
CONSENT CALENDAR

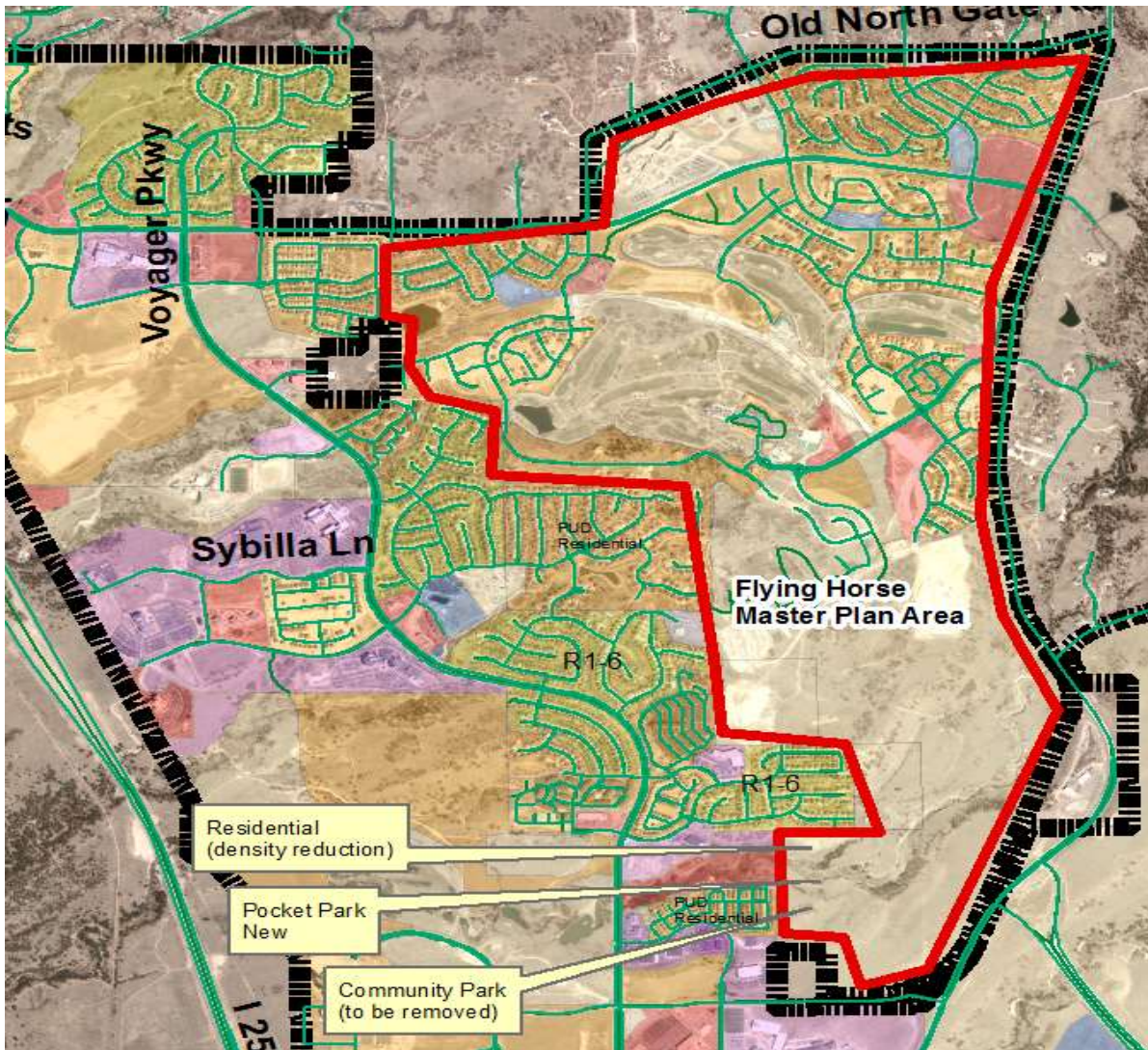
CITY PLANNING COMMISSION AGENDA

ITEM NO: A1

STAFF: MEGGAN HERINGTON

FILE NO:
CPC MP 06-00219-A5MJ15 – LEGISLATIVE

PROJECT: FLYING HORSE MASTER PLAN AMENDMENT
APPLICANT: NES, INC.
OWNER: PULPIT ROCK INVESTMENTS, LLC



PROJECT SUMMARY:

1. **Project Description:** This is a request for a major master plan amendment to the Flying Horse Master Plan. The property is located in the Flying Horse community, west of Highway 83 and north of New Life Drive.

The amendment proposes several administrative updates and two major land use changes. Those changes included in bold are considered major land use changes (**FIGURE 1**):

- Clarify actual lots for all developed parcels (illustrated on the MP with a box around the total per parcel)
 - Redefine Lizard Leap Park (Parcel 33) to reflect approved Park Master Plan for the site
 - Refine Parcels Areas 3 and 4 and clarified proposed circulation connections
 - CDOT purchase of Parcel 14 converts that site to open space use
 - **Reduce density in Parcel 10 from 3.5-8 DU per acre (115 units anticipated) to 2-3.5 DU per acre (45 units anticipated).**
 - Clarify and defined the trail connections through the southern portion of the master plan. Illustrating the Black Squirrel Creek Trail and proposed crossing.
 - **Convert the Community Park use (parcel 28) to Residential Use 2-3.5 DU per acre (80 units anticipated)**
 - **Propose a note requiring payment of applicable Park fees for Parcel 28 at the time of development with an additional \$200 per home to assist in funding the necessary bridge crossing of Black Squirrel Creek.**
 - Modify Multi-Family Site (Parcel 13) from 14 acres to 16 acres (250 units anticipated)
 - Inclusion of several Pocket Parks for communities in the southern portion of the Master Plan
2. **Project Statement:** (**FIGURE 2**)
 3. **Planning and Development Department's Recommendation:** Staff recommends approval of the application.

BACKGROUND:

1. **Site Address:** The site is not currently addressed.
2. **Existing Zoning/Land Use:** There are no structures on site.
3. **Surrounding Zoning/Land Use:**
North: A and R-1 6000/Single-family Residential
South: A/Vacant, Future Multi-Family
East: A/Vacant, Future Commercial
West: PUD/Single-family Residential
4. **Comprehensive Plan/Designated 2020 Land Use:** The southern portion of the site, which is the proposed community park site to be removed, is designated as candidate open space. The site north of the creek is designated as general residential.
5. **Master Plan/Designated Master Plan Land Use:** Flying Horse Master Plan / This is a major amendment and changes the designated land use. The general categories are Community Park and Residential 2 - 3.5 Dwelling Units per Acre.
6. **Subdivision:** The property is not platted.
7. **Zoning Enforcement Action:** None
8. **Physical Characteristics:** There are a few different parcels being impacted by this amendment. Generally, the properties are sloping and are bordered by Black Squirrel Creek. The creek area will remain largely undisturbed, and will be utilized as a trail connection through the development. The site currently designated as Community Park has significant topography that does not lend itself well to the activities occurring at a community type park. Playing fields and playground areas require a larger, flatter topography.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The stakeholder process involved posting the property on three occasions and sending postcards to 160 property owners within 700 feet of the property. A neighborhood meeting was held on June 9, 2015. Approximately 25 neighbors attended the meeting. Concerns included the overall opposition to elimination of the Community Park and traffic generated by the change of use, promises made by the developer about the location of the park, and impacts to property values. Staff did receive a number of emails from the neighbors in the Deer Creek neighborhood to the north of the site that are attached as part of **FIGURE 3**.

Because the major master plan amendment proposes to eliminate a community park, City Land Use Review staff has worked closely with City Parks staff to evaluate the request. In accordance with Colorado Springs City Code Section 4.1.105, the Parks and Recreation Advisory Board “shall coordinate its work with that of the Colorado Springs Planning Commission so that both shall be working for the accomplishment of the same general purposes with reference to park, trail, open space and recreation development.” The park elimination also requires a recommendation to Council from the Parks and Recreation Advisory Board. The Parks and Recreation Advisory Board held a hearing on August 13, 2015 to discuss the request to eliminate the community park. There was only one neighbor in attendance expressing concerns about the timing of the trail connection. The Board unanimously recommended approval of the proposal. The hearing exhibits, staff analysis, and letters from neighbors are attached as **FIGURE 3**.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911.

