

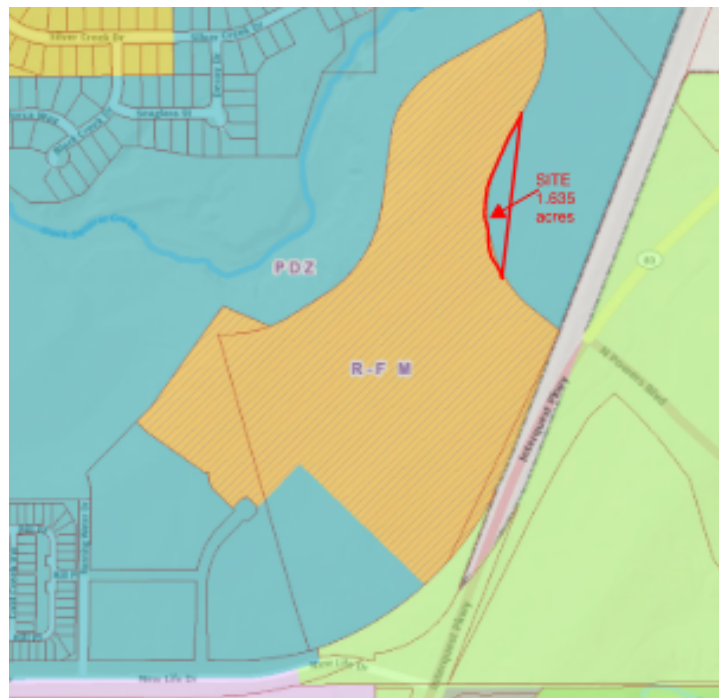


CREEKRIDGE AT FLYING HORSE ADDITION

OCTOBER 06, 2026

LAND USE STATEMENT

Classic Consulting on behalf of Pulpit Rock Investments LLC requests approval of this Land Use Statement In lieu of Land Use Plan submittal with the accompanying Zone Change application as required per UDC 7.5.514. We request that this Land Use statement be considered per 7.5.514.B.3 and meet the criteria set forth in section 7.5.514.B.3.a as follows.



Conformance with Zone Map Amendment Criteria (Code Section 7.5.514.B.3.a)

- 1. The land area under review is less than ten (10) acres and is planned in a single phase.**
The rezone application is for 1.635 acres.
- 2. The land is contained in and subject to a previously approved Master or Concept Plan.**

The rezone is part of the previously approved Flying Horse Master Plan and recognizes the recent changes in the directly adjacent Powers Boulevard right of way design.

3. The land is included in a Development Plan application.

The rezone area is part of the Creekridge at Flying Horse Filing No. 1 Development Plan (DEPN-26-0063) and the Creekridge at Flying Horse Filing No. 2 Development Plan (DEPN-26-0068)

4. The land area is part of an established surrounding development pattern.

The rezone will be consistent with the proposed residential land use established with existing surrounding zoning and consistent with the Flying Horse Master Plan.

5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development

The rezone will be consistent with the adjacent Creekridge at Flying Horse Land Use Plan LUPL-25-0023 as R-Flex-Medium Zone.

6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

No additional access points to major infrastructure are proposed and no changes beyond what has been approved with the Creekridge at Flying Horse Land Use Plan are proposed with the additional 1.635 acres of R-Flex-Medium zone.