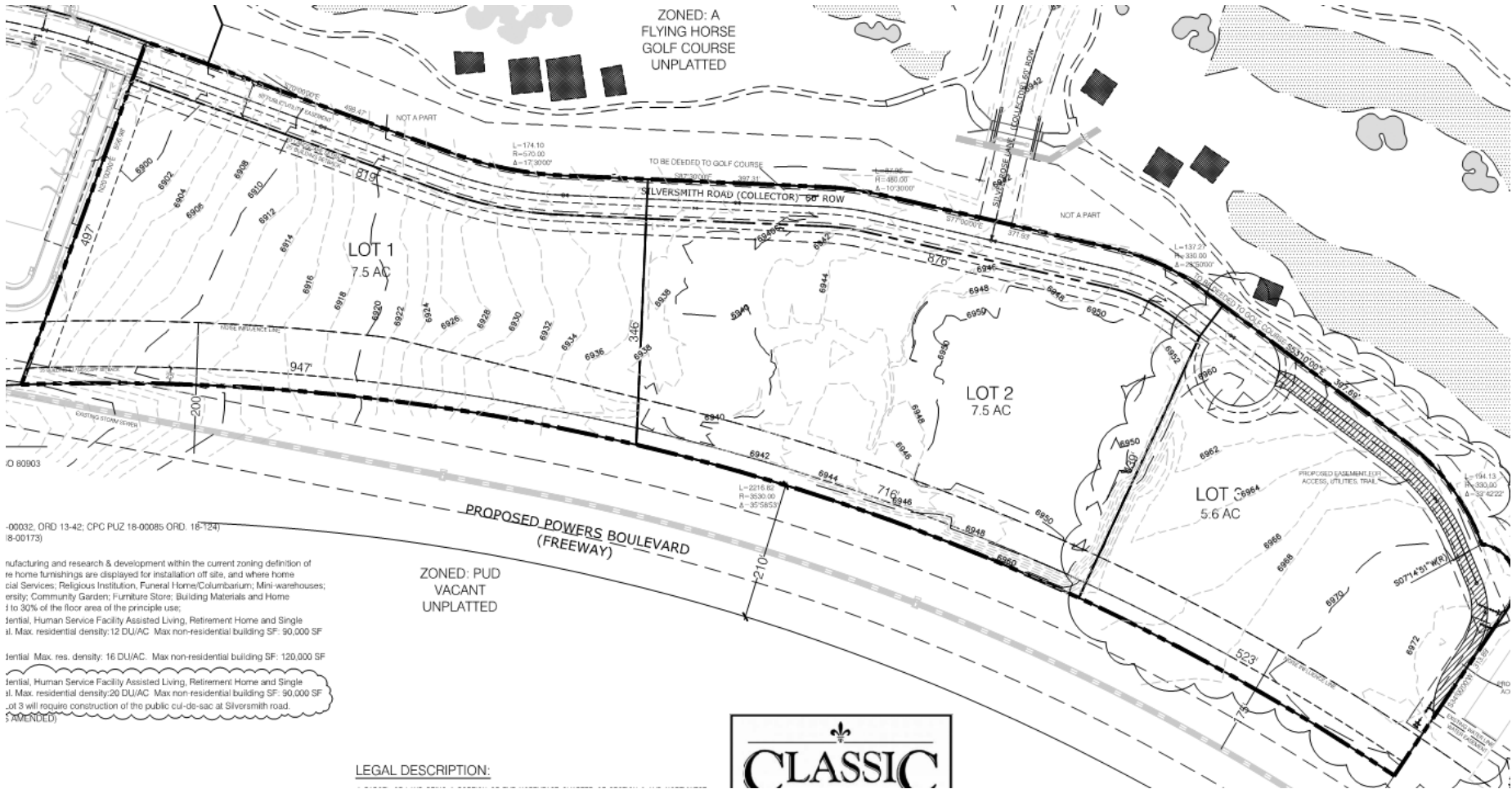
ALL USES CURRENTLY PERMITTED IN THE PUD and the following additional uses:

- Multi-Family Residential
- Human Service Facility Assisted Living
- Retirement Home
- Single Family Residential

- Maximum residential density 20 dwelling units per acre
- Maximum non-residential building square footage: 90,000 square feet



Major Concept Plan Amendment



-00032, ORD 13-42; CPC PUZ 18-00085 ORD. 16-124)
(8-00173)

manufacturing and research & development within the current zoning definition of
re home furnishings are displayed for installation off site, and where home
cial Services; Religious Institution; Funeral Home/Columbarium; Mini warehouses;
ersity; Community Garden; Furniture Store; Building Materials and Home
f to 30% of the floor area of the principle use;
Jential, Human Service Facility Assisted Living, Retirement Home and Single
st. Max. residential density: 12 DU/AC. Max non-residential building SF: 90,000 SF

Jential. Max. res. density: 16 DU/AC. Max non-residential building SF: 120,000 SF

Jential, Human Service Facility Assisted Living, Retirement Home and Single
st. Max. residential density: 20 DU/AC. Max non-residential building SF: 90,000 SF
of 3 will require construction of the public cul-de-sac at Silversmith road.
(AMENDED)

Major Concept Plan Amendment



LOT 1 ONLY ADDITIONAL USES: Multi-family Residential Max. res. density: 16 DU/AC. Max non-residential building SF: 120,000 SF

LOT 3 ONLY ADDITIONAL USES : Multi-family Residential, Human Service Facility Assisted Living, Retirement Home and Single Family Residential. Max. residential density:20 DU/AC Max non-residential building SF: 90,000 SF
Development of Lot 3 will require construction of the public cul-de-sac at Silversmith road.

