

DOWNTOWN FLYING HORSE – PARCEL #17

PROJECT STATEMENT

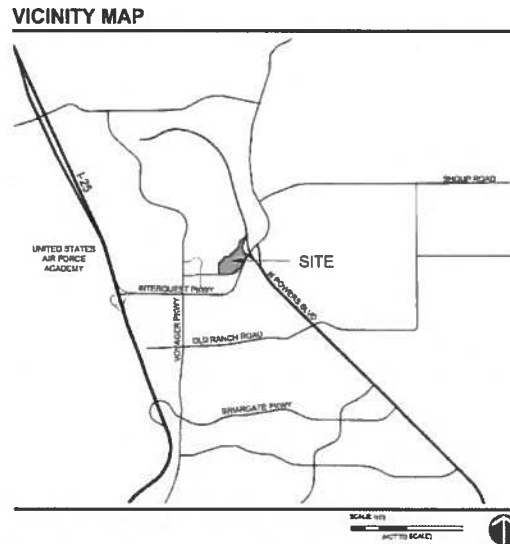
May 14, 2021

Request:

1. PUD Concept Plan for a Mixed-Use Development

Location:

The 67.424 acre site is located northwest of CO Highway 83 and New Life Drive. Proposed Powers Boulevard and including ramps are at the northeast corner of the parcel. Master planned open space borders the property on the north. The developing Capri subdivision forms the western boundary.



Project Description:

Downtown Flying Horse is planned as a mixed use project consisting of residential (single-family and multi-family), commercial, office and hospitality land uses. The focal point of the development will be a 3.5 acre active open space surrounded by hotel, restaurant, residential and office uses. The project is oriented so that views to Pike Peak will be along the axis of the main public 2-lane collector road which will be the primary internal street. Mixed-use buildings, with commercial on the ground floor and residential above will line main public 2-lane collector road. A maximum of 1,000 residential units are envisioned in 2-3 product types. A mix of surface parking and structured parking is envisioned for the property depending on the product type.

The parcel is bound on the north by the Black Squirrel Creek Open Space, the creek being approximately 60 vertical feet below the building sites of the Parcel. Commercial land use with a planned small grocer is planned at the southeast portion of the site visible from Highway 83.

Proposed Land Use:

Hotel – 250 max rooms, 50,000 sq. ft. max meeting space, 2-3 restaurants

Commercial –90,000 – 300,000 sq. ft.

Residential – 1,500 max dwelling units (mix of single family attached and multi-family)

Office – 800,000 sq. ft.

Flying Horse Parcel 13 is currently zoned for single-family residential 3.5-8 units per acre on the Flying Horse Master Plan. Flying Horse Parcel 17 is currently designated as regional commercial on the Flying Horse Master Plan. A master plan amendment is proposed to allow a planned mixed-use development proposed on Flying Horse Parcels 13 and 17 with the flexibility for locating commercial, residential (both single family and multi-family), office, and hospitality land uses within Parcel 13 and 17. Maximum residential unit count of 1,500 units is proposed on a total of 67 acres.

The proposed change in land use is consistent with and compatible with the adjacent existing land uses and the proposed mixed-use development will promote integration of residential and nonresidential land uses within the development.

Infrastructure is in place to service this project or is proposed. The Land Suitability analysis for this site and all of Flying Horse was prepared with the original Master Plan. This site is relatively flat with no significant features or constraints. The site is suitable for the proposed use.

Development Regulations:

Lot Coverage: Lot coverage will be determined by individual Development Plans. There will be no maximum lot coverage.

