



## Legislation Text

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**File #:** 15-00250, **Version:** 1

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Flying Horse Parcel Number 36 - Molise Development Plan.  
(Quasi-Judicial Matter)

**From:**

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Summary:**

CPC MP 06-00219-A4MN14 - QUASI-JUDICIAL  
CPC PUZ 14-00153 - QUASI-JUDICIAL  
CPC PUD 14-00157 - QUASI-JUDICIAL

This project includes the following applications: 1.) A minor amendment to the Flying Horse Master Plan; 2.) Rezoning of 10.5 acres from A (Agricultural) to PUD (Planned Unit Development); and 3.) Flying Horse Parcel Number 36 - Molise residential attached (duplex) development plan.

The master plan amendment focuses on two areas; it changes the land use of Parcel 36 from Office to Residential, 3.5 - 8 dwelling units per acre, and removes the planned traffic signal at Diamond Rock Road and North Gate Boulevard.

The rezone will change 10.5 acres described as Parcel 36 from A (Agricultural) to PUD (Planned Unit Development: Attached Single-Family Residential, 30 Feet Maximum Building Height, and 3.80 Dwelling Units per Acre). The PUD development plan for the site shows a single-family, paired patio home (duplex) development consisting of 40 lots, open space/landscape tracts, and public roads.

Flying Horse Parcel Number 36 is located south of Flying Horse Club Drive, east of Ravenswood Drive and west of future Powers Boulevard in the Flying Horse community.

**Previous Council Action:**

The Flying Horse Master Plan was approved in 2003 and the annexation of the property into the City of Colorado Springs was completed in 2004. The annexation, Master Plan and A (Agricultural) zoning of the property were approved by Council.

**Background:**

The minor amendment to the Flying Horse Master Plan proposes to change the use of Parcel 36 from Office to Residential, 3.5 - 8 Dwelling Units per Acre. This residential use and density type is similar to other uses and densities within Flying Horse, specifically to the north and east of this site along Flying Horse Club Drive.

The other change to the master plan is removal of the planned signal at Diamond Road and North Gate Boulevard. An updated traffic study shows that this signal will not meet signal warrants. There is

a planned signal directly to the east at the intersection of Old North Gate Road and North Gate Boulevard, and newly installed signals at Silverton Road and North Gate Boulevard, and Roller Coaster Road and North Gate Boulevard. Those existing and proposed signals will control traffic along North Gate Boulevard, thus relieving the need for the previously required signal at Diamond Rock.

Elimination of the traffic signal from the Flying Horse Master Plan removes obligation off the developer, but does not preclude the City from monitoring the intersection and installing a signal when warranted in the future. Based on predicted traffic volumes and other signals along North Gate, a traffic signal at Diamond Rock is not anticipated during the full implementation of the Master Plan.

The proposal will rezone 10.5 acres from A (Agricultural) to PUD (Planned Unit Development) that will allow single-family paired patio home development at a gross density of 3.80 dwelling units per acre and a maximum building height of 30 feet. The associated development plan illustrates 40 lots to accommodate paired patio home units along with landscape areas and public roads.

**Financial Implications:**

Not Applicable.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their March 19, 2015 regular meeting.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 119 property owners within 1,000 feet of Parcel 36 and the intersection of Diamond Rock Road and North Gate Boulevard.

A neighborhood meeting was held on January 8, 2015 and was attended by approximately 5 neighbors. Those in attendance were Flying Horse residents. Staff did not receive any follow up correspondence from the neighbors.

The applications were sent to the standard internal and external agencies for review and comment. All review comments have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, Air Force Academy, Regional Building, Floodplain and Enumerations.

**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 PUD 14-00157 - Flying Horse Parcel Number 36 Development Plan:

Approve the PUD Development Plan for Flying Horse Parcel Number 36, 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.

Not Applicable.