



Creekridge Zone Map Amendment & Land Use Plan

CITY PLANNING COMMISSION
FORMAL MEETING – March 11, 2026



Creekridge at Flying Horse

QUICK FACTS

Location:

Northeast of the intersection of Interquest Parkway and New Life Drive.

Zoning and Overlays

Current: PDZ

Proposed: R-Flex Medium / AF-O

Site Area

44.72 acres

Proposed Land Use

Medium Density Residential

VICINITY MAP



APPLICATIONS

Zone Map Amendment & Land Use Plan

Creekridge at Flying Horse

PROJECT SUMMARY

File #(s):

ZONE-25-0038

LUPL-25-0023

Project Proposal:

Medium Density Residential

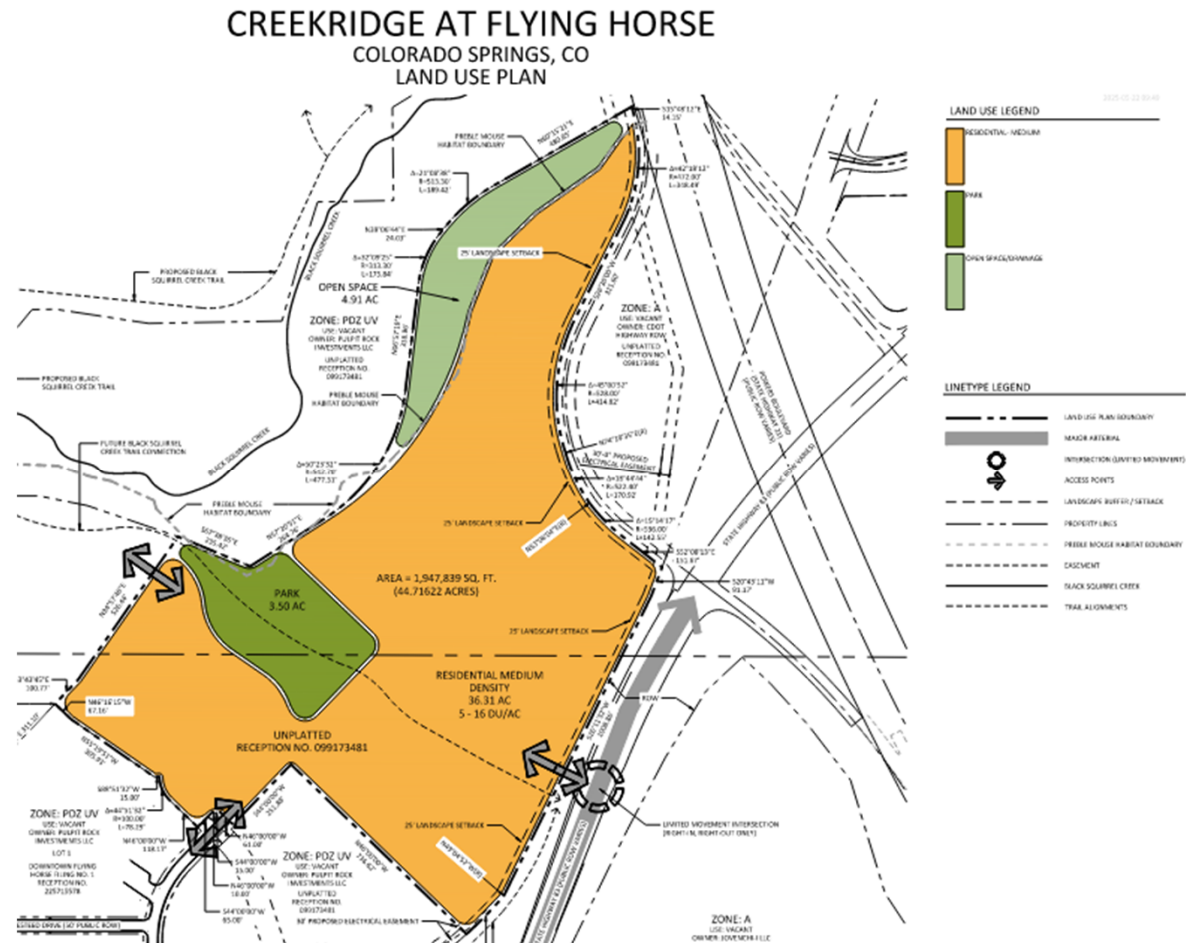
ZONING MAP



CHANGES PROPOSED

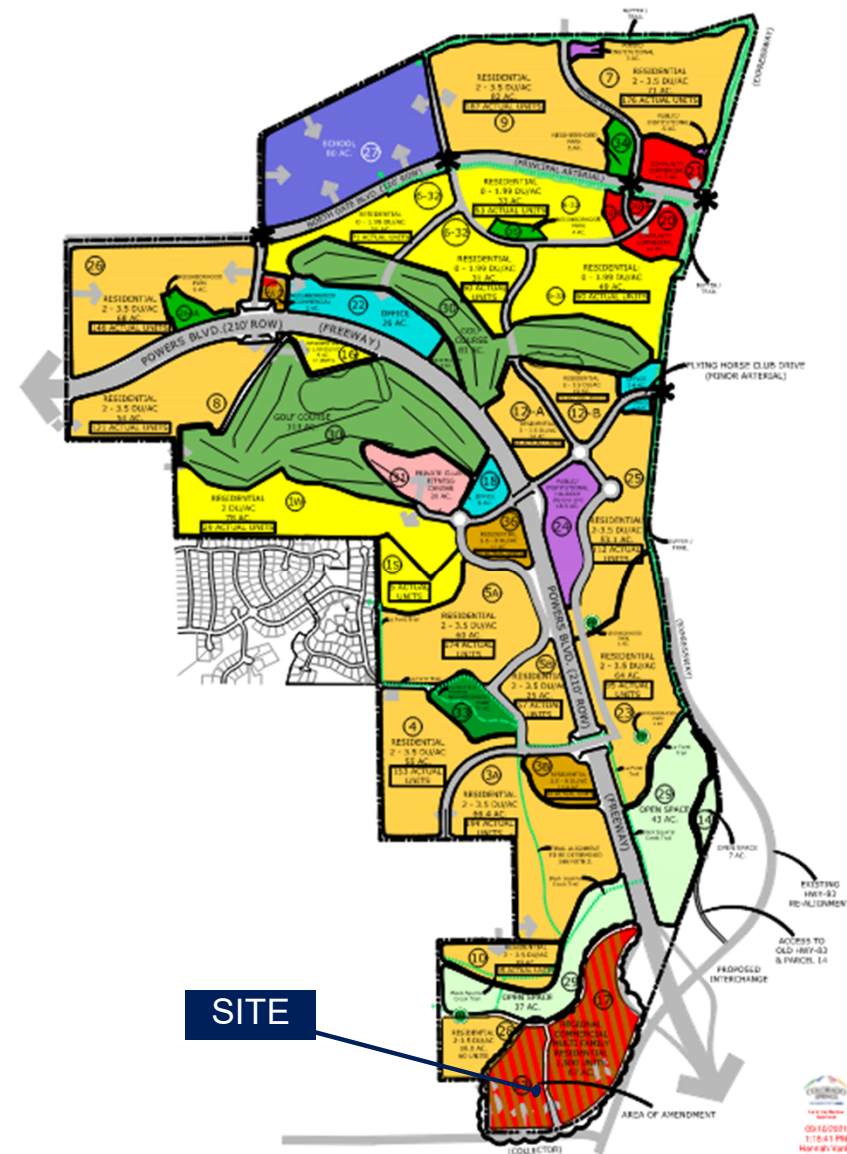
ADDITIONAL INFO

- Removal of select property from the existing Flying Horse Downtown Planned Development Zone
- Rezone property to R Flex Medium to allow more flexible development of medium density residential
- Rezone removes commercial components, density minimums, taller maximum height, etc... from the property's entitlement requirements