2 HORSE MASTER PLAN (CITY FILE # CDC MS 00010 AN 11-11-13)

Major Concept Plan Amendment



BUILDING SETBACKS:

SILVERSMITH ROAD: 25'

POWERS BLVD.: 25'

THIS PROJECT IS BEING DEVELOPED AS A UNIFIED DEVELOPMENT; THUS, SETBACKS WILL ONLY BE MEASURED FROM THE PERIPHERY OF THE OVERALL DEVELOPMENT AS DESCRIBED ABOVE.

LANDSCAPE SETBACKS:

SILVERSMITH: 10'

POWERS BLVD.: 25'

NOTE: TWO TRACTS OF LAND LOCATED NORTH OF SILVERSMITH ROAD WILL BE DEDED TO THE GOLF COURSE FOR ADDITIONAL BUFFER. NOT PART OF THIS CONCEPT PLAN.

MAX BUILDING HEIGHT: 45' max (2-3 Story), 35' FOR BUILDINGS LOCATED EAST OF THE SILVER ROSE/SILVERSMITH INTERSECTION.

NOTES:

1. CONCEPT PLAN WILL BE USED AS PRELIMINARY PLAT
2. NOISE INFLUENCE LINE DOES NOT APPLY TO NON-RESIDENTIAL LAND USE. PRIOR TO CONSTRUCTION OF POWERS BLVD A NEW NOISE STUDY MAY BE COMPLETED AND RECOMMENDATIONS OF SAID STUDY MAY NEED TO BE IMPLEMENTED ON DEVELOPED AREAS WITHIN THIS PARCEL IN THE FUTURE.
3. PARKING FOR USE WILL MEET OR EXCEED CITY MINIMUM REQUIREMENTS FOR THAT USE.
4. DEVELOPMENT OF LOT 2 WILL REQUIRE THE EXTENSION OF SILVERSMITH ROAD AND SILVER ROSE LANE.
5. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

PlanCOS



Newer Emerging Neighborhood

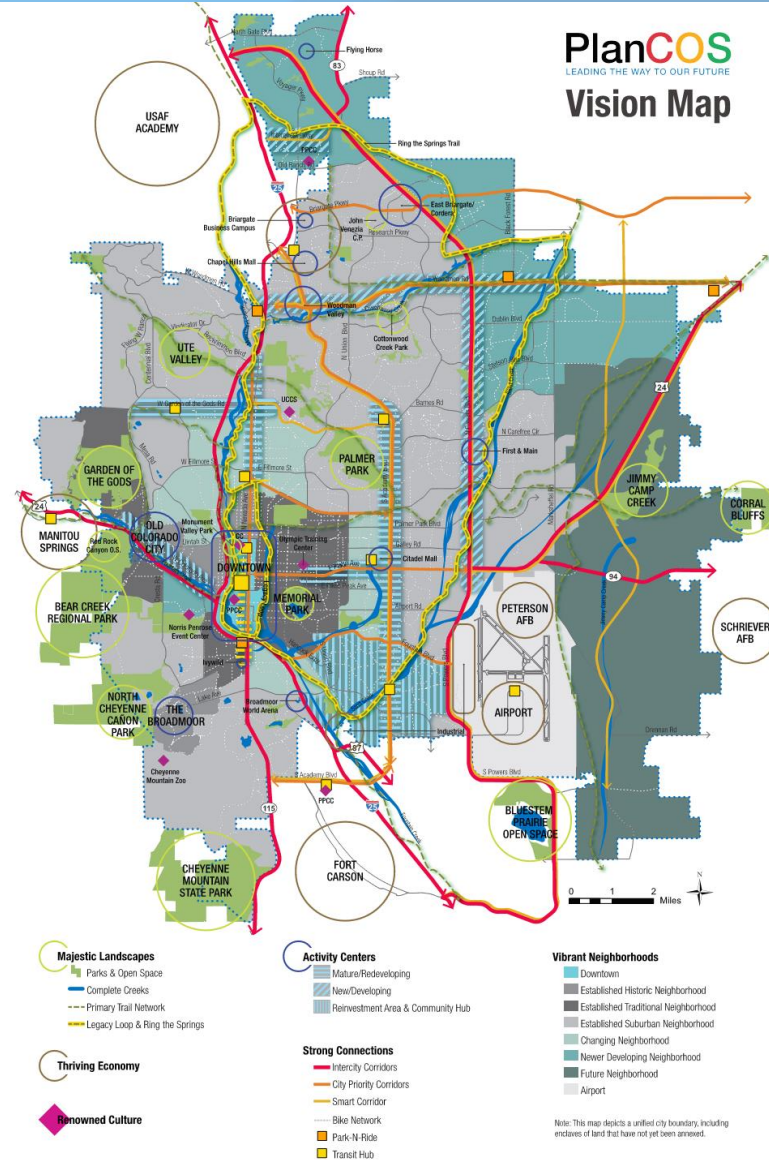
Resilient neighborhoods...mixed and integrated land uses

Thriving Economy, typology 6 (critical support), recommends providing fundamental services and activities.

Diversity of housing type

Future Neighborhoods have the opportunity to create from the ground up new, diverse & smart connected neighborhoods while addressing emerging demographics.

PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map



Note: This map depicts a unified city boundary including enclaves of land that have not yet been annexed.

Recommendations



CPC MP 06-00219-A11MJ22

Adopt a resolution amending the Flying Horse Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment, as set forth in City Code section 7.5.408

CPC PUZ 22-00024

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 5.89-acres from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial, office, and residential, 20 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 35 feet east of the Silversmith Road and Silver Rose Lane intersection), based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603.

CPC PUP 13-00033-A3MJ22

Approve PUD concept plan amendment for Flying Horse Parcel 22, based upon the findings that the request meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).