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**CITY PLANNING COMMISSION AGENDA**

**ITEMS: A.1 – A.3**

**STAFF: MEGGAN HERINGTON**

**FILE NO(S):**

**CPC MP 06-00219-A6MN15 – QUASI-JUDICIAL**

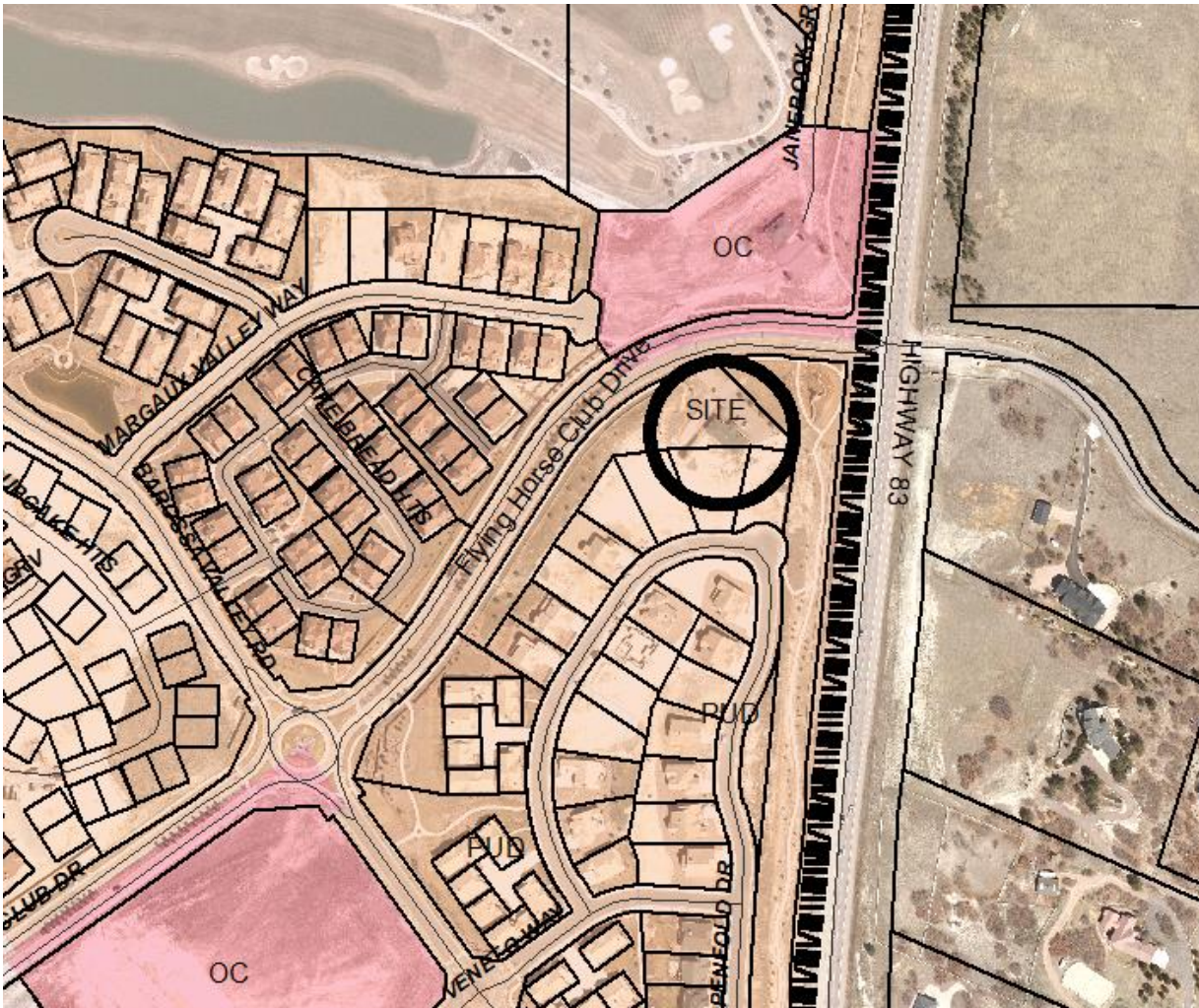
**CPC ZC 15-00136 – QUASI-JUDICIAL**

**CPC CP 15-00137 – QUASI-JUDICIAL**

**PROJECT: FLYING HORSE PARCEL NUMBER 25A**

**APPLICANT: NES, INC.**

**OWNER: PULPIT ROCK INVESTMENTS, LLC**



## **PROJECT SUMMARY:**

### 1. Project Description:

This project includes concurrent applications for a minor amendment to the Flying Horse Master Plan, zone change and concept plan for a 1.44-acre site located south of Flying Horse Club Drive and west Highway 83 in the Flying Horse community.

The master plan amendment changes the land use of Parcel 25A (1.44 acres) from Residential to Office. The proposal includes rezoning from PUD (Planned Unit Development) to OC (Office Complex) with an associated concept plan illustrating a future 11,450 square foot office building with associated parking, landscaping and screening wall. **(FIGURE 1)**

Staff is administratively reviewing a final plat for this development. Flying Horse No. 25A Filing No. 1 subdivision plat will create one new 1.44-acre office lot and replat two residential lots and a landscape tract. The impacted residential lots are currently vacant. There is a temporary office structure on the 1.44 acre lot to be removed with future permanent construction.

### 2. Applicant's Project Statement: **(FIGURE 2)**

### 3. Planning and Development Department's Recommendation:

Staff recommends approval of the applications.