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

1. Background

The Flying Horse Master Plan was approved by City Council in 2003 and the annexation finalized in 2004. In the past 12 years the City has approved 12 amendments to the master plan. Past requests have been both major and minor in nature; moving land uses, adding new land uses and making revisions to residential densities.

2. Review Criteria / Design & Development Issues:

Major Master Plan Amendment

This property is part of the Flying Horse Master Plan. This master plan amendment proposes:

- Clarify actual lots for all developed parcels (illustrated on the MP with a box around the total per parcel)
- Redefine Lizard Leap Park (Parcel 33) to reflect approved Park Master Plan for the site
- Refine Parcels Areas 3 and 4 and clarified proposed circulation connections
- CDOT purchase of Parcel 14 converts that site to open space use
- Reduce density in Parcel 10 from 3.5-8 DU per acre (115 units anticipated) to 2-3.5 DU per acre (45 units anticipated).
- Clarify and defined the trail connections through the southern portion of the master plan. Illustrating the Black Squirrel Creek Trail and proposed crossing.
- Convert the Community Park use (parcel 28) to Residential Use 2-3.5 DU per acre (80 units anticipated)

- Propose a note requiring payment of applicable Park fees for Parcel 28 at the time of development with an additional \$200 per home to assist in funding the necessary bridge crossing of Black Squirrel Creek.
- Modify Multi-Family Site (Parcel 13) from 14 acres to 16 acres (250 units anticipated)
- Inclusion of several Pocket Parks for communities in the southern portion of the Master Plan

The major changes with this amendment are the elimination of the 25 acre community park and the reduction of density in Parcel #10.

Because the master plan amendment involves elimination of a future community park site, there is significant input from City Park's staff and the Parks and Recreation Advisory Board. The proposal presented was to eliminate the 25 acres community park and replace the park area with two smaller pocket parks as well as an expanded trail connection. The developer will also pay an additional \$200.00 per lot in this area to fund the bridge connection for the trail over the Black Squirrel Creek. **Figure 3** of this staff report is the detailed background on the staff recommendation and the analysis based on the parkland service area and the overall density reduction in Flying Horse. Staff conducted a thorough analysis of the site and found that the steep topography does not support an active community park. The community park includes programmed playing fields that require flatter topography. The northwestern portion of this site slopes significantly to the west. Staff analysis also found that with the significant reduction in density from the originally approved Flying Horse Master Plan, the parkland dedication for these 25 acres is not met based on dedication and density calculations. The Parks and Recreation Advisory Board agreed with staff. Comments from Board members included that the density reduction does not lend itself to this additional dedication if the dedication is already met based on current densities. They did encourage staff to start looking for alternative sites and ways to serve the northern reaches of Colorado Springs. The proposal was approved unanimously by Parks Board.

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)(1) guides the master plan amendment process and outlines criteria for when a major master plan amendment is acceptable. A major master plan amendment is a change that potentially has a significant impact upon one or all of the following:

- a. The transportation system,
- b. Utility infrastructure,
- c. Public facilities, such as parks and schools,
- d. The provision of public safety services and facilities.
- e. Changes in master plan land use classification designation.

The request for amendment to the master plan is supported by staff based on the submitted documentation and thorough analysis of park service needs conducted by the City Parks Department, along with the positive recommendation by the Parks and Recreation Advisory Board. The master plan amendment is in conformance with City Code.

3. Conformance with the City Comprehensive Plan:
Comprehensive Plan 2020 Land Use Map: The 2020 Land Use Map designates the area is Candidate Open Space and General Residential.

Strategy LUM 202b: General Residential Primary Uses

Identify primary uses as all types of residential development at average gross densities greater than three dwelling units per acre. Cluster higher density developments along collector and major roads and as a transition to nonresidential uses.

Strategy LUM 202c: General Residential Secondary Uses

Include supporting uses such as neighborhood centers with pedestrian-oriented, low-impact shops and services, parks and recreation areas, religious institutions, and schools. Neighborhood centers may range up to 5 acres in size. Consider proposed secondary uses that individually or cumulatively exceed five acres, as proposed Map amendments from General Residential to a more intense Map designation to allow significant land use changes to be analyzed on a neighborhood and citywide basis.

Strategy LU 303a: Design Pedestrian Friendly Environments

Plan and design neighborhoods and activity centers as coordinated pedestrian friendly environments.

Objective LU 5: Develop Cohesive Residential Area

Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern

Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area

In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Strategy LU 502b: Plan Public Facilities to Serve Neighborhoods Within a Residential Area

Plan and locate public facilities, services, and civic buildings to serve multiple neighborhoods within a residential area.

It is the finding of the Land Use Review Division that the Flying Horse Master Plan Amendment will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

4. Conformance with the Area's Master Plan:

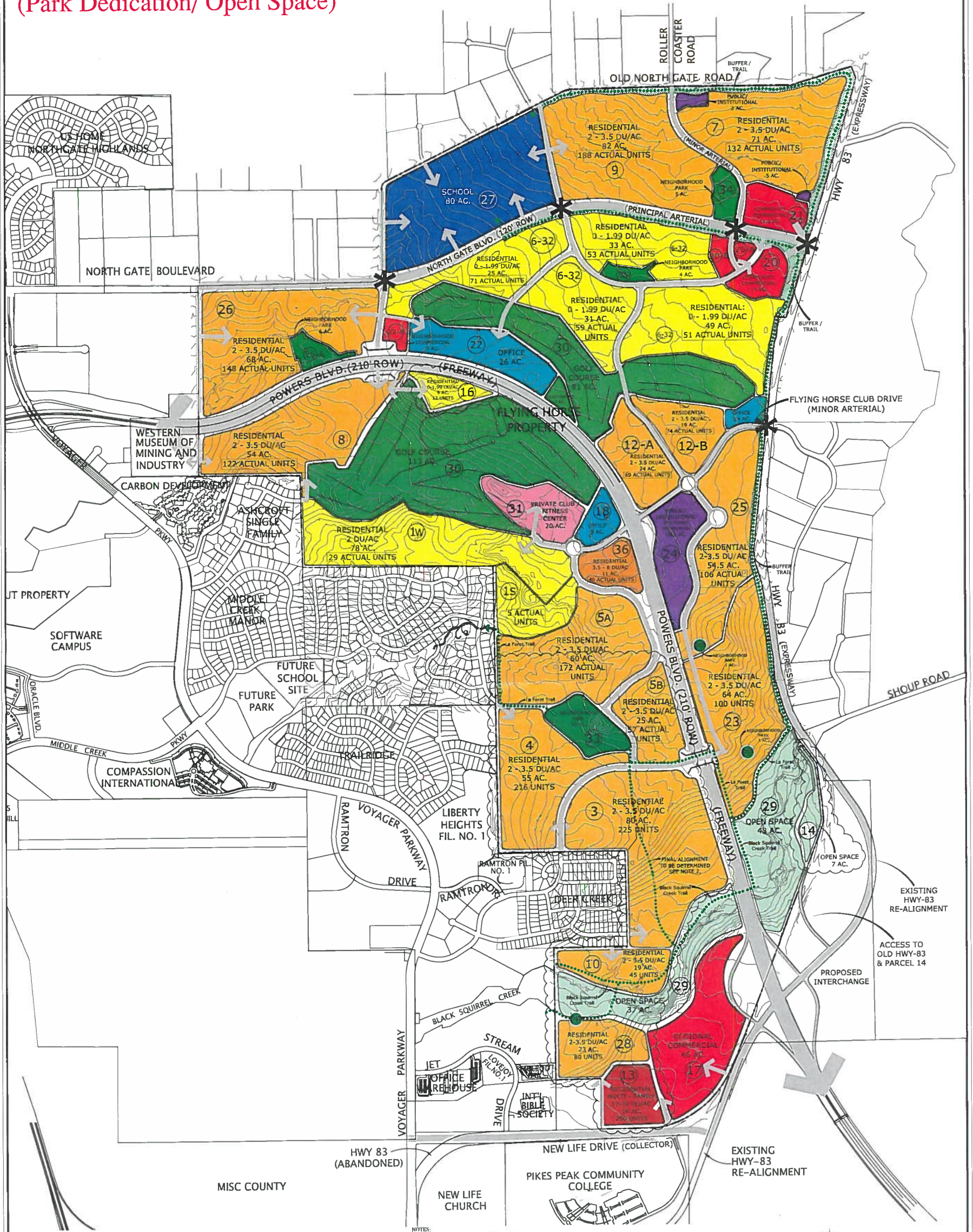
This is a request to amend the existing master plan. This is the 13th amendment since it was adopted in 2004. The goal of the master plan is to provide a mix of uses and a master planned and designed community. The requests are in conformance with the overall goals of the Flying Horse Master Pan.

