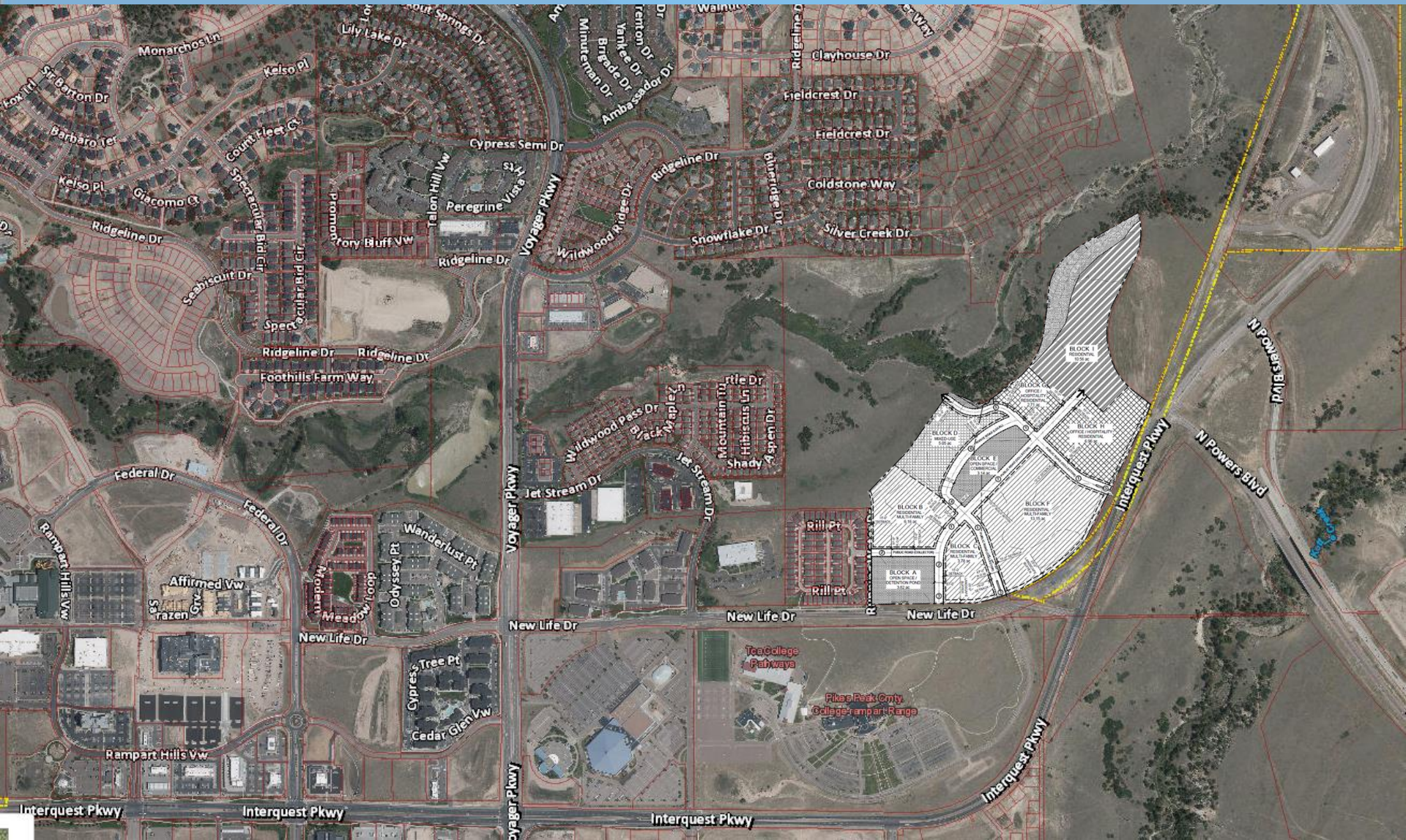


Downtown Flying Horse

City Council
August 24, 2021

Hannah Van Nimwegen, AICP
Senior Planner





Subject Applications:



CPC MP 06-00219-A10MJ21 – Major Amendment to Flying Horse Master Plan:

- Amends Parcels 13 and 17 on the Flying Horse Master plan to reflect a mix of medium to high density residential and regional commercial land uses where medium density and regional commercial uses were shown separated onto Parcels 13 and 17 respectively

CPC PUZ 19-00153 – Zone Change:

- A rezoning from medium density residential and agriculture to PUD/CR (Planned Unit Development with Conditions of Record: Mixed-Use with a 125-foot maximum building height)

CPC PUP 19-00154 – Concept Plan:

- Illustrates a conceptual block pattern with identified residential, commercial, office, and hospitality land uses, internal street cross sections, and site circulation

General Information



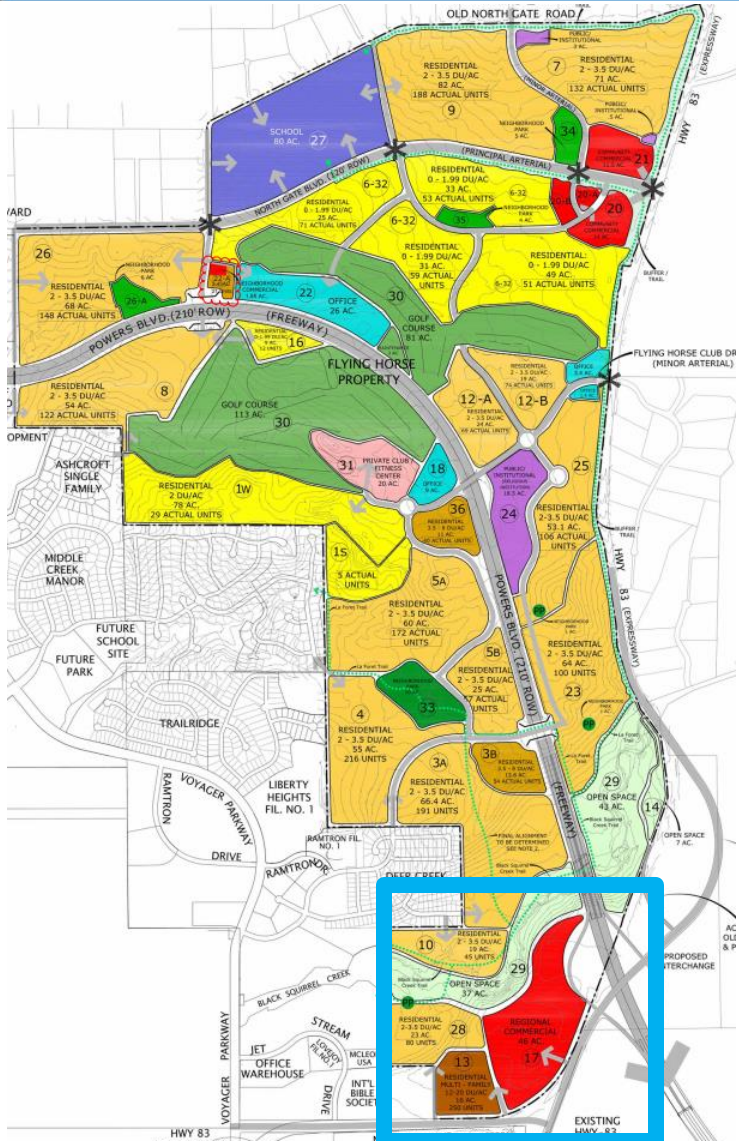
Site Details:

- 67.42-acre site
- Annexed in 2003 as part of the 1,566-acre Flying Horse Ranch Annexation

Public Notification and Involvement:

- Public notice was mailed to 28 property owners upon the application's submittal. The project boundary was expanded, and staff mailed a second notice to 128 property owners. Prior to today's hearing, notice was mailed to 127 property owners.
- The site was posted with a poster four times in the process—at initial submittal, once the project boundary was expanded, when the master plan amendment was submitted, and then prior to today's hearing.
- CONO emailed three notifications to all registered HOAs and metro districts within 1,000 feet of the property
- Public comments received detail concerns regarding traffic, crime, residential property values, and compatibility