## **BACKGROUND:**

1. Site Address: The site is addressed as 13364 Flying Horse Club Drive. It is located south of Flying Horse Club Drive and west of Highway 83.
2. Existing Zoning/Land Use: The 1.44 acres is currently being utilized for a temporary office trailer and associated parking. A portion of the property is over-lot graded for future single-family lots.
3. Surrounding Zoning/Land Use:  
North: PUD/Residential/Siena Neighborhood  
South: PUD/Residential/Turin Neighborhood  
East: County/Large Lot Residential  
West: PUD/Residential/Encore Neighborhood
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: The property was annexed in January 2004 as a part of the Flying Horse Ranch Addition.
6. Master Plan/Designated Master Plan Land Use: The current Flying Horse Master Plan designates the property as Residential and the master plan amendment associated with this request proposes to change the use to Office.
7. Subdivision: The property is platted as Lots 7 and 8 and Tract C of Flying Horse No. 25 Filing No. 2 Subdivision.
8. Zoning Enforcement Action: None
9. Physical Characteristics: There is currently a temporary office trailer on part of the property. This office trailer was approved through a use variance in 2011. Other portions of the property have been over-lot graded in preparation for single-family residential development.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public process included posting the site and sending postcards to 153 property owners within 1000 feet. A neighborhood meeting was held on October 29, 2015 and was attended by approximately 12 neighbors. Staff received one follow-up email from a neighboring resident.

**(FIGURE 3)** Issues raised at the neighborhood meeting included traffic impacts, on-site lighting, screening and buffering and building aesthetics. A majority of the questions related to the site specifics, such as lighting and aesthetics, which cannot be answered with a concept plan. Prior to any vertical construction, the owner will be required to submit a development plan for administrative review. This development plan will include side details such as building elevations, lighting and landscaping, and will address any aesthetic concerns.

The applications were sent to the standard internal and external agencies for review and comment. All review comments have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, Air Force Academy, Regional Building, Floodplain and Enumerations.

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

#### **1. Review Criteria / Design & Development Issues:**

##### **Flying Horse Master Plan Amendment**

The minor amendment to the Flying Horse Master Plan proposes to change the use of Parcel 25A from Residential, 3.5 – 8 Dwelling Units per Acre to Office. This office use is similar to the use established on the northwest corner of Flying Horse Club Drive and Highway 83; directly across the street.

Staff finds the amendment request meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

##### **OC (Office Complex) Rezone**

The proposal will rezone 1.44 acres from PUD (Planned Unit Development) to OC (Office Complex). The property was zoned PUD with the original development of the Encore/Turin neighborhood. The property subject to this amendment was incorporated into a tract and two future residential lots. In 2011, the owner was issued a use variance for a temporary office trailer.

The intent of this rezone is to permanently formalize this site as an office location. The OC (Office Complex) zone is established at a number of areas within Flying Horse. There are two other OC sites along Flying Horse Club Drive.

The rezone is in conformance with the Master Plan and does meet City Code standards for a rezone request.

##### **OC Concept Plan**

The concept plan illustrates a future office building on the 1.44 acres. The site also illustrates the conceptual parking layout. There is a six foot screen wall planned to the south of the property to buffer the existing and future adjacent residences.

Access to the site is directly from Flying Horse Club Drive. Median cuts will be made in order to accommodate the new access locations.

Staff finds that the plan meets the concept plan review criteria as set forth in City Code.

2. Conformance with the City Comprehensive Plan

Comprehensive Plan 2020 Land Use Map: General Residential

Comprehensive Plan Goals and Objectives: General Residential

Objective LU 5: Develop Cohesive Residential Areas

Objective LU 6: Meet the Housing Needs of All Segments of the Community

Objective N 1: Focus On neighborhoods

Objective N3: Vary Neighborhood Patterns

Objective CCA 6: Fit New Development into the Character of the Surrounding Area

***It is the finding of Staff that the Flying Horse Parcel Number 25A will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.***

3. Conformance with the Area's Master Plan:

City Code Chapter 7 Article 5 outlines criteria for administration of and procedures related to the amendment of master plans. This Article recognizes the need for master plan flexibility and that long term planning and consistency must be balanced with the need to amend plans as conditions change. The intent is to permit changes to a master plan that conform to contemporary standards and current codes, policies and plans.

Section 7.5.403(C)(2) guides the master plan amendment process and outlines criteria for when a minor master plan amendment is acceptable. A minor master plan amendment is a request for a change that:

Will have slight impact on the City's infrastructure and facilities,

Is generally less than fifty acres and would not increase trip generation off the parcel by more than ten percent (10%), and

A change from one land use category to another may be considered if the impact of the requested change remained minimal.

This property is part of the Flying Horse Master Plan and is currently shown as a future residential tract. There is an approved use variance for a temporary office building on the site. There does not appear to be a time limit on the use of the office trailer at this location. This minor amendment to the Flying Horse Master Plan proposes to change the land use for this particular area to a formalized and permanent office parcel. It is expected that this change of use is of similar intensity to what exists on the property currently and meets the review criteria found within Section 7.5.408 for granting a minor master plan amendment.

It is the finding of Staff that the Flying Horse Parcel Number 25A rezone and concept plan substantially conforms and is in compliance with the Flying Horse Master Plan as proposed to be amended.

**STAFF RECOMMENDATION:**

**Item: A.1                      CPC MP 06-00219-A6MN15 – Minor Master Plan Amendment**

**Approve** the 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 Section 7.5.408.

**Item: A.2                      CPC ZC 15-00136 – Change of Zoning to OC**

**Approve** the zone change from PUD (Planned Unit Development) to OC (Office Complex), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

**Item: A.3                      CPC CP 15-00137 – Flying Horse Parcel Number 25A Concept Plan**

**Approve** the Concept Plan for Flying Horse Parcel Number 25A, based upon the findings that the development plan meets the review criteria concept plan meets the review criteria as set forth in City Code Section City Code Section 7.5.501.E.

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