

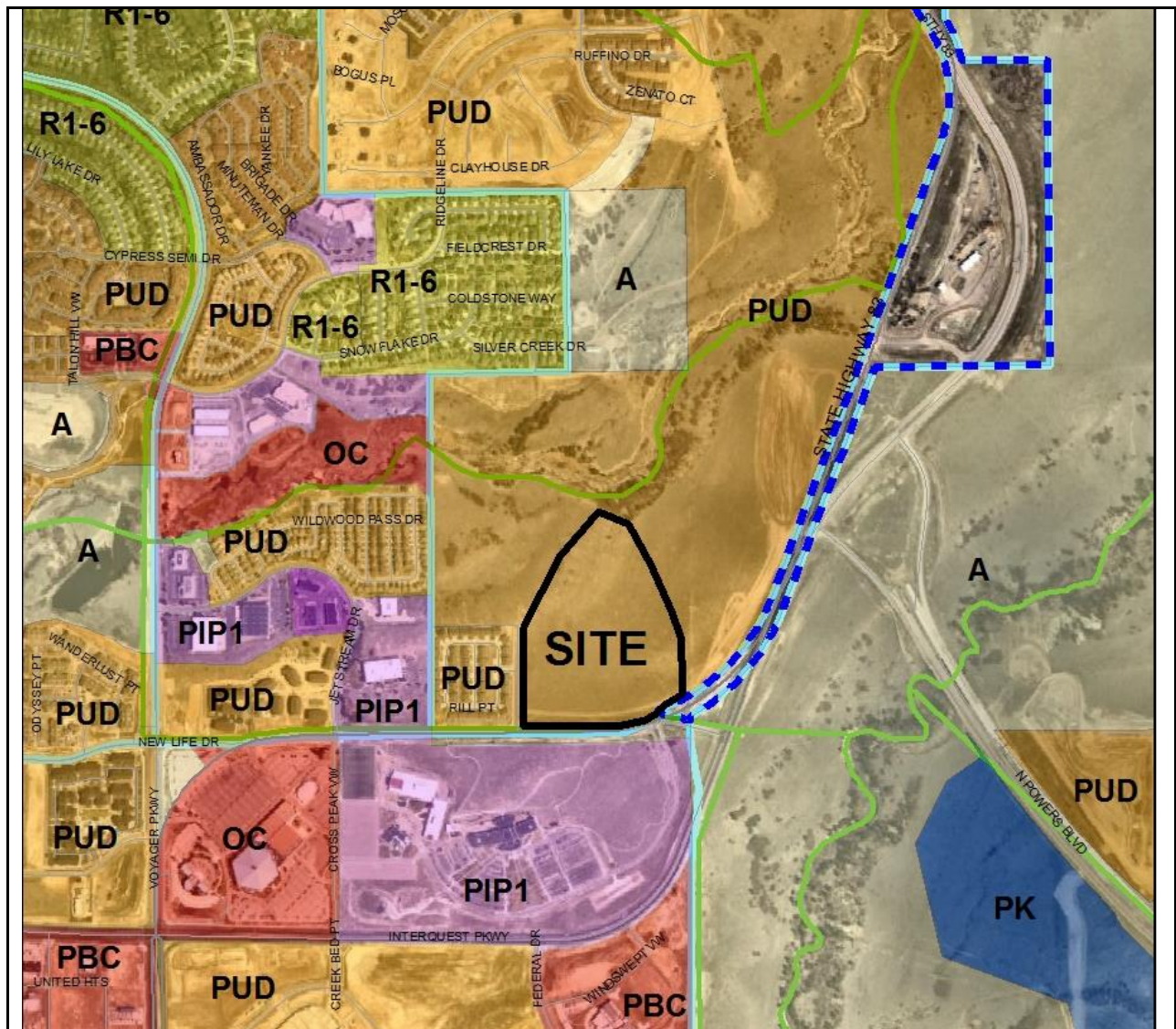
**CITY PLANNING COMMISSION AGENDA**  
**JULY 18, 2019**

**STAFF: KATIE CARLEO**

**FILE NO(S):**

**CPC MP 06-00219-A9MJ19 – QUASI-JUDICIAL**  
**CPC PUZ 19-00029 – QUASI-JUDICIAL**  
**CPC PUD 19-00030 – QUASI-JUDICIAL**

