



Legislation Text

File #: 15-00641, **Version:** 1

Major amendment to the Flying Horse Master Plan
(Legislative Matter)

From:

Peter Wysocki, Planning and Development Director

Summary:

Applicant: NES, Inc.

Owner: Pulpit Rock Investments, LLC

Location: Numerous properties within the Flying Horse Master Plan, which is located south of North Gate Boulevard and west of Highway 83.

The amendment proposes several administrative updates and two major land use changes. The major amendments to the Master Plan are listed below, followed by the less significant changes:

Major amendment elements:

- Reduction of density in Parcel 10 from 3.5-8 DU per acre (115 units anticipated) to 2-3.5 DU per acre (45 units anticipated).
- Conversion of the Community Park use (parcel 28) to Residential use 2-3.5 DU per acre (80 units anticipated)
- Adding a note which would require the 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.

Minor amendment elements:

- Clarifying the actual lots for all developed parcels (illustrated on the MP with a box around the total per parcel)
- Redefining Lizard Leap Park (Parcel 33) to reflect approved Park Master Plan for the site
- Refining Parcel Areas 3 and 4 and clarifying proposed circulation connections
- Converting Parcel 14 to open space use based upon CDOT purchasing the site
- Clarifying and defining the trail connections through the southern portion of the master plan
- Illustrating the Black Squirrel Creek Trail and the proposed crossing
- Modifying the Multi-Family Site (Parcel 13) from 14 acres to 16 acres (250 units anticipated)
- Including several Pocket Parks for communities in the southern portion of the Master Plan

Previous Council Action:

City Council approved the original Flying Horse Master Plan in 2004. This is the thirteenth master plan amendment.

Background:

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 was significant input from City Park's staff and the Parks and Recreation Advisory Board. Parks Department staff conducted a thorough analysis of the site and found that the steep topography does not support an active community park. 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 necessary 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 means to serve the northern reaches of Colorado Springs. The proposal was approved unanimously by Parks Board.

Please see the attached Planning Commission staff report for further detail and analysis.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their meeting of September 17, 2015 the Planning Commission voted 7-1 (Commissioner Shonkwiler in opposition) to approve the major master plan amendment. The attached CPC Record-of-Decision of the meeting provides the discussion on the application. Commissioner Shonkwiler's primary reason for not supporting the application was due to the reduction in density.

Stakeholder Process:

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.

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.

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.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC MP 06-00219-A5MJ15 - 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.

Not applicable.