



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Flying Horse PAcel #13 Existing Zone: A Acreage: 23.465
Site Address: NA Direction from Nearest Street: NE of New Life Dr. and Hill Point
Intersection: Redding Water Dr. Running

Tax Schedule Number(s): 6200000697 *portion

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Vacation of Public Right-of-Way
Waiver of Replat
Zone Change; Proposed Zone: PUD
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Signature of Property Owner/Applicant: [Signature] Date: 11-15-18 Signature of Consultant Representative: [Signature] Date: 11/15/18

CONTACT INFORMATION (please print or type)

Property Owner/Applicant: PULPIT ROCK INVESTMENTS LLC Contact Name: Drew Balsick
Address: 6382 Corporate Dr. Ste. 200 City: Colorado Springs Phone: (719) 785-3237
State: CO Zip Code: 80919 E-Mail: dbalsick@classichomes.com
Consultant Representative: John Maynard Phone: (719) 471-0073
Address: 619 N.. Cascade Ave Ste. 200 City: Colorado Springs
State: CO Zip Code: 80903 E-Mail: jmaynard@nescolorado.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blur E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 16,166.00 Assigned to: Catherine Carico Date: 2-21-19
Receipt No.: 33019 City File No: CPC MP 06-00219-A9MN19



New Master Plan or Major Amendment to an existing Master Plan Application Requirements

SUBMITTAL CHECKLIST: This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant	Planner
<input checked="" type="checkbox"/> General Development Application Form	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Project Statement identifying the following:	<input checked="" type="checkbox"/>
1. Description: Describe the project and/or land uses proposed	
2. Justification: Provide the following information.	
a. How does the project address the review criteria at the end of this checklist?	
b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?	
c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.	
d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.	
3. Issues: Explain how the identified issues have been addressed or mitigate	
<input checked="" type="checkbox"/> 1 copy of a Master Plan showing all Plan Content Requirements" below	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Mineral Estate Owner Notification Certification Affidavit (Public Hearing Items ONLY) <i>To Be Provided when Hearing Date is known</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>

Required **Reports and Studies** (Unless specifically waived in writing by the departments noted in parentheses below). *Each study listed below must be prepared by the appropriate qualified professional.*

<input checked="" type="checkbox"/> 2 copies of a Geologic Hazards Study or Waiver	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Traffic Impact Analysis	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a Drainage Study	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the Hydraulic Grade Line (HGL) Request Form to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the Wastewater Facilities Master Report to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a Land Suitability Analysis .	<input type="checkbox"/>
<input checked="" type="checkbox"/> A Fiscal Impact Analysis including the following information (Budget Office):	<input type="checkbox"/>
1. Estimated total number of traffic lane miles;	
2. Estimated number of residential units by type and market value;	
3. Estimated square footage and market value of commercial, office and industrial uses;	
4. Estimated yearly build-out by land use type; and	
5. Current assessed valuation of the property.	

PLAN CONTENTS: All plans shall be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plan sheets must not exceed 36 in. x 48 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

General Information

Each **Plan Sheet** should show the following information:

<input checked="" type="checkbox"/> Master Plan Name	<input type="checkbox"/>
<input checked="" type="checkbox"/> City File Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>

PLAN CONTENTS: *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for approval stamp	<input type="checkbox"/>

Provide a **Cover Sheet** with the following information:

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision Plat name, if applicable	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project description summary	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total master plan area	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing land uses by classification and their respective acreage (if applicable) with densities and number of DUs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses by classification and their respective acreage with densities and number of DUs	<input type="checkbox"/>

Specific Master Plan Drawing Information (may include multiple sheets)