**PROJECT:** FLYING HORSE CAPRI (PARCEL #13)  
**OWNER:** PULPIT ROCK INVESTMENTS LLC  
**CONSULTANT:** N.E.S. Inc.



## **PROJECT SUMMARY**

1. Project Description: This project includes concurrent applications for a major amendment to the Flying Horse Master Plan illustrating the proposed change of designation from multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential; a zone change of 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 DU/AC, 35-foot maximum building height) and associated development plan for the new Flying Horse Capri residential development. Staff is also administratively reviewing two subdivision plats for this site.
2. Applicant's Project Statement: **(Refer to FIGURE 1)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the associated applications.

## **BACKGROUND**

1. Site Address: Not platted/no address.
2. Existing Zoning/Land Use: A (Agricultural)/Vacant
3. Surrounding Zoning/Land Use:
  - North: A (Agricultural)/ Black Squirrel Creek
  - South: PIP-1 (Planned Industrial Park)/ Institutional
  - East: A (Agricultural)/ Vacant
  - West: PUD (Planned Unit Development)/ Single-family Residential
4. Annexation: Flying Horse Ranch Addition, 2003
5. Master Plan/Designated Master Plan Land Use: Flying Horse Master Plan/ Multi-family high density residential (12/20 dwelling units per acre)
6. Subdivision: The property is currently unplatted.
7. Zoning Enforcement Action: None
8. Physical Characteristics: The site is vacant with primarily natural grasses.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

Public notice was provided to 121 property owners within a 1000-foot buffer of the site notifying the surrounding owners of the development request. Staff did not receive any letters of concern from the neighborhood.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Fire, School District 20, Police and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. This application is within the two-mile buffer for USAFA notification. All applications were forwarded to USAFA Community Planning Division. City staff received the standard USAFA comment letter which include the action item for the Noise Impact note to be added to the plans which has been done.

## **REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE**

1. Review Criteria / Design & Development Issues
  - a. Master Plan Major Amendment

The existing Flying Horse Master Plan currently identifies the area for this development as multi-family high residential with 12-20 DU/AC (dwelling units per acre). The proposed master plan amendment reduces this density to the 3.5-8 DU/AC category as identified on the master plan within parcel 13. **(FIGURE 2)** This will establish a category that will support the proposed single-family detached residential development with a gross density of 4.45 DU/AC. With this major shift in density City Code would require a major master plan amendment be completed. Staff recognizes the shift in land use in surrounding areas that have seen a large increase in multi-family development specifically along New Life Drive and Voyager Parkway adjacent to this site. This approach establishes a mix of

residential housing options with the proposed small lot development establishing a slightly higher residential density to that of surrounding standard single-family residential within Flying Horse.

As this portion of the master planned area is moving through the design and engineering phase, a slight change in boundary lines for parcel 13 was impacted due to grade and final alignment of roadways. This shifted a portion of the boundary of parcel 28, slightly reducing this parcel from the previous 23 acres to 18 acres. This shift increased parcel 13 from 16 acres to 22 acres with the proposed 3.5-8 dwelling units per acre density. Lastly with the alignment for Risata Road a slight reduction occurred in parcel 17 from previous 46 acres to 45 acres.

Staff finds the proposed development for single-family residential meets the intent of the original Flying Horse Master Plan as well as the City Code criteria for amending the master plan.

i. Fiscal Impact

A Fiscal Impact Analysis (FIA) is required for all major amendments of a master plan and is completed by the City Budget Office. The FIA was completed on July 5, 2019. The fiscal review criteria of the City Code states city costs related to infrastructure and service levels shall be determined for a ten-year time horizon for the appropriate municipal funds. This is a standard FIA modeling by the City Budget Office.