STAFF RECOMMENDATION:

ITEM NO.: CPC MP 05-00080-A4MJ14 – MAJOR MASTER PLAN AMENDMENT

Approve the major 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.

AMENDMENT #13 (Park Dedication/ Open Space)

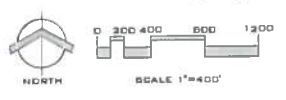


FLYING HORSE

LEGEND / LANDUSE TABLE:

| | | | | | | | |
|---------------|---|--------------------|--|------------|-------------------------|------------|---------------------------------|
| R-2 | 225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 280 UNITS | C | 76.5 ACRES COMMERCIAL | P | 28 ACRES PARK | P/I | 22 ACRES PUBLIC / INSTITUTIONAL |
| R2-3.5 | 698.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,734 UNITS | C/R | 20 ACRES PRIVATE CLUB / FITNESS CENTER | OS | 87 ACRES OPEN SPACE | 73 | PARCEL NUMBER |
| R3.5-8 | 11 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 40 UNITS | O | 38.4 ACRES OFFICE | GC | 197 ACRES GOLF COURSE | | |
| R12-20 | 16 ACRES RESIDENTIAL: 12 - 20 DU/AC - 250 UNITS | S | 80 ACRES SCHOOL | ROW | 93.6 ACRES POWERS BLVD. | | |
| | | POCKET PARK | | | | | |

NOTES:
 1. IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 25.
 2. A TRAIL CONNECTION TO PARCELS 33 LEZARD LEAP PARK WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 5B.
 3. APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL.
 28. AN ADDITIONAL \$200 PER UNITS SHALL BE ESCROWED FOR THE SPECIFIC PURPOSE TO ALLOW THE CITY OF COLORADO SPRINGS TO CONSTRUCT AND MAINTAIN A PEDESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK IMMEDIATELY NORTH OF PARCEL 28.



| DATE | BY | COMMENTS | DATE | BY | COMMENTS |
|------------|----|------------------------|------|----|----------|
| 07-28-2015 | AK | Revised for 10/28/2015 | | | |

TOTAL ACRES = 1,593
 TOTAL RESIDENTIAL DWELLING UNITS = 2,304

Project Statement

Flying Horse Master Plan Amendment

May 2015

Revised July 30, 2015

This Amendment to the Flying Horse Master Plan addresses the Park component of the Plan. The proposed change to the Master Plan will remove the 25 acre Community Park located adjacent to Black Squirrel Creek in the southwest portion of the Master Plan. This site is constrained by topography, which could have been overcome if access to the site had been provided by the adjacent subdivision to the west. The site is bisected by a significant grade change which combined with restricted access available only from the south, yields an inferior site for a community park.

The Flying Horse Master Plan was originally planned for 3975 residential units. Current plans reduce this number to approximately 2304 units for a reduction of 42%. For those neighborhoods that have final subdivision plats, the actual units platted is illustrated in a box on the plan. The southern portion of the master plan has undergone the most modifications. The 10 acre neighborhood park site is oriented and sized to match the recently approved park site master plan. Road connections and land use areas have also been updated for Parcels 3 and 4 to reflect the current intent for the area. Clearly defined trail connections are illustrated for the La Foret and Black Squirrel Creek Trails. The density for Parcel 10, immediately south of the Deer Creek neighborhood, has been reduced from 115 planned units to 45 units. The multi-family parcel 13 has increased slightly in acreage but the planned 250 units remain the same. CDOT purchased parcel 14 and it will remain open space.

The 25 acres previously planned for a community park (parcel 28) will be changed to residential use on the Master Plan. This land is separated from a neighborhood park by the Black Squirrel Creek open space and drainage. A trail from the Black Squirrel open space to Lizard Leap Park has been shown in a conceptual location (pending subdivision design) on the Master Plan. To access this park from the former community park site, a bridge over Black Squirrel Creek will be required. Flying Horse proposes to pay park fees for each unit platted on the former community park site. The fee will be augmented by an additional \$200/unit. The park fees and the additional fee are to be used by the City to build a bridge over Black Squirrel Creek.

Neighborhood Parks and trails will continue to be provided within the Flying Horse Master Plan by the Flying Horse Metropolitan District. Three Neighborhood parks have been constructed (Barefoot Park, Angels Mist Park and Frogs Leap Park), and the fourth (Lizard Leap Park) is in the planning/design stage with the park master plan approved by the Parks Advisory Board in

March 2015. Neighborhood parks are designed, constructed, and maintained by a Metropolitan District. With this proposed amendment, the Black Squirrel Creek drainage continues to include open space and trail corridor for a branch of the La Foret Trail and Black Squirrel Creek Trail. Along this trail the developer will place recreational amenities which may include benches, pocket parks, picnic tables and similar amenities. These amenities will be maintained by adjacent HOA's. The northern branch of the La Foret Trail is also being implemented as an urban trail.

Flying Horse is unique in that membership to the Fitness Center is included with all lot sales. The Fitness Center has tennis, swimming, spa, indoor gym, and fitness rooms among its facilities. The Fitness Center provides many Community Park functions including classes. The Golf Club, while private, provides open space to offset the density of adjacent properties.

Flying Horse Master Plan Amendment #13

Summary of Master Plan Changes:

- Clarification of actual lots for all developed parcels (illustrated on the MP with a box around the total per parcel)
- Redefined Lizard Leap Park (Parcel 33) to reflect approved Park Master Plan for the site
- Refined Parcels Areas 3 and 4 and clarified proposed circulation connections
- CDOT purchase of Parcel 14 converts that site to open space use
- Reduced density in Parcel 10 from 3.5-8 DU per acre (115 units anticipated) to 2-3.5 DU per acre (45 units anticipated).
- Clarified and defined the trail connections through the southern portion of the master plan. Illustrating the Black Squirrel Creek Trail and proposed crossing.
- Conversion of Community Park use (parcel 28) to Residential Use 2-3.5 DU per acre (80 units anticipated)
- Proposed note requiring payment of applicable Park fees for Parcel 28 at the time of development with an additional \$200 per home to assist in funding the necessary bridge crossing of Black Squirrel Creek.
- Modification of Multi-Family Site (Parcel 13) from 14 acres to 16 acres (250 units anticipated)
- Inclusion of several Pocket Parks for communities in the southern portion of the Master Plan

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: August 5, 2015

Item Number: Action Item #?

Item Name: Request on Behalf of Pulpit Rock Investments, LLC to Approve the Proposed Flying Horse Master Plan Amendment

BACKGROUND:

The City has received a request by NES, Inc. on behalf of Pulpit Rock Investments, LLC (Developer) for approval of a major amendment to the Flying Horse Master Plan. The amendment will eliminate a 25 acre Community Park and replace the land use with 23 acres of residential development at 2 – 3.5 dwelling units per acre, a new pocket park and a number of new trail connections. The property is 25 acres zoned A (Agricultural) and is located north of New Life Drive and west of the future Powers Boulevard.

The Flying Horse Master Plan was originally approved in 2004 and has been amended twelve times, including minor adjustments to park, open space, and trail corridors. The area identified as a “future community park” on the current Flying Horse Master Plan is privately owned by the Developer. The future community park site has not been dedicated to the City; therefore, the City does not have an ownership interest in the existing park site. The Flying Horse Annexation Agreement and District Service Plan require dedication of parkland. The Service plan stipulates that neighborhood parks within the District will be designed, constructed and maintained by the District. The Service Plan stipulates that the future community park will be designed, constructed and maintained by the City.

The Flying Horse Master Plan Amendment is being administered through the City’s Land Use Review Department. A public meeting was held at the Flying Horse Club House on June 9, 2015. The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on August 13, 2015. This item is expected to be considered by Planning Commission on September 17, 2015. City Council will consider the proposed Master Plan Amendment at a date to be determined.

