



CREEKRIDGE AT FLYING HORSE ZONE CHANGE ADDITION

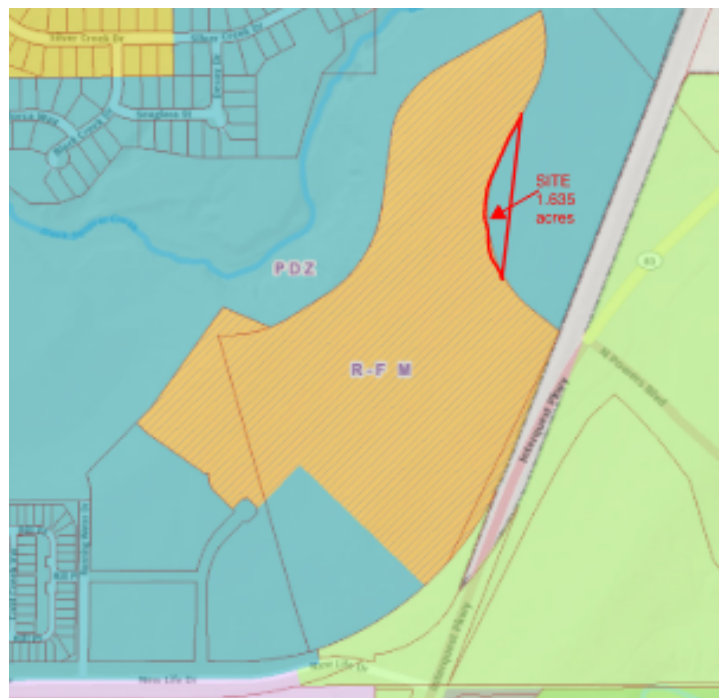
OCTOBER 06, 2026

PROJECT STATEMENT

Description:

Creekridge at Flying Horse is a R-Flex Medium residential community located in the Flying Horse Community and is 44.72 acres. The site is located along a stretch of InterQuest Pkwy/Highway (Hwy) 83, between New Life Drive and the future Powers Blvd extension in northern Colorado Springs. To the north of the zone change area request is the existing Flying Horse development buffered by the existing Black Squirrel Creek. To the east and southeast there is undeveloped vacant land for the proposed Powers and InterQuest interchange. The development to the west is the approved multi-family project currently under construction. The current 44.72 acres of R-Flex Medium was recently approved with Zone-25-0038 and LUPL-25-0023. This proposed zone change will add approximately 1.635 acres of R-Flex Medium zone to the existing Creekridge at Flying Horse R-Flex Medium zoning. The current zoning of the property is PDZ-UV

This 1.635 acres is part of the existing Flying Horse Master Plan. The Flying Horse Master Plan is considered implemented, no modifications to the previously approved Mater Plan are required.



The following specific applications are proposed:

1. Zone Change:

The proposed Creekridge at Flying Horse Zone Change seeks to change the current PDZ/UV zoning to a straight zoning of R-Flex-Medium with proposed uses as permitted in this zone district and add this acreage to the existing Creekridge at Flying Horse Development to recognize the recent anticipated changes in the Powers Boulevard ROW corridor. The applicant requests a waiver by manager to submit a Land Use Statement rather than a Land Use Plan with this application.

Rezone Project Justification:

Conformance with Zone Map Amendment Criteria (Code Section 7.5.704.D)

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).

The proposed Rezone is in compliance with all applicable standards of the UDC, City Engineering Standards and Utilities. This site is in an area of Colorado Springs that has, and will continue to experience, a significant increase in both commercial and residential development in the coming years. A main point of Justification for the rezone is the adjacent 44.72 acres of currently zoned R-Flex-Medium zoning. The site is identified as a Newer Developing Neighborhood on the PlanCOS Vision Map, adjacent to a New/Developing Corridor. Land Use Typology 3: Emerging Neighborhoods are found in newer areas of the city through actively managed master plans that guide development. These Master Plans are often refined and updated as is this case with this application. The proposed rezoning is supportive of the following Plan COS Vibrant Neighborhoods goals and policies:

- Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.
 - Strategy VN-1.A.2: Amend zoning and subdivision regulations to implement Neighborhood Plans
- Policy VN-3E: Encourage and support the integration of mixed-use development in neighborhoods.
 - Strategy VN-3.E-3: Through a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.
- Policy TE-4.A: Prioritize Development within the existing city boundaries and built environment (Not in the Periphery)

Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity center, and urban corridors.

- Strategy TE-4.A-3: Support greenfield development that includes mixed-use, higher density clusters, and quality design.

The proposed uses and rezoning support the Emerging Neighborhoods typology by providing opportunities to grow and maintain a diversified mix of residential densities and unit types. This may include single-family detached, paired housing, and single-attached residential use types. The continued growth of adjacent primary employment,

commercial centers, and manufacturing provides a variety of job opportunities for the future residents of this project.

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The proposed rezone is consistent with previous PDZ zoning and adjacent R-Flex-Medium Zone providing for a greater certainty in residential use and development standards. The proposed rezone and changes will have a minimal impact on traffic in the area and recognizes the recent changes in the directly adjacent Powers Boulevard right of way design.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

The proposed rezone is situated along a major roadway of Interquest Pkwy/ Hwy 83. Multiple access points will remain as originally approved and are illustrated on the adjacent Land Use Plan. The proposed rezone area is adjacent to existing or planned residential communities and recognizes the recent changes in the directly adjacent Powers Boulevard right of way design.

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.

The rezone area is 1.635 in size, and is compatible with surrounding development. The existing Black Squirrel Creek provides a natural buffer, and community amenity, along the existing Flying Horse community to the north. Adjacent roadways and utility infrastructure were planned to accommodate a more intense area of uses and is thus adequate to serve this development. The large commercial zoned parcels to the south are adequately buffered by Interquest Pkwy/ Hwy 83 and recognizes the recent changes in the directly adjacent Powers Boulevard right of way design.

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.

The 1.635-acre project site is currently vacant and thus has no impact on any existing uses and recognizes the recent changes in the directly adjacent Powers Boulevard right of way design.

- 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 7.5.514.C.3 (Land Use Plan Criteria).**

A Land Use Statement is provided and complies with subsection 7.5.514.B.3, a Land Use Plan Amendment is not proposed as part of this rezone application.

- 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.**

The Creekridge at Flying Horse Land Use Plan (Zone-25-0023 & LUPL-25-0023) was approved in April 2026. The Creekridge at Flying Horse Land Use Plan was approved as R-Flex-Medium and the proposed area as part of this zone remain consistent with approved and permitted residential use types. The Flying Horse Master Plan is considered implemented, thus no modification to the previously approved Master Plan is required. This application recognizes the recent changes in the directly adjacent Powers Boulevard right of way design.

- 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.4 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.**

This application will not create an ADS-O zone 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.**

This application is not a rezone to a PDZ zone district.

- 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)).**

The R-Flex-Medium zone district is intended to accommodate a mix of detached and attached low-to medium-density housing up to a maximum residential density of 5-16 dwelling units per acre. A mix of dwelling and/or lot types and design is anticipated to break up monotony and provide a variety of housing options. The rezone area is appropriate for the intended uses as shown on the associated Land Use Statement. This area is within the Airforce Academy overlay with notes regarding noise impacts are shown on development plans.