

April 13, 2023

Ms. Katie Carleo, Planning Manager  
City of Colorado Springs Planning – Land Use Review Division  
30 S. Nevada Ave., Suite 105  
Colorado Springs, CO 80903

## **RE: Flying Horse Commercial – Zone Change Submittal**

On behalf of the Barclay Group, Galloway & Company is submitting the Zone Change from PBC-CR to PBC (MX-M for the new zone) for the 3.53 acre parcel on the west side of Roller Coaster Road and the south side of North Gate Blvd. that is subject to the Condition of Record from Ordinance 2006-114. This is part of the larger development that is currently being processed for Development Plan and Final Plat at the southwest corner of North Gate Boulevard and Highway 83 in Colorado Springs, Colorado, described as An Unplatted Parcel of Land and Tract I, Flying Horse No. 6/32 Filing No. 1.

### **Location**

Flying Horse Commercial, lies southwest of the intersection of North Gate Boulevard and Highway 83, approximately 3 miles east of Exit 156 off Interstate 25.

### **Project Description**

The proposed zone change consists of 3.53 acres on the west side of Roller Coaster Road. The request is to eliminate the Condition of Record attached to the zoning from 2006 that limits uses to “religious institutions and accessory educational uses.” At the time a church was proposed for this parcel so the Condition of Record was in keeping with the then proposed land use. However, since that time, the Flying Horse Master Plan changed the designation of this parcel to “Community Commercial” and the development proposed for this parcel has changed to commercial. Eliminating this Condition of Record will enable the retail development at this corner to proceed.

### **Project Justification**

#### **Zone Change Review Criteria**

The Zone Change complies with the review criteria for Development Plans as set out by the City of Colorado Springs:

- 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.**  
*The PBC/MX-M zoning allows a range of retail and service land uses that support the broader Flying Horse neighborhood. The zone change to eliminate the Condition Record limiting uses to religious institutions and accessory educational uses is consistent with the commercial development proposed on both the west and east sides of Roller Coaster Road, south of North Gate Blvd. and west of Hwy. 83.*
- 2. The proposal is consistent with the goals and policies of the Comprehensive Plan.**  
*The proposed retail shopping center will serve the needs of the Flying Horse neighborhood and is consistent with the Comprehensive Plan for Vibrant Neighborhoods Policy VN-3.C. Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and*



*other supportive businesses that increase local access and walkability. The proposed retail center is also consistent with Policy VN-3.E. Encourage and support the integration of mixed-use development in neighborhoods.*

- 3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.**

*The proposed retail center is consistent with the Flying Horse Master Plan which calls for "Community Commercial" at the southwest corner of North Gate Blvd. and Highway 83.*

- 4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter.**

*With the adoption of the new Zoning Ordinance, the zoning on this property will be changing from PBC to MX-M (Mixed -Use Medium Scale). The proposed zone change to eliminate the limitation on religious institution and accessory educational uses is consistent with the new MX-M land uses that allows a broad range of retail uses.*

## **Conclusion**

The proposed Development Plan for Flying Horse No. 32 Filing No. 1 and Tract I, Flying Horse No. 6/32 Filing No. 1 is consistent with City adopted plans and the PBC and soon to be MX-M zoning district in which it is located. The project meets the intent the Zoning Code and the project's design is compatible with the adjacent land uses.

Please contact me at 303-770-8884 with any questions or comments.

Sincerely,

**GALLOWAY**



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