The FIA methodology reviewed City units projected increase in marginal cost of providing services to the development for 2019-2028. The FIA states most departments indicated there were no identifiable increase in the marginal costs of providing services to this development; however, the change in density has resulted in a negative cumulative cash flow for the City during the 10-year timeframe. Per the FIA, the negative factor within this fiscal impact analysis stems from the change in density significantly lowering the population projected within Flying Horse Parcel #13. With this the analysis sees a decrease in sales tax for residential uses and a decrease in population driven metrics for miscellaneous revenue. The Summary of Expenditures and Revenues is attached along with the Expenditure and Revenue Notes to provide the methodology for calculating the expenditures and revenues. **(FIGURE 5)**

Although staff recognizes that there is some loss of potential tax revenue with the decrease in density, staff believes that gaining a diverse housing stock in this part of the City is beneficial and the proposed changes meet the City Code criteria for master plans, specifically supported by Section 7.5.408.B(4) and overall supported by housing diversity identified in PlanCOS.

b. Zone Change

This proposal includes the rezoning of 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached, 3.5-8 DU/AC, 35-foot maximum building height) in preparation for the establishment of the Flying Horse Capri residential development. This is a similar development to the Flying Horse Torino which was developed about one year ago. The site is currently zoned A (Agriculture), established with the original annexation, and thus this zone change will establish the intended zone district for the residential use that is consistent with the master plan.

Staff finds this rezone is in conformance with the proposed Flying Horse Master Plan and meets the City Code standards for a zone change request.

c. Development Plan

The proposed Flying Horse Capri (**FIGURE 3**) development plan will establish a single-family detached residential neighborhood. This development accompanies the proposed zone change as required by City Code; any site seeking a PUD zone change must be accompanied by a supporting concept or development plan.

The plan sets the specific dimensional requirements and illustrates the envisioned layout for the development. At full build-out, the development includes 98 residential lots with supporting open space. The proposal is also consistent with previously established maximum building height (allowable 35-feet) as seen throughout the Flying Horse development.

Access as illustrated on the development plan stems from New Life Drive with two main local residential collectors, Running Water Drive and Risata Road, feeding access into this development. Guest parking will be provided on site as this is a small lot PUD residential development; all associated landscape and drainage requirements are satisfied.

Staff finds that the proposed plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E.

2. Conformance with PlanCOS

The City has recently adopted, in January 2019, the updated Comprehensive Plan, PlanCOS. PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS. (**FIGURE 4**)

The Vibrant Neighborhoods chapter of PlanCOS calls out the associated area for development as a Newer Developing Neighborhood. The Plan identifies the strive for a mix of neighborhood opportunities, the establishment of the Flying Horse Capri development and its supporting amenities help support a unique neighborhood setting. This site is located within a master planned area that captures the overall vision for the Flying Horse neighborhood. The proposed development will further this initiative to serve the surrounding area of Flying Horse. Staff finds the Flying Horse Capri Development in substantial compliance with PlanCOS.

3. Conformance with the Area's Master Plan

The Flying Horse Master Plan as discussed above is proposed to be modified to support the establishment of this development. Staff supports the intended changes further the intention of the master planned area allowing for a variety of neighborhood residential.

Staff finds the Flying Horse Capri project to be consistent and in substantial compliance with the residential intent for this portion of the master plan.

## **STAFF RECOMMENDATION**

### **CPC MP 06-00219-A9MJ19**

Recommend approval to City Council the major master plan amendment for 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 19-00029**

Recommend approval to City Council the zone change of 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 DU/AC, 35-foot maximum building height), 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 criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603

**CPC PUD 19-00030**

Recommend approval to City Council the development plan for Flying Horse Capri, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E with the following technical modifications:

1. Show the circumference of the cul-de-sac bulb marked as a fire lane.
2. Update tree locations per final coordination with Colorado Springs Utilities.