Building Height: Maximum building height 125 feet

Setbacks: Setbacks will vary depending on the parcel

- Along CO Highway 83 and CO Highway 83 Ramp – 25 feet
- Along all private Residential Streets – 10 feet
- Along the Kettle Creek Open Space and Internal Open Space – 0 feet

Build Within: Build Within will vary depending on the parcel

- Along the 2 Entrance Public Collector Roads with ground floor residential – 0-15 feet
- Along Main Public Collector Road with ground floor commercial – 0-15 feet

Parking: Parking standards will follow mixed-use parking requirements in Section 7.3 in the Colorado Springs City Code with the following variances:

- Attached Dwelling Units
 - Studio, efficiency or One-bedroom and Two-bedroom: 1.0 spaces per dwelling unit
 - Three-bedroom+ – 2 spaces per dwelling unit
 - Guest parking to be 10% of total for individual dwelling units
- Hotel
 - 0.6 spaces per room, 1 space per 200 sf restaurant and 1 space per 8 seats meeting space
- Restaurant
 - 1 space per 100 sf if not attached to other retail
 - 1 space per 300 sf if attached to other retail
- Parking counts may be reduced with a parking study from a reputable source or change in ULI standards
- Parking may be shared across parcels per standards in Section 7.3.712 in Colorado Springs City Code.

Access:

Primary access will be a full movement intersection on New Life Drive just east of the stormwater management parcel, Block A

There will be a right-in / right-out on New Life Drive between Block C and Block D.

There will be a right-in / right-out secondary access point that intersects Interquest Pkwy

There will be a future connection to Flying Horse Parcel #28 between Block B and Block D.

Drainage:

Based on discussion with City Engineering, a Drainage Report is not needed at this time since the MDDP covers this property.

Justification:

Zone Change Criteria (Section 7.5.603)

1. The action will not be detrimental to the public interest, health, safety, convenience, or general welfare. The proposed development is consistent with and envisioned by the Flying Horse Master Plan. The site is located at the intersection of two major roads where intense land use is appropriate. The site development as proposed will create a focus for the developing InterQuest Parkway Corridor.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan. The development provides an opportunity for a cohesive mixed use development with infrastructure currently available. The proposed land use is compatible with surrounding uses.

Plan COS:

Plan COS identifies this site as being adjacent to the New Developing Corridor of InterQuest Parkway and will be the eastern endpoint of that corridor. The site is located at the intersection of two Intercity Connectors as identified on the Plan. The following direction setting statements are from Plan COS. They support this application.

Be a City of Places

This Plan is about community building through place-making everywhere in the city. From Plan COS:

Common Desired Elements (p. 45)

- c. A center of activity with an integrated mix of land uses
- g. A connection with and orientation to the outdoors, parks, public plazas, streets and views to important natural features

Policy UP-4.B. Within unique centers, incorporate density and mixed uses... (p. 58)

The proposed PUD Concept Plan incorporates these features. It proposes mixed use development. The spine street and central park is on an axis for views to Pikes Peak. The development will provide access to the adjacent Black Squirrel Open Space.

Thriving Economy

Typology 3. The Experience Economy (p. 69)

- Integrate flagship hotels

The focal land use of the PUD Concept Plan is a flagship hotel with conference space

Typology 4. Life and Style (p. 70)

- Integrate retail and services
- Encourage activated and vibrant spaces
- Encourage high quality and mixed use environment
- Locate supporting housing nearby

The proposed PUD Concept Plan incorporates all of these elements in its vision.

Focus on Corridors and Centers

Density, land use diversity, and public spaces need to be key components of these areas if they are to be sustainable, walkable, active, and transit supportive.

2. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request. This site is located within the Flying Horse Master Plan. Proposed uses are consistent with the Flying Horse Master Plan.

PUD Concept Plan REVIEW CRITERIA:

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

The proposed development will create a new urban neighborhood focused on a flagship hotel with supporting commercial, mixed-use and urban residential land use. By planning an integrated neighborhood this criterion will be met.

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?

This is an urban project with integrated land uses. The design details of the subsequent development plan will satisfy this criterion.

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

Yes. This urban design will promote internal pedestrian connectivity and will have urban (downtown type) landscape treatment.

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

This criterion does not apply to an urban style development; however, design details will ensure that a compatible use to use relationship is attained.

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

LSC Consultants has reviewed the proposed land uses and has summarized that the proposed access can adequately serve the proposed development. A Traffic Study is included in the application materials.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

This criterion does not apply. This is a very isolated property that will create its own neighborhood.

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

Uses in this design concentrates the more intense and public use towards the center of the site plan. Towards the extents of the project is where the less intense and more "private" land use(s) are located.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

Yes.