

Flying Horse Capri

City Council

August 27, 2019

Katie Carleo, Principal Planner



SITE LOCATION



BACKGROUND

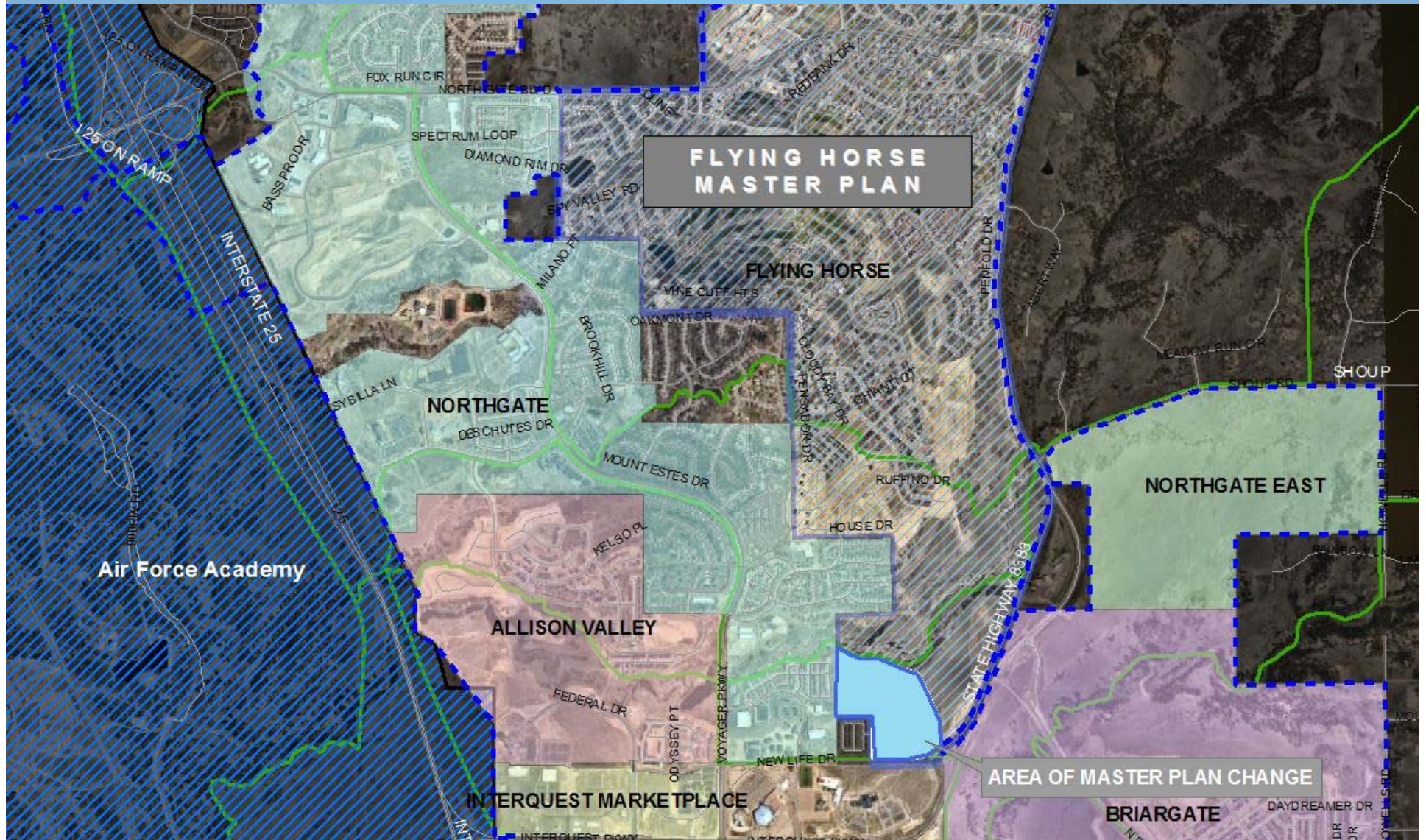


- Annexation into the City in 2003
 - Zoned Agriculture as a holding zone
- Flying Horse Master Plan
 - Identifies this site as Club House