In accordance with Colorado Springs City Code, 4.1.105, the Parks and Recreation Advisory Board “shall coordinate its work with that of the Colorado Springs Planning Commission so that both shall be working for the accomplishment of the same general purposes with reference to park, trail, open space and recreation development...” (Ord. 1757; 1968 Code §1-159; Ord. 88-265; Ord. 97-99; Ord. 01-42)”

CURRENT STATUS:

Pulpit Rock Investments has submitted to the Planning and Community Development Department a Major Master Plan Amendment for Flying Horse. The current Flying Horse Master Plan identifies a 25-acre community park site located at the southern end of the development, along Black Squirrel Creek. The Master Plan Amendment proposes the following

changes to park, open space and trail related facilities: eliminate the community park, provide a pocket park, provide additional trail connections and provide a funding mechanism for a pedestrian bridge.

Cumulative amendments to the Flying Horse Master Plan have resulted in a significant overall decrease in density and number of residential units. The original Flying Horse Master Plan included 3,975 residential units. The proposed Master Plan Amendment is based upon 2,304 units, a 42% reduction. To date, 1,364 residential units have been platted/constructed and 928 future units are projected. Three neighborhood parks (Barefoot Park, Frog's Leap Park, and Angel Mist Park) have been built and are maintained by the District. A fourth neighborhood park, Lizard Leap Park, will be constructed and maintained by the District in the near future.

In accordance with the Parkland Dedication Ordinance, the amount of parkland required within a development is determined by the number of residential units. Based upon the number of existing and proposed residential units proposed for Flying Horse, the developer is required to provide 50.02 acres of parkland. The Master Plan amendment identifies 107 acres of land dedication, consisting of 27 acres of developed parkland and trails (active recreation), and 80 acres of open space (passive recreation). **The proposed Master Plan Amendment is based upon active areas receiving full credit (27 acres) and the passive recreation areas receiving 30% credit (equates to 24 acres), for a total land dedication of 51 acres – fulfilling the parkland dedication requirement.**

To provide some recreational opportunities in the absence of the community park site, the plan includes additional development of the Black Squirrel Creek Trail (in accordance with the Park System Master Plan), the additional development of interior trails to link the Black Squirrel Creek Open Space with Lizard Leap Neighborhood Park and the La Foret Trail, the additional development of a pocket park, and a mechanism to generate funding to construct a pedestrian bridge over Black Squirrel Creek (each residential unit proposed within the former community park site will contribute \$200 per unit at time of platting).

The 2014 Park System Master Plan identifies the need for a community park site in the northern reaches of Colorado Springs as determined by projected population growth and service radius standards. The Parks System Master Plan provides a framework for decision making for planning community parks throughout the City. In accordance with the current Parks System Master Plan:

“Colorado Springs’ community parks are generally 25 to 100 acres in size and are intended to serve several neighborhoods as well as community-wide needs. Community parks provide active recreational facilities such as athletic fields, community recreation buildings and/or other special features that cannot be easily accommodated in neighborhood parks. In addition to highly developed sports facilities, community parks typically provide large areas for open play, walking, and other non-programmed uses.

The Park System Master Plan identified the following standards for community park sites:

Community Park Purpose/Function: Community parks should serve as a focal point for community wide activities and provide facilities that are less appropriate for neighborhood parks due to noise, lights, traffic, etc... Often opportunities exist to reserve large group picnic areas. Should maintain a balance between programmed sports facilities and other community activities such as gardens, plazas, etc...

Community Park Site Characteristics: Sports and facilities and other athletically programmed areas should be limited to a maximum of 50% of the total park area,

including parking. Portions of the site should have gentle sloping topography to accommodate active sports fields and open turf areas for passive recreation

Community Park Service Area/Access: Community parks should have a 2.0 mile service radius; parkland standard of 3 acres/1000 people, good access from an arterial street and direct access to regional trail system.

Status of current community park ownership throughout the City: The City currently owns and maintains seven developed community parks: America the Beautiful Park, Cottonwood Creek Park, Memorial Park, Monument Valley Park, Quail Lake Park, and Rampart Park. In addition, City owns and maintains two partially developed community parks: Coleman Park and Wilson Ranch Park. The City currently owns one community park site that is under construction (Venezia) and two undeveloped community park (Indigo Ranch and Skyview) One additional undeveloped community park site is to be owned, constructed and maintained by a special district (Banning Lewis Ranch Community Park). Three future community park sites are identified within existing development master plans including: Wolf Ranch Master Plan, Flying Horse Master Plan and Indigo Ranch. These three community park sites are not owned by the City but are planned to be dedicated to the City in the future. (See attached chart for additional information).

| <u>COMMUNITY PARKS:</u> | <u>Status</u> | <u>Date Acquired</u> | <u>Acreage</u> |
|----------------------------|-----------------|----------------------|----------------|
| America the Beautiful Park | Developed | 2003 | 16.90 |
| Coleman, Norman Park | Par.developed | 1995 | 54.01 |
| Cottonwood Creek Park | Developed | 1985 | 77.13 |
| <i>Flying Horse Park</i> | <i>Proposed</i> | * | 20.94 |
| <i>Indigo Ranch Park</i> | <i>Proposed</i> | 2013 | 15.26 |
| Memorial Park | Developed | 1912 | 196.07 |
| Monument Valley Park | Developed | 1907 | 153.33 |
| Quail Lake Park | Developed | 1974 | 113.02 |
| Rampart Park | Developed | 1984 | 78.44 |
| Sky View Park | Undeveloped | 2005 | 20.36 |
| Venezia, John Park | Under Const. | 2006 | 29.51 |
| Wilson Ranch Park | Developed | 1997 | 11.44 |
| <i>Wolf Ranch Park</i> | <i>Proposed</i> | * | 26.31 |

*Indicates Master Planned Community parks not owned by the City

Status of City park development: The City has a backlog of park development needs. Development costs for community parks typically range from \$200,000-\$300,000 per acre, suggesting a total estimated cost of \$27-\$41 million to complete the current list of community parks. Development of these community park sites is subject to the availability of capital funding for park construction and availability of ongoing maintenance funding. Venezia Community Park is currently under construction.

In addition, the City owns two sports complex sites that are not yet developed (Ochs Sports Complex and Tutt Sports Complex) with a combined estimated construction cost in excess of \$20 million.

| <u>SPORTS COMPLEXES:</u> | <u>Status</u> | <u>Date Acquired</u> | <u>Acreage</u> |
|-------------------------------|---------------|----------------------|----------------|
| El Pomar Youth Sports Complex | Developed | 1999 | 57.40 |
| Gossage Youth Sports Complex | Developed | 1992 | 36.85 |

| | | | |
|---------------------------------|-------------|------|-------|
| Ochs, Lawrence Sports Complex | Undeveloped | 2003 | 60.32 |
| Sky View Adult Softball Complex | Developed | 1990 | 40.95 |
| Tutt Sports Complex | Undeveloped | 2000 | 22.20 |
| Young, Leon Youth Complex | Developed | 1986 | 24.89 |

Public Process:

The public input process for this proposed Master Plan Amendment is being administered through the City's Land Use Review Department. A public meeting was held within Flying Horse at the Flying Horse Club House on June 9, 2015. Post cards were sent to addresses within 1,000 ft. of the community park site. The site was posted with signs identifying the proposed Master Plan Amendment with meeting dates and locations. The Land Use Review Department has been receiving comments from the neighborhood and surrounding community. (See attached.)

The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on August 13, 2015. The Parks and Recreation Advisory Board meeting provides an opportunity for public comment. Post cards have been sent to addresses within 1,000 ft. of this community park site inviting participation at the Parks Board meeting. The existing community park site has been posted in advance of the Board meeting.

This item is expected to be considered by Planning Commission on September 17, 2015. It is anticipated that City Council will consider the proposed Master Plan Amendment after the Planning Commission meeting at a date to be determined. The Planning Commission Meeting and City Council Meeting provide additional opportunities for public comment.

Staff has received numerous comments regarding the proposed Master Plan Amendment. All comments received to date are attached for the Board's review.

The current Flying Horse Community Park site offers a number of unique attributes, including but not limited to, superlative views of the Front Range, proximity to open space and trails, and good pedestrian/bike access to surrounding neighborhoods. The site also poses challenges for future community park development including steep topography, proximity to residences, and vehicular access. If the proposed Flying Horse Master Plan Amendment is approved and the current community park site eliminated, staff recommends that opportunities be pursued in the future to secure a suitable community park site to serve residents in the far northern reaches of Colorado Springs in accordance with the Park System Master Plan.