SITE HISTORY

- The subject property is within the Flying Horse Master Plan which was last amended in September 2021
- The zone change area is called out as future as “Regional Commercial, Multi-Family, Residential (1,500 units, 67 acres)



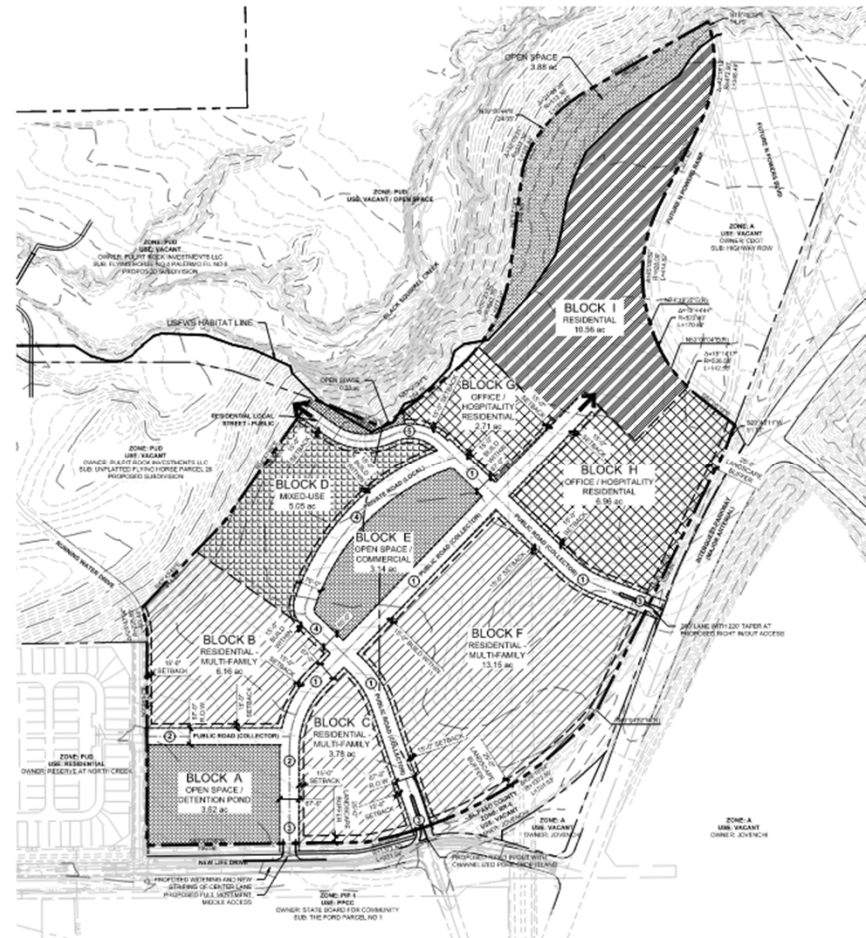
DOWNTOWN AT FLYING HORSE

Blocks to remain in the Planned Development Zone:

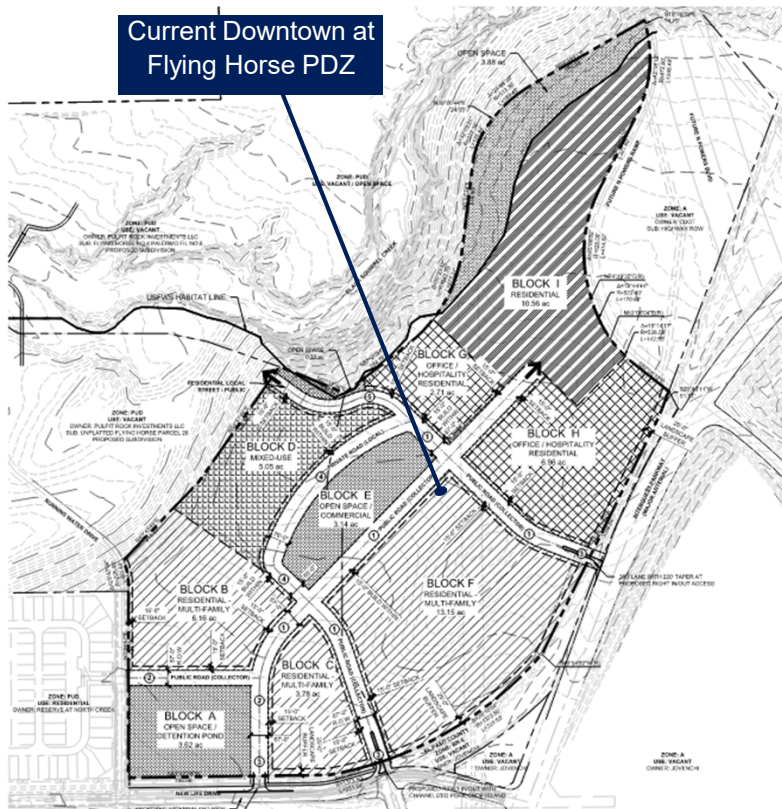
- Block A – Open Space / Detention Pond (Built)
- Block B – Multi-Family Residential (In Construction)
- Block C – Vacant, Planned for Multi-Family Residential
- Portions of Block F – Vacant, Planned Multi-Family Residential

Blocks included in Zone Map Amendment:

- Block D
- Block E
- Portions of Block F
- Block H
- Block G
- Block I



DENSITY & INTENSITY COMPARISON



67 acres can include a maximum of 1,500 DU's / 250 Hotel Rooms / 50k Conference Space / 300k Commercial / 800k "Employment Space"



Creekridge at Flying Horse: estimated max density of 580 units (16 units per acre x 36.31 acres). RFLex Medium allows between 5-16 units per acre.
Remaining Downtown Flying Horse: Blocks C and F require a minimum of 12 units per acre + Block B already approved for 242 units.

NON-RESIDENTIAL USE COMPARISON

Downtown at Flying Horse (PDZ)

Example Non-Residential Uses Permitted in Select Blocks:

- Bars / Food Sales / Restaurants / Liquor Sales
- Office, Medical Office, Financial Services
- Business Park
- Commercial Center / Retail
- Personal Improvement Services
- Hotels / Bed and Breakfast
- Kennels / Pet Services / Veterinary Services
- Indoor / Outdoor Recreation & Entertainment
- Schools / Daycares / Hospitals / Churches
- Civic Uses / Select Utilities

PDZ references pre-UDC Chapter 7 land use definitions

Creekridge at Flying Horse (R-Flex Medium)

Non-Residential Land Uses Permitted or Conditional in R-Flex Medium include:

- Adult or Child Day Care, *Small*
- Religious Institutions
- School, Elementary or Secondary
- Semi-Public Recreation
- Hospice
- Public Safety Services
- Select Utilities
- Urban Agriculture

TIMELINE OF REVIEW

Initial Submittal Date	11/19/2025
Number of Review Cycles	3 Reviews
Item(s) Ready for Agenda	02/24/2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	109 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No Comments Received during either public notice period.

AGENCY REVIEW

Traffic Engineering

Comments received and addressed during review.

SWENT

Comments received and addressed during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

Comments received and addressed during review.

Fire

No comments received during review.

School District (20)

The District has sufficient capacity for this development.

Colorado Springs Police Department

Informational comments only.

Parks

Informational comments only.