Major Master Plan Amendment



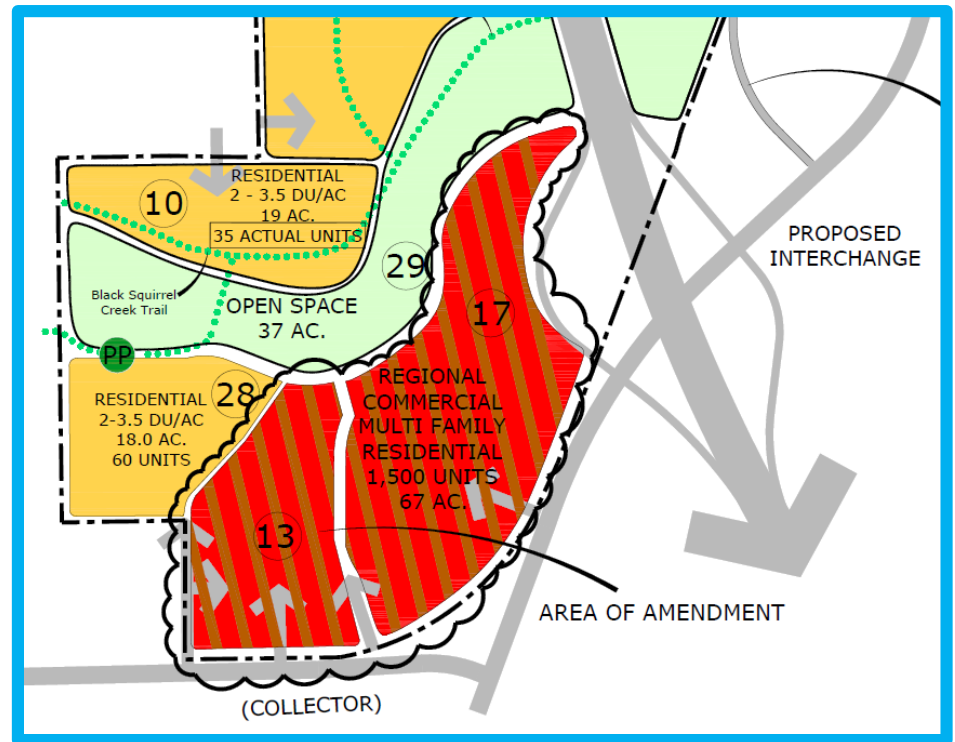
FLYING HORSE

LEGEND / LANDUSE TABLE:

R-2	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 290 UNITS	C	27.05 ACRES COMMERCIAL	P	28 ACRES PARK
R2-3.5	678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,656 UNITS	C/R	20 ACRES PRIVATE CLUB / FITNESS CENTER	OS	87 ACRES OPEN SPACE
R3.5-8	28.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 115 UNITS	O	39.8 ACRES OFFICE	GC	197 ACRES GOLF COURSE
R/C	67 ACRES REGIONAL COM. MULTI-FAMILY RESIDENTIAL 1,500 UNITS	S	80 ACRES SCHOOL	ROW	93.6 ACRES POWERS BLVD.
		PP	POCKET PARK		

TOTAL ACRES = 1,593
TOTAL RESIDENTIAL DWELLING UNITS = 3,561

- NOTES:
- IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 25
 - A TRAIL CONNECTION TO PARCEL 33 (LIZARD LEAP PARK) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 5B
 - APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$300 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.