STAFF RECOMMENDATION:

Staff has reviewed the proposed Flying Horse Master Plan Amendment and recommends approval.

ACTION NEEDED BY THE BOARD:

A motion to approve the Flying Horse Master Plan Amendment as presented.

PARTIES NOTIFIED OF THIS MEETING:

Meggan Herrington, City Development Review
Drew, Balsick, Pulpit Rock Investments, LLC
Tim Seibert, NES, Inc.
Public Notification – Post Card Mailing and Sign Posting

Parkland Requirements

Proposed Amendment #13 2304 du

Park Land Dedication required: 50.02 acres

Active Parks and Trails
 Provided/Planned: 27 acres

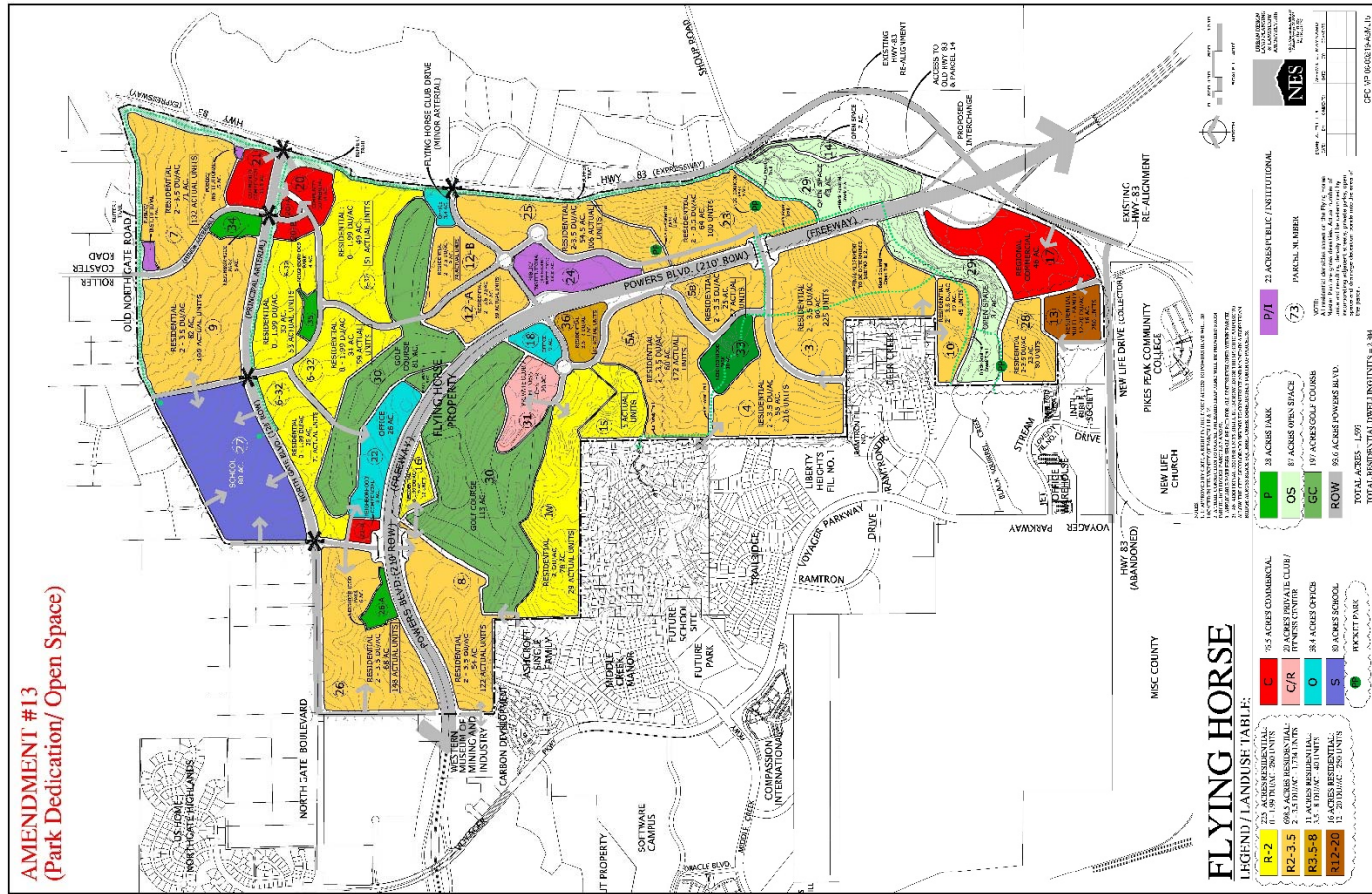
Open Space:
 80 acres (30% credit given)

TOTAL PARKLAND PROVIDED
 with Amendment #13: 51 acres

All units constructed in Parcel 28 (former Community Park site) will pay applicable park fees and an additional \$200 per unit to assist in the completion of the pedestrian bridge across Black Squirrel Creek.



Master Plan Amendment #13



Flying Horse
Land Dedication Obligation
Land Use Master Plan Amendment #13
4/23/2015 Revised 7/27/15