United States Air Force Academy Overlay

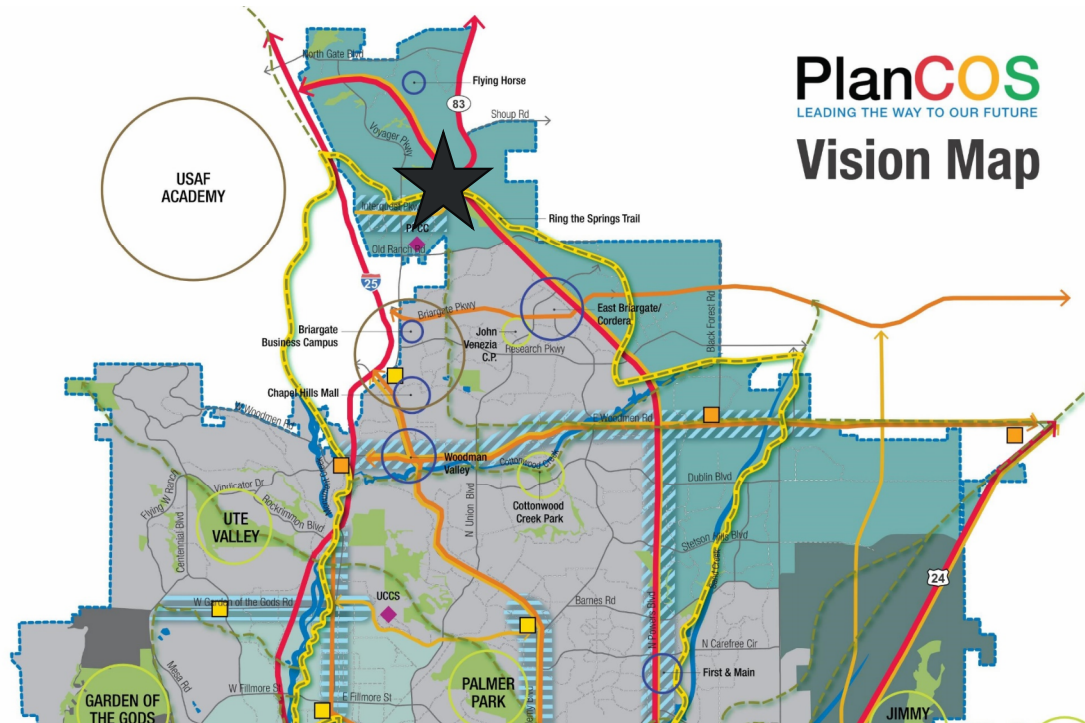
Comments received and addressed during review.

CDOT

Informational comments only.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.704: Zone Map Amendment

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)

Statement of Compliance

ZONE-25-0038

After evaluation of the CreekrIDGE at Flying Horse Zone Map Amendment, the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.514: Land Use Plan

Criteria for Approval

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Statement of Compliance

LUPL-25-0023

After evaluation of the Creekridge at Flying Horse Land Use Plan, the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ZONE-25-0038 – Creekridge at Flying Horse Zone Map Amendment

Motion to Approve

Recommend approval to City Council of a zone change consisting of approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway from PDZ (Planned Development Zone) to R-Flex Medium / AF-O (R-Flex Medium with United States Air Force Academy Overlay) based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

Motion to Deny

Recommend denial to City Council of a zone change consisting of approximately 44.72 acres located north of the intersection of North Powers Boulevard and Interquest Parkway from PDZ (Planned Development Zone) to R-Flex Medium / AF-O (R-Flex Medium with United States Air Force Academy Overlay) based upon the finding that the request does not comply with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

LUPL-25-0023 – Creekridge at Flying Horse Land Use Plan

Motion to Approve

Recommend approval to City Council the Creekridge at Flying Horse Land Use Plan based upon the finding that the proposal complies with the review criteria for the Land Use Plans set forth in City Code Section 7.5.514.

Motion to Deny

Recommend denial to City Council the Creekridge at Flying Horse Land Use Plan based upon the finding that the proposal does not comply with the review criteria for the Land Use Plans set forth in City Code Section 7.5.514.