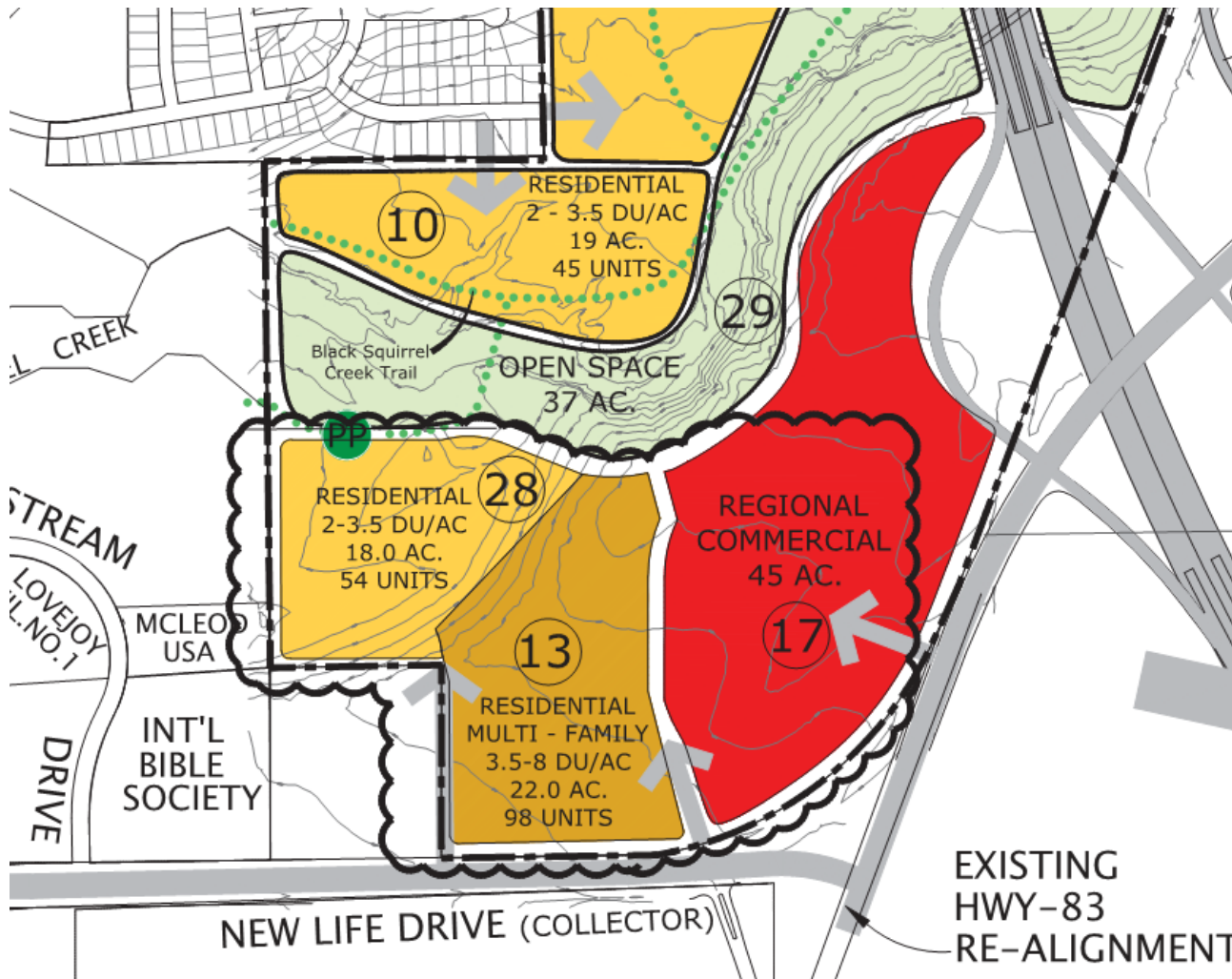
Concurrently Proposed

- Major Master Plan Amendment
 - Establishes a decrease in density to 3.5-8 DU/AC
- Zone change from A (Agriculture) to PUD (Planned Unit Development)
 - Establishes the supporting PUD zone district for proposed density of new single-family detached, maximum 35-foot height
- Development Plan
- Final Subdivision Plat (administrative review)

MASTER PLAN AREA



MASTER PLAN



Proposed Changes:

Parcel 13:

3.5-8 DU/AC – 22 acres

- Previously 12-20 DU/AC with 16 acres total
- Current development plan gross density 4.45 DU/AC

Parcel 28:

2-3.5 DU/AC – 18 acres

- Previously same density with 23 acres total
- Both remain residential

Parcel 17:

No change to commercial

- Previously 46 acres to 45 acres with roadway

FISCAL IMPACT



DENSITY AREA OF CHANGE

- Existing 12-20 DU/AC (multi-family) for 16 acres
- Proposed density of 3.5-8 DU/AC with increase to 22 acres