| MASTER PLAN | | | | | | | | | | | | | | | |
|-------------|---------|--|---------|-----------------|---------------------------|---|--------------------------------|--------------------------|----------------|---|---|--------------------------------|---------------------------|---------------------|----------------------------|
| Parcel # | MP ACRE | USE (Residential, Park, Commercial, Institutional) | Density | AVERAGE DENSITY | UNITS PER AVERAGE DENSITY | LAND DEDICATION REQUIREMENT (Per Average Density) | PROPOSED UNITS FROM THE MP #13 | ACTUAL UNITS FROM THE MP | Actual Density | RATE: Below 8 DU/Acre Multiplier (.02325) | RATE: Above 8 DU/Acre Multiplier (.01650) | Land Dedication (Per MP UNITS) | PROPOSED & BUILT PARKLAND | PROPOSED OPEN SPACE | Change Notes |
| 1S/W | 78 | Residential | 2 | 2 | 156.00 | 3.63 | | 34 | - | 0.02325 | | 0.79 | | | * MP vs. NES Figures |
| 3 | 75 | Residential | 2-3.5 | 2.75 | 206.25 | 4.80 | 225 | - | - | 0.02325 | | 5.23 | | | |
| 4 | 47 | Residential | 2-3.5 | 2.75 | 129.25 | 3.01 | 216 | - | - | 0.02325 | | 5.02 | | | |
| 5A | 56 | Residential | 2-3.5 | 2.75 | 154.00 | 3.58 | | 172 | - | 0.02325 | | 4.00 | | | |
| 5B | 42 | Residential | 2-3.5 | 2.75 | 115.50 | 2.69 | | 57 | - | 0.02325 | | 1.33 | | | |
| 6-32 | 25 | Residential | 0-1.99 | 0.99 | 24.75 | 0.58 | - | 71 | 2.84 | 0.02325 | | 1.65 | | | |
| 6-32 | 33 | Residential | 0-1.99 | 0.99 | 32.67 | 0.76 | - | 53 | 1.61 | 0.02325 | | 1.23 | | | |
| 6-32 | 31 | Residential | 0-1.99 | 0.99 | 30.69 | 0.71 | - | 59 | 1.90 | 0.02325 | | 1.37 | | | |
| 6-32 | 49 | Residential | 0-1.99 | 0.99 | 48.51 | 1.13 | - | 51 | 1.04 | 0.02325 | | 1.19 | | | |
| 7 | 71 | Residential | 2-3.5 | 2.75 | 195.25 | 4.54 | - | 132 | - | 0.02325 | | 3.07 | | | |
| 8 | 54 | Residential | 2-3.5 | 2.75 | 148.50 | 3.45 | - | 122 | - | 0.02325 | | 2.84 | | | |
| 9 | 82 | Residential | 2-3.5 | 2.75 | 225.50 | 5.24 | - | 188 | 2.29 | 0.02325 | | 4.37 | | | |
| 10 | 19 | Residential | 3.5-8 | 7.5 | 142.50 | 3.31 | 45 | - | - | 0.02325 | | 1.05 | | | |
| 12A | 24 | Residential | 2-3.5 | 2.75 | 66.00 | 1.53 | - | 69 | 2.88 | 0.02325 | | 1.60 | | | |
| 12B | 19 | Residential | 2-3.5 | 2.75 | 52.25 | 1.21 | - | 74 | 3.89 | 0.02325 | | 1.72 | | | |
| 13 | 14 | Multi Family Residential | 12-20.0 | 16 | 224.00 | 3.70 | 250 | - | - | | 0.0165 | 4.13 | | | |
| 14 | 7 | Multi Family Residential SOLD TO CDOT | 12-20.0 | 16 | 112.00 | SOLD | | - | - | | 0.0165 | 0.00 | | | -7 acres - SOLD |
| 16 | 9 | Residential | 3.5-8.0 | 5.75 | 51.75 | 1.20 | 12 | | | 0.02325 | | 0.28 | | | |
| 17 | 46 | Commercial | | | | | | | | | | 0.00 | | | |
| 18 | 9 | Office | | | | | | | | | | 0.00 | | | |
| 20 (A/B/C) | 14? | Commercial | | | | | | | | | | 0.00 | | | |
| 21 | 14.5? | Commercial | | | | | | | | | | 0.00 | | | |
| 22 | 26 | Office | | | | | | | | | | 0.00 | | | |
| 22A | 5 | Commercial | | | | | | | | | | 0.00 | | | |
| 23 | 62 | Residential | 2-3.5 | 2.75 | 170.50 | 3.96 | 100 | | | 0.02325 | | 2.33 | | | |
| 23A | 3 | Neighborhood Park | | | | | | | | | | 0.00 | 2.00 | | - 3 Acre Park / + (2) 1 ac |
| 24 | 18.5 | Public Institutional | | | | | | | | | | 0.00 | | | |
| 25 | 55.5 | Residential | 2-3.5 | 2.75 | 152.63 | 3.55 | | 106 | | 0.02325 | | 2.46 | | | |
| 26 | 68 | Residential | 2-3.5 | 2.75 | 187.00 | 4.35 | | 148 | 2.18 | 0.02325 | | 3.44 | | | |
| 26A | 6 | Neighborhood Park | | | | | | | | | | 0.00 | 6.00 | | |
| 27 | 80 | School Site | | | | | | | | | | 0.00 | | | |
| 28 | 25 | Community Park/Residential | 2-3.5 | 2.75 | 68.75 | 1.60 | 80 | | 0.00 | 0.02325 | | 0.00 | | | -25 Acre park/ Add Res |
| 29 | 37 | OPEN SPACE | | | | | | | | | | 0.00 | 37.00 | | |
| 29 | 43 | OPEN SPACE | | | | | | | | | | 0.00 | 43.00 | | |
| 30 | 194 | Golf Course (includes a maint yard) | | | | | | | | | | 0.00 | | | |
| 31 | 20 | Private Club & Fitness Center | | | | | | | | | | 0.00 | | | |
| 33 | 10 | Neighborhood (10 Acre Site) | | | | | | | | | | 0.00 | 10.00 | | |
| 34 | 5 | Neighborhood Park (in Parcel 9 - BUILT) | | | | | | | | | | 0.00 | 5.00 | | |
| 35 | 4 | Neighborhood Park (in 6/32 - Not sure if built) | | | | | | | | | | 0.00 | 4.00 | | |
| 36 | 11 | Residential | 3.5-8.0 | 5.75 | 63.25 | 1.47 | | 40 | | 0.02325 | | 0.93 | | | |
| | 0.3 | Public Institutional | | | | | | | | | | 0.00 | | | |
| | 3.0 | Public Institutional | | | | | | | | | | 0.00 | | | |
| | | | | | 2757.50 | 60.00 | 928 | 1376 | | | | 50.02 | 27.00 | 80.00 | 30% of 80 is 24 Acre |
| | | | | | | | 2304 | | | | | | | | |

+ 24 acre OS
51.00

Herington, Meggan

From: Jim Tiedemann <jteeds@comcast.net>
Sent: Saturday, June 13, 2015 7:57 PM
To: Herington, Meggan
Subject: Future 25-acre development south of Deer Creek

Megan,

This is a follow-up to our meeting and discussion last Tuesday night in which the residents of Deer Creek expressed concern. We would like you to be aware of the following:

Deer Creek is a self-contained development within Northgate; so is Flying Horse. In order to develop the 25 acres adjacent south of Deer Creek for Flying Horse (if that becomes a reality), Flying Horse needs its own access road in and out, just as it has for the remaining portions of Flying Horse. Flying Horse should NOT be allowed to use Snowflake Drive and Silver Creek Drive for construction or future access of the development of this portion of Flying Horse since these streets are part of the Deer Creek development.

No other developments which are presently adjacent to Flying Horse (Stone Crossing, Middle Creek Manor, Trail Ridge) are or have been encumbered by using the streets within their developments to access Flying Horse, not while the other portions of Flying Horse were under construction and not now after they are built up. Why should we? As part of the Flying Horse development plan, the access to this portion of the development should be from either Voyager Parkway, New Life Drive/Jet Stream Drive or Highway 83.

Snowflake and Silver Creek Drives have posted residential speed limits. This is a quiet residential area and we have children playing near the streets. We should not have to be encumbered by heavy construction trucks or future residents who use our streets as a stepping stone to get to their development.

Let me make it clear that the residents of Deer Creek would prefer the park to the future development of another portion of Flying Horse.

Thank you for your consideration.

Jim Tiedemann, SRA
Residential Appraiser and Deer Creek Homeowner (first to build in Deer Creek)

Herington, Meggan

From: Jennifer Dastrup <jdastrup@hotmail.com>
Sent: Friday, June 12, 2015 1:33 PM
To: Herington, Meggan
Subject: Re: CPC MP 06-00219-A5MJ15

Ms. Herington,

I would like to register my opposition to the change to the plan CPC MP 06-00219-A5MJ15 to build 80 residential homes.

Thank you,

Jennifer Dastrup
Resident of Deer Creek Neighborhood
1911 Fieldcrest Dr
Colorado Springs CO 80921
719-351-6840

Herington, Meggan

From: Vince Greco <vince.greco@aogusafa.org>
Sent: Friday, June 12, 2015 9:16 AM
To: Herington, Meggan
Cc: grecoiii@msn.com
Subject: Flying Horse Master Plan Keep the 25-acre park!

Good morning Ms. Herington,

Thank you for taking a moment to read this email and consider my request. I would have preferred to attend the city hearing earlier this week to discuss the proposed changes developers at Flying Horse want to make to the Master Plan. They want to replace a 25-acre park with 80 residential homes (plan #CPC MP 06-00219-A5MJ15). Unfortunately I just learned of this via a postcard in the mail.

We have lived in the Deer Creek Development for eight years, it is a vibrant neighborhood, that for years has been waiting for the development of the park immediately south of Deer Creek, now we all of a sudden learn the developer wants to change the infrastructure?

I don't have to tell you Colorado Springs has one of the best parks and trail systems in America. I think it has been proven over time that creating parks and recreation facilities are vital to establishing and maintaining the quality of life in Colorado Springs not to mention ensuring the health and well-being of our residents. Our parks and trail system are the primary reason Colorado Springs consistently ranks in the top ten for fittest city in America!

While the benefits are clear, many don't realize the impact that our parks and trails have on the economic and environmental growth of our great city. Let's not get caught up in choosing between economic growth and open space. There really shouldn't be a choice, in most cases a city's parks and trail system not only provide health and environmental benefits, a sense of community and a higher quality of life, it is also good for the city's bottom line. Parks can significantly increase property values, attract and retain businesses, we know this part of town is booming with new business. More importantly parks can increase tax revenues. For example, a greenbelt in Boulder, Colorado helped increase the value of surrounding homes by approximately \$5.4 million and was shown to potentially generate \$500,000 annually in property tax revenue for the neighborhood.

Travel around to some of the bigger cities in Colorado, Denver, Castle Rock, Westminster, Boulder the list goes on and on. These cities all have "**Curb Appeal**", you drive through them and ask yourself why can't Colorado Springs do this? The answer is simple we can! Developers will build their 80 houses make their money and walk away. A beautiful park along Black Squirrel Creek will be there long after we leave this earth. The curb appeal will last a lifetime!

Thank you for listening and I sincerely hope you make the right decision.

