



FLYING HORSE PARCEL 22

July 06, 2018

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) have been fully constructed on the northern side of the Golf Course and West of Old North Gate Road. This site has a previously approved Concept Plan (CPC PUP 13-00033) and this site is currently zoned "PUD" with specific permitted uses listed on the approved Concept Plan. This amendment to the Concept Plan and Zone Change Application will modify 8.73 acres of the overall 23.212 acres 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. **PUD Zone Change** to reflect:
 - a. Modify City Zoning map to reflect converting 8.73 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.
2. **Concept Plan Amendment** reflecting:
 - a. Combining of proposed future individual lots 4, 5, 6 on previous Concept Plan (2.5 acres each to single Lot 4 (7.5-acre lot).
 - b. Listing of additional land uses proposed with the PUD Zone Change application
 - c. Revise Noise Influence Line to match the October 22 2002 Hankard Environmental 2002 study. Noise line transitioned from 175' to 200' from future centerline of Powers Blvd as well as add notation concerning additional noise study with the construction of Powers Blvd.
 - d. Notes concerning the future extension of Silversmith Road and Silver Rose Lane.

Issues List:

- No significant issues were raised during the pre-application process (see attached Pre-Application Meeting summary). The issues identified:
- Neighborhood meeting not required unless significant neighborhood comments are received
- Note required speaking to the timing of installation of noise mitigation improvements along future Powers Boulevard
- Note required speaking to the timing for the extension of Silversmith Road and Silver Rose Lane

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