Fiscal Impact Analysis

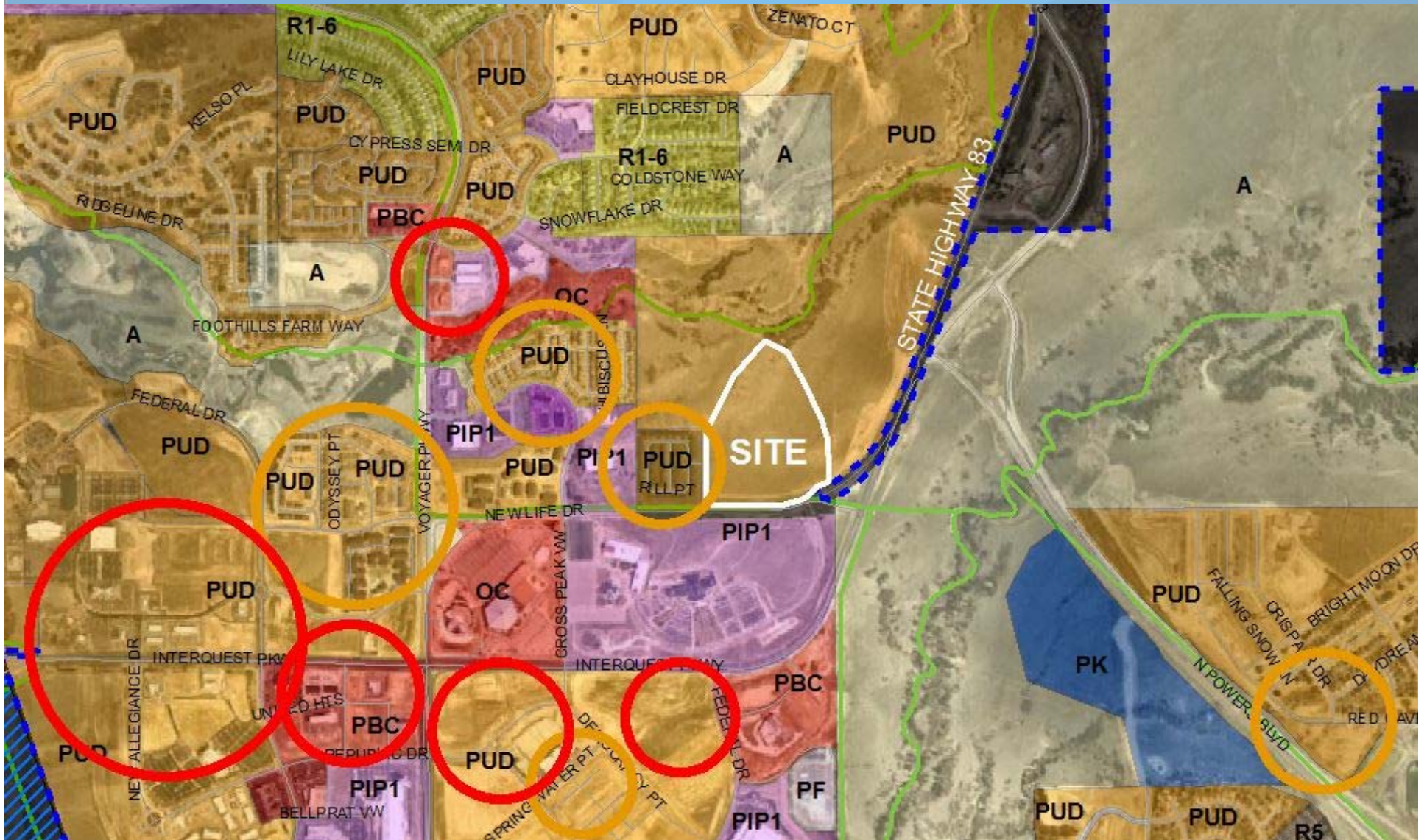
Analysis of costs related to City infrastructure and service levels.

- 10-year horizon

Overall Result of negative cumulative cashflow for the City with decrease in density.

- Projected reduction in population in Flying Horse
- Decrease in sales tax for residential uses

AREA CONTEXT



STAKEHOLDERS



Public Notification

Internal Review/ Public Hearing

Postcards sent to surrounding property owners within 1000-foot buffer

- Application received by City – Internal Review
- Prior to public hearing

No letters of opposition received.

RECOMMENDATION



CPC MP 06-00219-A9MJ19

Approve the major master plan amendment for the Flying Horse Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

CPC PUZ 19-00029

Adopt an ordinance changing 23.46 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.5-8 DU/AC, 35-foot maximum building height), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603

CPC PUD 19-00030

Approve the development plan for Flying Horse Capri, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E with the following technical modifications:

1. Show the circumference of the cul-de-sac bulb marked as a fire lane.
2. Update tree locations per final coordination with Colorado Springs Utilities.