V/r

Vince

Vince Greco | Director of Business Programs
Association of Graduates | U.S. Air Force Academy
Office: 719.472.0300, ext.150 | Cell: 719.433.0230
<http://www.usafa.org> | [Follow us on Twitter](#) | [Like us on Facebook](#)

Herington, Meggan

From: Monroe, Karen <KMonroe@Houseloan.com>
Sent: Friday, June 12, 2015 7:51 AM
To: Herington, Meggan
Cc: Monroe, Tom
Subject: Plan #CPC MP 06-00219-A5MJ15

Ms. Meggan, in regards to the proposed replacement of a 25 acre park with 80 residential homes immediately south of Deer Creek. the Monroe household would really love to see the park come in.

There are plenty of houses being built all around and we would really like a nice park that we could walk to.

Thank you for your time, Thomas and Karen Monroe

Karen Monroe, Cornerstone Home Lending! Please excuse spelling errors, sent from cell phone!



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Herington, Meggan

From: MICHAEL J ESTES <mestes3@msn.com>
Sent: Thursday, June 11, 2015 9:17 PM
To: Herington, Meggan
Subject: Flying horse master plan change #CPC MP 06-00219-A5MJ15

Dear Ms. Herington,

This note is to voice our opposition to the change in master plan at Flying Horse. The 80 homesites that would replace the park in the previous plan would add more traffic to our Deer Creek neighborhood and would leave us with one less green space in our area. It seems that the change is driven by the number of dollars that come with 80 more sites rather than the overall good of the neighbors.

Sincerely,
Mike & Gail Estes
2005 Coldstone Way
Colorado Springs, CO 80921

Herrington, Meggan

From: Wade and Denise Bowe <wdbowe@msn.com>
Sent: Thursday, June 11, 2015 8:29 AM
To: Herrington, Meggan
Subject: Flying Horse Plan

Hello Ms. Meggan Herrington,

I live in the Deer Creek subdivision here by Flying Horse, and since we bought new here 12+ years ago, looked forward to the proposed park that was to go in to the south of our development. We understood that it wouldn't happen overnight, as there weren't enough homes to support it, but knew that Flying Horse would eventually help in that regard, merging the 2 neighborhoods and allowing to enjoy some of their open spaces. I was dismayed to see that Flying Horse is wanting to change that plan and instead put homes on that site. I think that is a mistake for them and for our city, and that a park there would serve numerous communities as a place people could walk to and enjoy the awesome scenery in our area.

We would love to have a destination to walk or run to like a park instead of jogging up Voyager and would appreciate you considering this when you decide whether they can change their plan.

Respectfully,
Denise Bowe
11871 Cloudy Creek Ct
Colorado Springs, CO 80921

Herington, Meggan

From: Kelly Jones <kbjones@q.com>
Sent: Wednesday, June 10, 2015 4:59 PM
To: Herington, Meggan
Cc: Rick & Nancy White; Neil Arnold; Mike & Robin Thorne; Ralph McLain
Subject: Flying Horse Neighborhood Meeting

Dear Meggan,

Thank you for letting the residents of Deer Creek attend this informational meeting last evening with regard to a potential amendment to the Flying Horse Master Plan, **Re: File No. CPC MP 06-00219-A5MJ15**. This will be Amendment 14 which will eliminate a 25 acre Community Park (Parcel 28) and replace the land use with 23 acres of residential development at 2-3.5 dwelling units per acre (80+ units), a new pocket park, and a number of new trail connections. Parcel 10 which is directly south and adjoining Snowflake Drive and Silver Creek in Deer Creek will be slightly less dense in residence housing with 19 aces and 45 units.

My major concerns are the vehicular speeds and increased traffic on Snowflake and Silver Creek as well as the safety of all residents in Deer Creek. These 2 streets will be the only access to the residences in Parcel 10.

I'm in favor of eliminating the Community Park since another park will be constructed on Powers Blvd. near the Old Ranch intersection. The Community Park in Plot 28 would no nothing but increase additional traffic, noise, lighting, and other things that usually accompany Community Park activities. I certainly would be in favor of more land left for open space adjoining the southern boundary of Deer Creek. The neighborhood park, Lizard's Leap, should serve Deer Creek and the surrounding communities well without the need for the Community Park as originally designated in Plot 28.

As I understand the all development agencies are leaning toward this new Amendment 14.

Kelly and Nancy Jones
1863 Snowflake Drive
Colorado Springs, CO 80921
719-487-9951
kbjones@q.com

Herington, Meggan

From: Joshua Carter <dentistman@gmail.com>
Sent: Wednesday, June 10, 2015 2:02 PM
To: Herington, Meggan
Cc: Kathleen Carter
Subject: Flying Horse Meeting

Hy Meggan,

Thank you again for helping facilitate the meeting last evening!

I wanted to again share my concern regarding the amendment File No. CPC MP 06-00219-A5MJ15.

From the information I gathered last night, it would seem that Flying Horse is eliminating the planned community park based purely on motive to make more money with their land. The fact that they are willing to pay \$150,000+ in penalties to the city instead of building a community park clearly exhibits their goal of making money instead of providing a "Colorado" like atmosphere in the form of park land the community as a whole can benefit from. If this choice was given to the future home owners in the Southern portion of flying horse, I'm confident that they would also choose to have a community park as well. Unfortunately, that choice is impossible to gauge.

I was also concerned regarding the fact that there are specific signs at all current parks in Flying Horse that prohibit non-Flying Horse residents from accessing the parks. Flying Horse clearly used the parks to get the approval they needed from the City and then have forbidden any non-residents from using them with Security Guard enforcement. Providing a "community" park in the area would allow all citizens access to this beautiful area.

It is my hope that the City of Colorado Springs will allow the community of Flying Horse as well as the surrounding communities a park they can enjoy for years to come in this awesome city.

I look forward offering additional assistance and attending the meetings as they come.

Thanks!!

Joshua Carter, DDS, PLLC
Northgate Dental
12225 Voyager Parkway Suite 6
Colorado Springs, CO 80921
719-488-2292 office
719-306-3212 cell
719-488-9116 fax

www.northgatedentalcare.com

Like US on Facebook: www.facebook.com/NorthGateDental

Herrington, Meggan

From: Ramon Reyes <blast4mitch@gmail.com>
Sent: Wednesday, June 10, 2015 11:41 AM
To: Herrington, Meggan
Subject: Opposition - Flying Horse Master Plan Change

Ms. Herrington,

As part of our support for our homeowner's association, please note that we are politely opposing the proposed plan to replace the 25 acre park into 80 residential homes.

Thanks for your attention,

Ramon

Herington, Meggan

From: robert.sanders@comcast.net
Sent: Wednesday, June 10, 2015 9:10 AM
To: Herington, Meggan
Subject: Flying Horse Master Plan Change

Ms. Herington,

Would like to politely register my opposition to the changing of the Flying Horse master Plan.

Current residents living in that area currently don't have enough parks and recreation areas in the community, in order to sustain a quality of life outdoor areas must be sufficient for families to live and enjoy the great outdoors. I understand that the Flying Horse community owners want to earn more money by selling more houses and condensing out beautiful scenic area. Once they are complete in building they will move on to another area to build and earn more money.

They submitted an original plan that was approved that balanced living and outdoors for all families living in the area, and now they want to back track on the plan. We need the 25-acre park to enhance the quality of living and maintain our investments, in our, house, children, and living conditions.

Sincerely hope the city does not allow this and continuance of over populating an area at the cost of families and the greed of builders. Someone must start to stand with families and their considerations on quality of life. Parks are desperately needed in the area where families can get outside and enjoy our beautiful area.

Sincerely,

Robert Sanders

Herington, Meggan

From: Anne De Laurell <adelaurell@me.com>
Sent: Tuesday, June 09, 2015 8:35 PM
To: Herington, Meggan
Subject: Purposed change from 25 acre park to 80 residential homes

Ms. Megan Herington,

I am concerned with the purposed change to the Master Plan of Flying Horse to change a 25 acre park into 80 residential homes. We live in the Deer Creek community and feel this would greatly affect the value of our home as well as change what would be a great use of the land as a park. Why should we increase the number of homes with out providing places for family to gather. This park would provide value to our Northgate community and we should reject this plan.

Best Regards,

Anne De Laurell
adelaurell@mac.com
719-393-5960

Herington, Meggan

From: Hugh Jones <hjones@capincrouse.com>
Sent: Tuesday, June 09, 2015 7:20 PM
To: Herington, Meggan
Subject: Flying Horse Master Plan

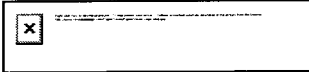
Hi Meggan,

I am writing to register our family's opposition to the change to the Flying Horse master plan. We purchased a home in Deer Creek at Northgate in 2008 based in part on the park that was part of the Flying Horse master plan. We obtained this master plan from the Flying Horse website. Since that time, our three daughters have been eagerly awaiting the park. Furthermore, I do not think we would have purchased our home if we knew all the adjacent land would become rooftops. I hope the city holds Flying Horse to the promises upon which so many homeowners relied.

