



FLYING HORSE PARCEL 22

JUNE 1, 2022

MASTER PLAN AMENDMENT PUD ZONE CHANGE CONCEPT PLAN AMENDMENT PROJECT STATEMENT

Description:

Flying Horse Parcel 22 is located along the north side of Future Powers Boulevard adjacent to the Flying Horse Golf Course south of the future Silversmith Road and Silver Rose Lane roadway extensions. This 23.212-acre is located within the larger overall Flying Horse Master Plan. The adjacent Golf Course, Residential Neighborhoods (Flying Horse 6/32 Filing No. 3A, 3B, 3C, 4A, 4B, 4C, and Flying Horse No 26) on the northern side of the Golf Course and adjacent Flying Horse 22 Filing 3, Human Service Facility Assisted Living within Flying Horse 22, have been fully constructed. This site has a previously approved Concept Plan (CPC PUP 13-00033) with amendments A1MJ18 & A2MJ18. This site is currently zoned "PUD" with specific permitted uses listed on the approved Concept Plan and its current amendments. This amendment to the Concept Plan and Zone Change Application will modify 5.915 acres of the overall 23.212 acres to be in line with previous amendments to Lots 1 & 2 shown on the Concept Plan and amend the Flying Horse Master Plan as follows:

A concurrent submittal of various applications will be taking place now to support this project as described below:

The following applications are proposed:

1. **Master Plan Amendment** to reflect:
 - a. Modify the existing Master Plan as amended to change Flying Horse Parcel 22 from Office use designation to Office, Commercial, or Residential use with 12-24.99 DU/AC.
2. **PUD Zone Change** to reflect:
 - a. Modify City Zoning map to reflect converting 5.915 acres of the overall 23.212 acres of existing "PUD" zone to "PUD" zone with the additional uses of: Multi-Family Residential, Human Service Facility Assisted Living, Retirement Home and Single Family Residential.
3. **Concept Plan Amendment** reflecting:
 - a. Combining of proposed future individual lots 3&4 on previous Concept Plan (2.5 acres each to single Lot 3 (5.6-acre lot).
 - b. Listing of additional land uses proposed with the PUD Zone Change application
 - c. Relocation of the end of Silversmith Road to the West.

Issues List:

- No significant issues were raised during the pre-application process (see attached Pre-Application Meeting summary). The issues identified:
- A private neighborhood meeting was held January 12th. An additional neighborhood meeting maybe required if significant neighborhood comments are received.

All these items have been addressed with the provided submittal documents.