

**CITY OF COLORADO SPRINGS PLANNING COMMISSION  
RECORD-OF-DECISION**

**NEW BUSINESS CALENDAR**

**DATE:** May 15, 2014  
**ITEM:** 4.A-4.C  
**STAFF:** Meggan Herington  
**FILE NO.:** CPC A 13-00081, CPC ZC 14-00039, CPC PUZ 14-00042  
**PROJECT:** Flying Horse Ranch Addition No. 2

**STAFF PRESENTATION**

Ms. Meggan Herington presented PowerPoint slides (Exhibit A).

**APPLICANT PRESENTATION**

Mr. John Maynard of NES, Inc. appeared for questions.

**CITIZENS IN FAVOR/OPPOSITION**

None

**APPLICANT REBUTTAL**

None

**DECISION OF THE PLANNING COMMISSION**

Commissioner Walkowski stated that this application is clearing up an error that occurred years prior and found the project meets all review criteria.

Commissioner Gonzalez agreed with Commissioner Walkowski's comments

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler, to approve **Item 4.A-File No. CPC A 13-00081**, the Flying Horse Ranch Addition No. 2 Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203. Motion carried 9-0.

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler, to approve **Item 4.B-File No. CPC ZC 14-00039**, the establishment of the A (Agricultural) zone district, based upon the findings that the zoning request complies with the three (3) criteria for establishing a zone district as set forth in City Code Section 7.5.603.B. Motion carried 9-0.

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Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler, to approve **Item 4.C-File No. CPC PUZ 14-00042**, the rezoning of 2.21 acres from A (Agricultural) and PUD (Planned Unit Development; Single-family Residential, 2-3.5 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development; Single-family residential 2-3.5 dwelling units per acre, 35-foot maximum building height), based on 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 and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 9-0.

May 15, 2014  
Date of Decision

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Planning Commission Chair

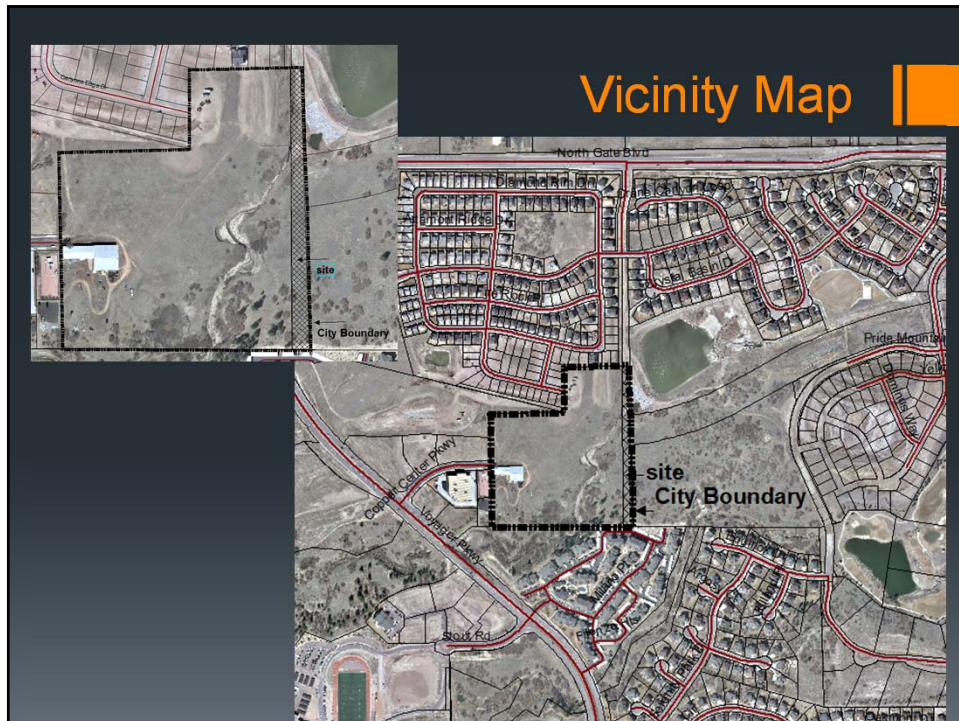
DRAFT

# FLYING HORSE RANCH ADDITION NO. 2

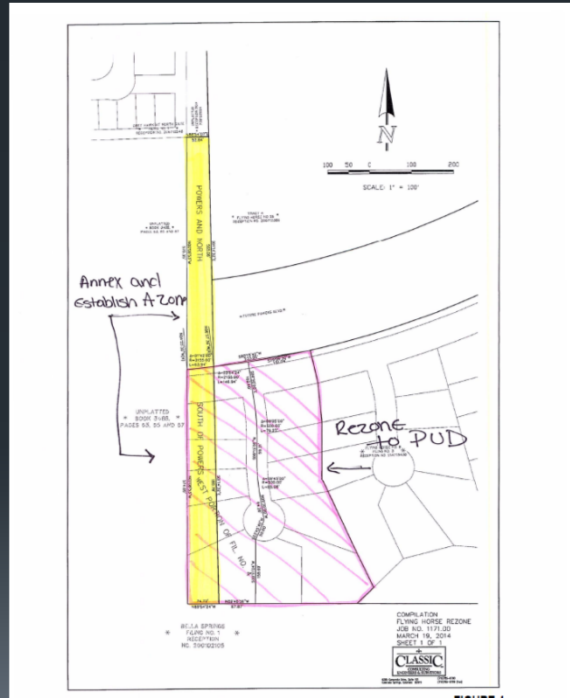
## Annexation and Zoning/Rezoning

CPC A 13-00081, CPC ZC 14-00039, CPC PUZ 14-00042  
City Planning Commission  
May 15, 2014

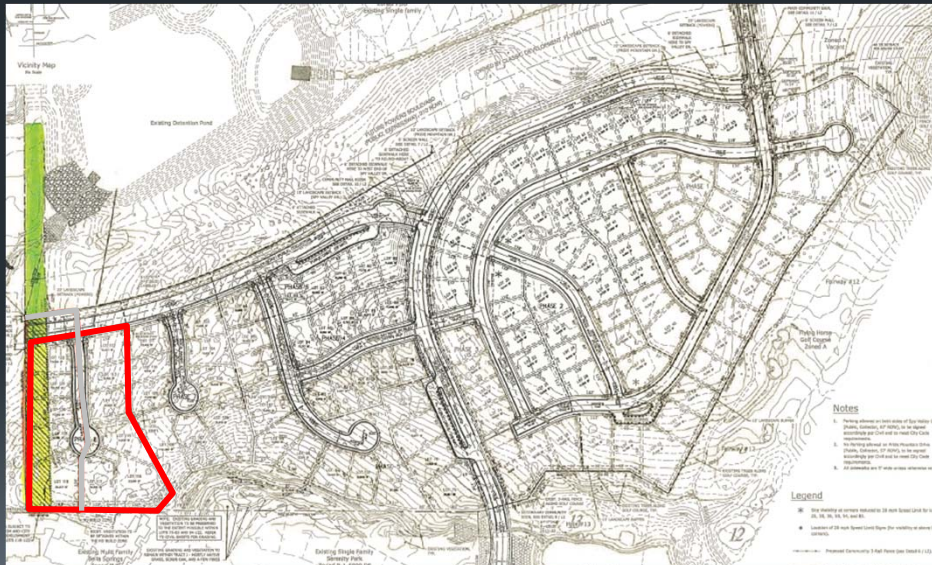
Meggan Herington, Principal Planner



# Annexation and Zoning



# Flying Horse #8 Development Plan



## Staff Recommendation

- Staff recommends approval of the applications as presented

## Questions?

