



**CREEKRIDGE AT FLYING HORSE  
FILING 1**

**MAY 5, 2026**

**DEVELOPMENT PLAN & FINAL PLAT  
PROJECT STATEMENT**

**Description:**

Creekridge at Flying Horse Filing 1 is a compact lot residential community located in the Flying Horse Community. This compact lot community's Development Plan and Final Plat encompass the area directly south of Black Squirrel Creek and east Lot 1 Downtown Flying Horse Filing No. 1. The total development plan acreage is 18.797 acres and consists of the northern portion of Creekridge area as presented on the approved Creekridge at Flying Horse Land Use Plan (LUPL-25-0023). This area was planned for Residential Medium Density (R-Flex Medium) land uses with a density range of 5–16 DU/Acre, with a gross density of 5.34 DU/Acre being proposed. Creekridge at Flying Horse Filing No. 1 acreage includes the 2.93 acres of common ROW for extending existing Somerstone Drive and proposed Skipping Rock Avenue and 4.45 acres of existing Preble's Meadow Jumping Mouse habitat. This area is approved with a 45' max. building height as calculated using City criteria. 61 total single-family detached residential lots are proposed. The current zoning of the property is R-Flex Medium/AF-O

Other elements of the existing approved R-Flex Medium zone include: minimum 1,500 SF lots size and setbacks set forth in the Colorado Springs Unified Development Code for the R-Flex Medium Zone. All dimensional and size design elements are adhered to in this proposed community.

This proposed community will be comprised of home styles consisting of:

- A. Detached single-family homes.
- B. Rear loaded vehicular access with standard 2 or 3 car attached garage
- C. Side yard private exterior living space utilizing a shared use easement to maximize the side yard dimensions.

The following specific applications are proposed:

**1. Development Plan:**

This Development Plan includes 61 compact single-family detached residential lots on 18.797 acres with tract and right of way for open space and public streets. This site is located in the north portion of the approved Creekridge at Flying Horse Land Use Plan. All compact lot requirements of the City's current Unified Development Code (UDC) are being adhered to, including:

- **7.4.1004** Compact Lot Guest Parking; all criteria is adhered to, and exceeded.
- **7.4.908.B.2.** Landscaping and Green Space – Additional Interior Landscaping – Compact Development Lots:
  - A minimum green space equal to 10 percent of the gross site area. Of the total area, fifty (50) percent shall be contiguous active green space. This site adheres to the criteria. A community park is located within 660' of 62% of the homes (38 of 61 homes) these homes are accessible by walkways. A 25% reduction in active green spaces is requested and applied per section 7.4.909B.

## **2. Final Plat (Filing No. 1)**

This Final Plat includes 61 single-family residential lots on 18.797 acres with multiple tracts for open space and public right of way for on-site public streets.

### **Justification:**

This proposed community is consistent with the approved Creekridge at Flying Horse Land Use Plan and current R-Flex Medium zoning in its intent to create a unique urban compact lot neighborhood utilizing the UDC Review Criteria, the proposed community conforms by:

- a. Adhering to the approved Zoning and Land Use Plan for the overall Creekridge community.
- b. The compact lots provide a complimentary residential land use along the north side of the Somerstone Drive corridor. The unique front door facing the public street with garages at the rear of the homes creates an inviting urban community.
- c. Traffic circulation is accommodated with public streets designed in adherence to current City standard.
- d. The unique fenced side lot private outdoor living space and shared use areas provides for a private open space area integral to the individual home buyers use.
- e. Pedestrian circulation throughout the proposed community is provided from adjacent public streets and internally from guest parking stalls located throughout the site. This site will also have direct pedestrian access to the Black Squirrel trail that will be extended thru the Creekridge development as well as the existing portions of the Skyline Trail located along New Life Drive. All alternate Pedestrian Access Routes (PAR's) have been notated.

### **Issues List:**

No Issues are noted at this time.

We respectfully request your favorable consideration of this community.