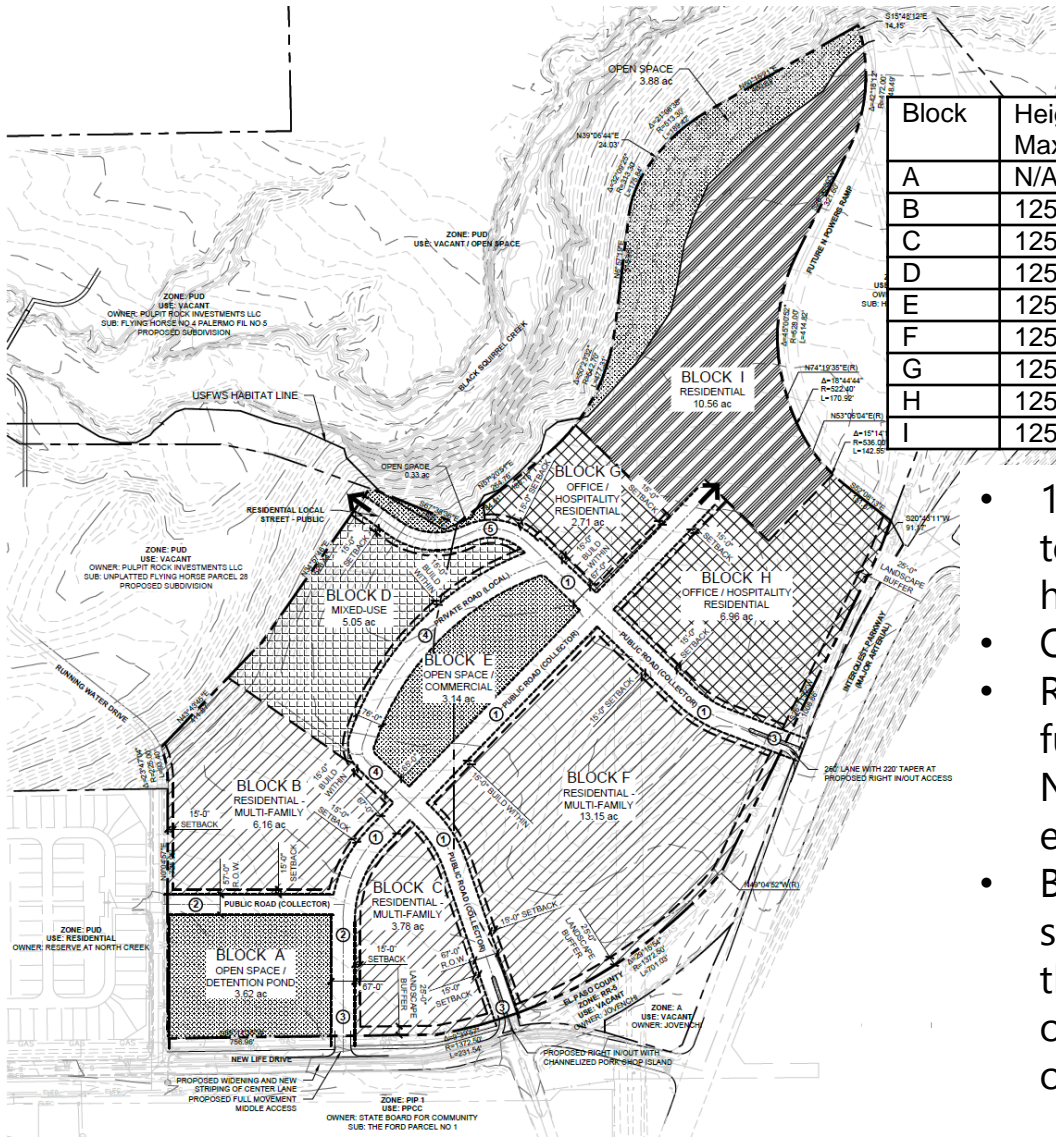
Zone Change



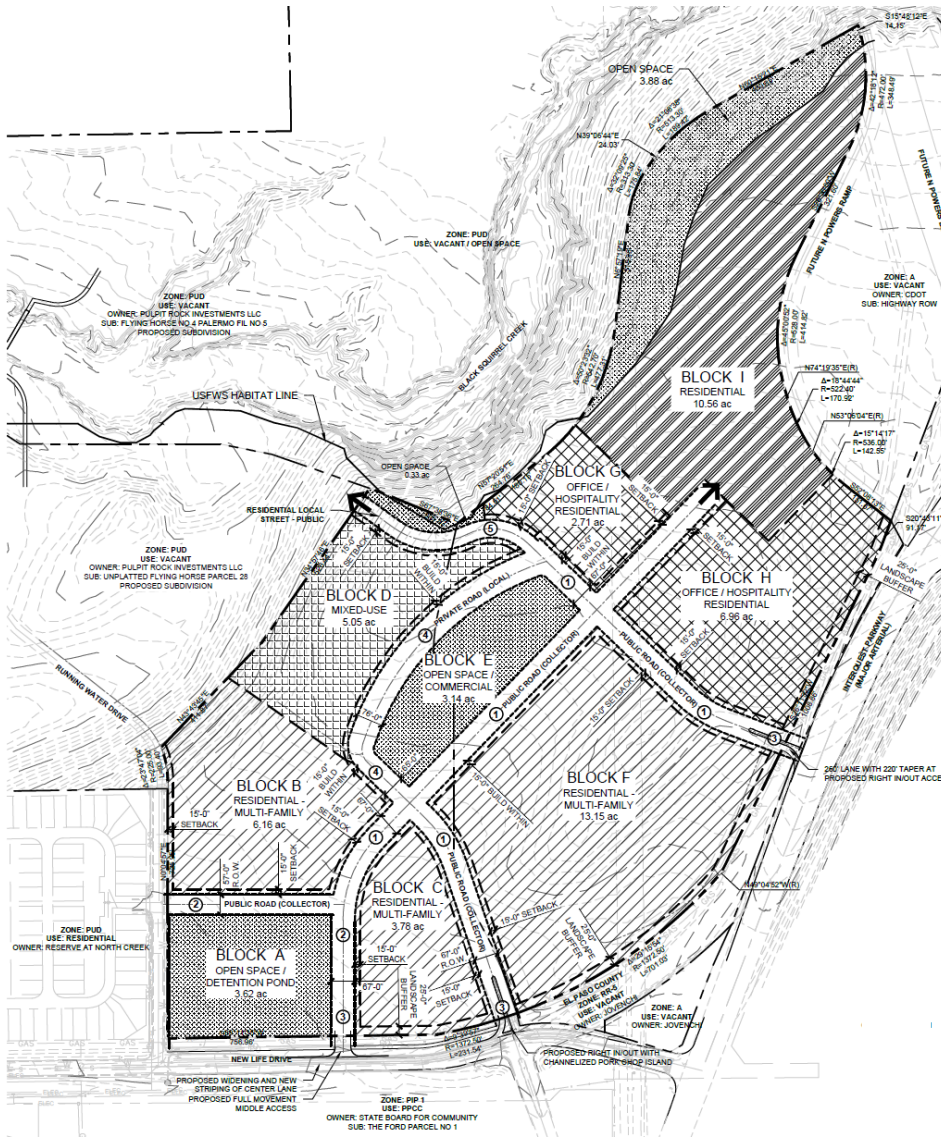
Conditions of Record:

Block	Height Maximum	Type	Density (du/ac) or FAR Minimum
A	N/A	Detention Pond/Open Space	N/A
B	125	Residential	12 du/ac
C	125	Residential	12 du/ac
D	125	Mixed-Use	0.25 FAR
E	125	Open Space/Commercial	25% maximum coverage
F	125	Residential	12 du/ac
G	125	Office/Commercial/Residential	12 du/ac; 0.25 FAR
H	125	Office/Commercial/Residential	12 du/ac; 0.25 FAR
I	125	Residential	8 du/ac

- 15-foot Build-Within Zone on parcels adjacent to Block E for the first 30-feet of building height
- Outdoor Storage is prohibited
- Restaurants with drive-through windows and fueling stations only allowed when adjacent to New Life Drive or Interquest Parkway or as an end cap to a row of other tenants
- Big box stores, movie theaters, parking structures or other single tenant uses greater than 50,000 sf shall be partially wrapped with other commercial use spaces on the street side of the structure.



Concept Plan



- 250 hotel rooms; 50,000 square foot conference center; 300,000 square feet of commercial space; 800,000 square feet of office and employment land uses
- Block D must be 50% commercial uses
- 15-foot Build-Within Zone
- Accounts for bike parking
- Allows for flexible parking options—i.e. shared parking across parcels, shared parking with compatible uses—where a parking study is conducted.
- Internal street cross sections. Mix of public and private roads
- Land use buffering from existing neighborhoods
- Land use table outlining what uses are allowed in which blocks
- 3 main points of egress, 4th connects to Running Water Drive
- Land to be dedicated to the City of Colorado Springs adjacent to Black Squirrel Creek

Studies & Analysis



Traffic Impact Study:

- 11,797 new vehicle trips on the average weekday
- The intersection of Interquest Parkway and New Life Drive would operate at a level of service (LOS) C
- Recommends the proposed full-movement intersection on New Life Drive should be studied further as development begins. The projected traffic counts are on the cusp of unsignalized and signalized control

Fiscal Impact Analysis:

- The result of the fiscal impact analysis is a positive cumulative cashflow for the City during the 10-year timeframe. The reason for this outcome is because the mix of commercial and residential create a revenue foundation to continue providing current level of City services for new residents and businesses.

Master Plan & PlanCOS



Flying Horse Master Plan:

- Staff is of the opinion the proposed amendment to interweave regional commercial land uses and medium to high density land uses is not too far from what's currently shown on the master plan. Because the Fiscal Impact Analysis had a positive result, and because the regional commercial land use is maintained, it is staff's opinion that the proposal is compliant with the Flying Horse Master Plan.

PlanCOS:

- The Vision Map identifies the area as a "New and Developing Activity Center" located within a Newer Developing Neighborhood.
- The residential component of this project is supported by elements in the Vibrant Neighborhoods chapter by fitting within the Emerging Neighborhoods typology.
- The commercial component of the Downtown Flying Horse project speaks to the Thriving Economy chapter of PlanCOS.

Recommendations



MAJOR AMENDMENT TO FLYING HORSE MASTER PLAN – CPC 06-00219-A10MJ21

Approve the major amendment to the Flying Horse Master Plan, based upon the finding that the major master plan amendment complies with the review criteria found in City Code Section 7.5.408.

ZONE CHANGE – CPC PUZ 19-00153

Approve the rezone of 67.42 acres from A (Agriculture) to PUD/CR (Planned Unit Development with Conditions of Record: Mixed-Use with a 125-foot maximum building height), based upon 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), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CONCEPT PLAN – CPC PUP 19-00154

Approve the Downtown Flying Horse Concept Plan, based upon the finding that the PUD concept plan complies with the review criteria for establishing a concept plan as set forth in City Code Section 7.5.501.E as well as criteria for establishment of a PUD concept plan as set for in City Code Section 7.3.605.