<input checked="" type="checkbox"/> Boundaries of master plan area	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed City boundaries (if submitted concurrently with an Annexation)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Depiction of proposed master plan land uses by defined area (land use classifications are set forth in Section 7.5.406 of the Zoning Code)	<input type="checkbox"/>
<input checked="" type="checkbox"/> For residential uses, note the proposed number of dwelling units per defined area	<input type="checkbox"/>
<input checked="" type="checkbox"/> For commercial, office and industrial uses, note the proposed square footage of commercial and/or industrial space per defined area	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any existing significant natural features, geologic hazards, drainageways and floodplains as shown in the Land Suitability Analysis	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show zone districts and land uses on adjacent properties	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the existing and proposed major street (collectors and above) rights-of-way, and trails and bicycle route corridors	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the existing and proposed major utilities, storm sewer systems and facilities and major easements and other rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide a Master Utility and Public Facility Plan drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide a Land Suitability Analysis <i>Provided with Original MP</i>	<input type="checkbox"/>

Flying Horse Parcel #13 Capri– Project Statement

January 2019

Flying Horse Parcel #13 (Capri) is located northeast of the intersection of Running Water Drive and New Life Drive. The site is bounded on north and east by vacant land within the Flying Horse Master Plan. Land use to the west is the Reserve at North Creek Subdivision, a small lot PUD. To the south across New Life Drive is the north campus of Pikes Peak Community College.

Flying Horse Parcel #13(Capri) is proposed as a Small Lot PUD with housing product similar to the Torino subdivision to the north also in Flying Horse. The design complies with criteria established for this type of housing. Access to the site will be from Running Water Drive and from a new street (Ceretto Road) that will intersect New Life Drive opposite the entrance to Pikes Peak Community College.

The applications associated with this request include: a Master Plan Amendment; a Zone Change to PUD; a PUD Development Plan; a Final Plat.

This parcel is currently designated for multi-family residential land use at 12-20 units per acre on the Flying Horse Master Plan. A master Plan amendment to reduce density is a part of this request. This Small Lot PUD proposes 100 lots on 23.465 acres for a density of 4.26 units per acre. The average lot size is 4500 square feet. Internal common open space areas function as pedestrian access ways to some units and as buffers between units. This space will also be programed for recreational amenities suited to preferences of buyers. 83 of the 100 lots have direct access to open spaces.

All internal streets, including the alleys are proposed as public streets. Landscape and common areas will be owned and maintained by a homeowners association.

MASTER PLAN

Since adoption of the Flying Horse Master Plan, the land to the west of this parcel has been annexed, planned and developed as a Small Lot PUD. The proposed change in land use is consistent with and compatible with this adjacent land use. Infrastructure is in place to serve this project. Land suitability analysis for this site and all of Flying Horse was prepared with the original Master Plan. This site is relatively flat and has no environmental constraints making it appropriate for this product type.

ZONE CHANGE REVIEW CRITERIA

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

Response: The proposed land use will provide for sale housing at a moderate price point and will therefore add diversity to the housing stock in this region of the City.

2. The proposal is consistent with the goals and policies of the Comprehensive Plan.

Response: The Comprehensive Plan encourages a range of product types. The proposed land use is residential in an area where residential use is currently planned.

3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.

Response: The proposed use will be consistent with the Flying Horse Master Plan as proposed to be amended by these applications.

DEVELOPMENT PLAN REVIEW CRITERIA:

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Response: Yes. The proposed land use is similar to the adjacent land use to the west.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Response: Yes. The site is currently served by streets and utilities and is compatible with adjacent land use. Parks within the Flying Horse Master Plan serve this parcel.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

Response: Yes. These will be single family residences.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?

Response: Yes. Landscape setbacks and plantings will provide buffers to the south and east; compatible land use is to the west; open space (slope) will abut this parcel to the north.

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

Response: Yes. Access to the site is confined to two existing locations.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Response: Yes. The Small Lot PUD guidelines are met; those guidelines were designed to meet this criterion.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

Response: Yes.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

Response: Each unit will have a two car garage. Guest parking is provided throughout the site.

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

Response: Yes. ADA requirements are met and sidewalks are provided throughout the site.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

Response: Yes, per Small Lot PUD guidelines.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

Response: Yes. Sidewalks and walkways are located throughout the site.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

Response: There are no significant natural features on this site.