Thank you for all your hard work on this matter ☺.

Hugh Jones

Tax Counsel



o 719.291.6242
o 719.528.6225 x1507



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Herington, Meggan

From: Jim Coffey <coffeyjc3@yahoo.com>
Sent: Tuesday, June 09, 2015 6:02 PM
To: Herington, Meggan
Subject: Flying Horse Residential Homes, Plan #CPC MP 06-00219-A5MJ15

Ms. Herington

Ma'am,

We are writing to advise you we oppose the change in the Flying Horse's proposed plan to change the designated 25-acre park with 80 residential homes.

Sincerely,

Jim & Jennifer Coffey
1911 Snowflake Dr
C/S CO, 80921

Herington, Meggan

From: Thomas Hornstrom <thornstrom@comcast.net>
Sent: Tuesday, June 09, 2015 1:18 PM
To: Herington, Meggan
Subject: CPC MP 06-00219-A5MJ15

Ms Herington,

I cannot attend the public meeting in regards to this request.

I am completely opposed to this change to the Flying Horse Master Plan. It will eliminate too much open area and replace it with hard cover. In addition, it will drastically increase traffic in the surrounding areas (beyond what is already anticipated).

This additional burden on existing communities should not be approved.

Thank you

Thomas Hornstrom
11777 Laurelcreek Dr
COS 80921

Sent from my smarter than me phone

Herington, Meggan

From: Karen Clemmensen <kclemmensen@mac.com>
Sent: Tuesday, June 09, 2015 9:53 AM
To: Herington, Meggan
Subject: Proposed changes to Flying Horse Master Plan

Dear Ms. Herington,

As a resident of Deer Creek neighborhood, I have long looked forward to the 25-acre park that was one of the proposed attractions that influenced my decision to purchase a home in Deer Creek. There is a need for such a park in this area as there are none located within a reasonable distance of my neighborhood. Colorado residents cherish our state's reputation as a healthy area in part because we embrace outdoor activities. The promised 25-acre community park enhances our state's healthy reputation; 80 new homes do not.

It is difficult to understand why Flying Horse needs to eliminate a community park in favor of more houses when they own hundreds of acres of open space where homes can be built.

I urge you, Ms. Herington to reject plan #CPC MP 06-00219-A5MJ15.

I am grateful to the Deer Creek HOA's representation at the hearing on June 9th as health precludes my ability to attend.

Thank you for your consideration of my and my neighbor's concerns about Flying Horse's proposed change to a long-established plan for northern Colorado Springs.

Sincerely,
Karen Clemmensen
2029 Silver Creek Drive
Colorado Springs, CO 80921
719-488-0550

Herington, Meggan

From: Tom Hahn <hahns@outlook.com>
Sent: Tuesday, June 09, 2015 7:55 AM
To: Herington, Meggan
Subject: Flying Horse Master Plan Changes

Ms. Harrington,

For the record, we oppose the change to the Flying Horse Master Plan #CPC MP 06-00219-A5MJ15. We live in the Deer Creek neighborhood. It would be our preference that Flying Horse would remain with the original plan of a 25 acre park vs. the 80 residential homes that they would like to build just south of our neighborhood. Thank you for your consideration.

Tom and Jolene Hahn
2102 Fieldcrest Drive
Colorado Springs, CO 80921
(719) 380-9632
hahns@outlook.com

Herington, Meggan

From: Sonja Daum <sonjadaum@oci.org>
Sent: Monday, June 08, 2015 8:17 PM
To: Herington, Meggan
Subject: opposed to Flying Horse changes to master plan...

Dear Ms. Meggan Herington,

We would like to express our opposition to the changes Flying Horse is planning to make to their master plan south of Deer Creek (CPC MP 06-00219-A5MJ15). Many people made their decisions to buy based on the original plan. We hope your planning committee takes those that live in the community into consideration.

Sincerely,
David and Sonja Daum
2112 Fieldcrest Dr.
Colorado Springs 80921

Herington, Meggan

From: William.Hennessy <William.Hennessy@comcast.net>
Sent: Monday, June 08, 2015 6:24 PM
To: Herington, Meggan
Subject: Flying Horse master plan changes

Ms. Herington,

Hello, I am a neighbor of Flying Horse. Please provide links or files related to the Flying Horse proposed master plan and changes, especially those pertaining to the public meeting on 6 p.m. on June 9th at the Flying Horse Club.

Thank You,

William Hennessy
2125 Coldstone Way
80921

Herington, Meggan

From: Dale Giebink <djgiebink@outlook.com>
Sent: Thursday, June 04, 2015 10:33 AM
To: Herington, Meggan
Cc: rkmclain@rmi.net
Subject: Flying House Amendment

Dear Ms Herington,

I am a home owner in the Deer Creek Community adjacent to the Flying Horse development. Yesterday I received the public notice in the mail concerning the amendment to the Flying Horse Master Plan to eliminate a 25 acre Community Park and replace it with more residential development.

I would imagine that the initial plan included a 25 acre community park along the Black Squirrel Creek to promote and sell the overall Flying Horse development plan to the community and to the City of Colorado Springs. Now they desire to eliminate the park and replace it with more homes. The motive for this requested change in the plan seems to be quite clear, but unfortunately it would come at the expense of nearby residents. The residents are left with increased noise, traffic, congestion, and possible property devaluation, as well as the elimination of a nearby highly desirable natural open space and park. More homes in this location (parcel #28) would also impinge on the Black Squirrel Creek and undoubtedly adversely affect the plant and wildlife of this drainage basin. Parcel #10 on the plan, which is on the opposite side of the creek from the parcel #28, is also situated extremely close to the creek. This creek basin is home to beaver, fox, geese, ducks, hawks, Preble mice, and occasional deer and coyotes. How close are the developers allowed to build to the creek and the beaver ponds? Are environmental studies required first to determine the impact on this important watershed creek basin?

It appears that if the Flying Horse developers are allowed to proceed, that they will have deceptively misled the surrounding residents and the City of Colorado Springs to their original intentions, all in pursuit of their own financial gain. I will not be able to attend the meeting on Tuesday, June 9th, but it would be helpful if you would address these questions and concerns of the nearby homeowners at the meeting.

Respectfully

Dale Giebink
2017 Silver Creek Dr
ph: 388-0113

Herington, Meggan

From: Sara Foxley Smith <ssfoxley@gmail.com>
Sent: Wednesday, June 03, 2015 10:55 AM
To: Herington, Meggan
Subject: Re:

Dear Meggan,

Yes, you are correct....June 9th. I miss read the card. However, I am going to be out of town the 9th. I would love to come to the meeting, but cannot.

My concern is that those who don't belong to Flying Horse do not have the privilege of the open space, or lovely golf course. The public already pays taxes etc...it would be wonderful for this community to have a park nearby.

Lastly, I noticed in the revision that the persons who submitted it said the housing development for Flying House went down by about 1000 homes. However, that does not necessarily translate into open space, community or parks; does it? I don't see that indicated on the map. I am wondering what the purpose is for noting the difference.

The document notes a reduction in housing by 37%; what replaces the 37%? commercial buildings...I am not sure. Will there be an increase of 37% in open space, parks and trails? Just trying to get a clearer picture.

Thank you so much for your help,

Respectfully, Sara Smith

On Wed, Jun 3, 2015 at 7:05 AM, Herington, Meggan <mherington@springsgov.com> wrote:

Sara, I'm working closely with the City Parks Department and will provide Chris Lieber, Parks Manager, with all of the comments I receive. We have the meeting set for June 9th. You say the 12th in your email? Did you receive a postcard that stated the 12th? At that meeting on the 9th Chris with Parks and possibly a few members of the Parks Board will attend the meeting with residents to hear the concerns. You can email me any of your concerns in writing and I will share those with Parks. Thanks, Meggan

From: Sara Foxley Smith [<mailto:ssfoxley@gmail.com>]
Sent: Tuesday, June 02, 2015 5:27 PM
To: Herington, Meggan
Subject:

Dear Mrs. Herington,