



**CREEKRIDGE AT FLYING HORSE
FILING 2**

MAY 19, 2026

**DEVELOPMENT PLAN & FINAL PLAT
PROJECT STATEMENT**

Description:

Creekridge at Flying Horse Filing 2 is a Compact Lot single family residential community with an ADU option, located in the Flying Horse Community. This compact lot community's Development Plan and Final Plat encompass the area directly south of Creekridge at Flying Horse Filing 2 and east Lot 1 Downtown Flying Horse Filing No. 1. The total development plan acreage is 8.165 acres and consists of the northeast 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 5.02 DU/Acre being proposed. This area is approved with a 45' max. building height as calculated using City criteria. 41 total single-family detached residential lots are proposed. The current zoning of the property is R-Flex Medium/AF-O

The Accessory Dwelling Unit (ADU) component of the single-family detached area of this residential community is intended to allow the residents of this community the option at the time of purchase (or later) the ability to create an integrated ADU over the two-car garage (or alternatively, use it as an addition to the main home use/bedrooms). Garage will be built regardless of ADU option selection. Access to the ADU portion of the unit will be from an entry located on either the side of the home or the garage face of the home, to be determined at the time of customer plan selection, with and internal stairway. It is hoped that this flexibility of use will allow a broader market of purchasers to access these homes.

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 car attached garage with optional 3 car driveway.

The following specific applications are proposed:

1. Development Plan:

This PDZ Development Plan includes 41 compact single-family detached residential lots on 8.165 acres with multiple tracts and right of way for open space and public streets. This site is located in the northeast 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' to 38 of 41 homes, these homes are accessible by walkways. A reduction of 25% in active green space is requested per section 7.4.909 B.

2. Final Plat (Filing No. 2)

This Final Plat includes 41 single-family residential lots on 8.165 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 south side of the Somerstone Drive corridor and the north side of the Skipping Rock Avenue 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:

None

We respectfully request your favorable consideration of this new community.