PRE-APPLICATION MEETING SUMMARY

Area: North Date: 6/25/18

Pre-Application No.: N 18-132

Applicant(s) Present: John Maynard (NES)

Lot Size: _____

Site Location: Flying Horse

TSN: _____

Project Description: MP parcel # 13

Zone: PUD

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Master Plan <input checked="" type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input checked="" type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- | | | |
|---------------------------------------------------|------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Pre-Application Stage | <input type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage |
| <input type="checkbox"/> Postcard | <input type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft. | <input type="checkbox"/> 1,000 ft. |
| <input type="checkbox"/> Custom distance: _____ | | |

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|----------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Geo-Hazard Report | <input type="checkbox"/> Traffic Impact Analysis | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____ | Contact: <u>Zaker Alazzeh, 719-385-5468</u> | Contact: <u>Anna Bergmark, 719-385-5613</u> |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis |
| <input checked="" type="checkbox"/> Elevation Drawings | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

Parcel 13: (same as Torino concept)
MP - major amendment
Zone Change/ DP/ Final Plat

*Less than 6000 sqft - small lot PUD

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

Katie Carleo
Principal Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060
P.O. Box 1575, MC 155 Fax: (719) 385-5167
Colorado Springs, CO 80901-1575 kcarleo@springsgov.com



**City of Colorado Springs
Planning Department
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Development Plan for PUD Zone - CSFire	CSFire	\$248.00		
Development Plan for PUD Zone - CSUtilities	CSUtilities	\$479.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$1,736.00		
Development Plan for PUD Zone - EDR	Engineering Development Review	\$504.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$1,520.00		
LUR - Development Plan (New or Major Amendment)	Land Use Review	\$720.00		
LUR - Subdivision Plat	Land Use Review	\$390.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Subdivision Plat	Land Use Review	\$330.00		
LUR - Subdivision Plat	Land Use Review	\$1,100.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$1,215.00		
LUR - Zone Change without Concept Plan	Land Use Review	\$720.00		
Master Plan (New or Major Amendment)	CSU Utilities	\$111.00		
Master Plan (New or Major Amendment)	EDRD	\$120.00		
Master Plan (New or Major Amendment)	EDRD	\$1,052.00		
Master Plan (New or Major Amendment)	Fire Review	\$248.00		
Master Plan (New or Major Amendment)	Land Use Review	\$1,050.00		
Master Plan (New or Major Amendment)	Land Use Review	\$720.00		
PUD Zone Change - EDR	Engineering Development Review	\$712.00		
PUD Zone Change - EDR	Engineering Development Review	\$120.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-CSUtilities	CSUtilities	\$111.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$39.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$33.00		
Subdivision Plat-Commercial/PUD-EDR	Engineering Development Review	\$475.00		
Tech Fee	IT-GIS	\$25.00		
Zone Change - EDR	Engineering Development Review	\$687.00		
Zone Change - EDR	Engineering Development Review	\$48.00		
Total Fees		\$16,199.00		

Intake Staff:

Date:	2/21/2019
Planner:	Katie Carleo
Receipt Number:	33019
Check Number:	14542
Amount:	\$16,166.00
Received From:	CLASSIC DEV-FLYING HORSE LLC; Flying Horse Parcel No.13 - Capri

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: February 21, 2019
Planner: **CATHERINE CARLEO**
Planner email: **KCARLEO@SPRINGSGOV.COM**
Planner phone number: (719) 385-5060
Applicant Email: jmaynard@nescolorado.com
Applicant Name: John Maynard
TSN:62000-00-697

PROJECT: Flying Horse Parcel #13 - Capri

<input type="checkbox"/>	Pre-application Notice	<input type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

- 150 feet 500 feet 1,000 feet
 Modified (attach modified buffer)
 No public notice

PROJECT BLURB(S)

Major Master Plan Amendment

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of a major amendment to the Flying Horse Master Plan. The proposed changes a current master plan designation for multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential at a gross 4.26 DU/AC. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

PUD Zone Change

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of a zone change to Flying Horse Parcel #13. The site is currently zoned A (Agricultural) and this request proposes a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

Development Plan

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse Parcel #13, Capri, Development Plan. If approved the proposed would allow for Small Lot PUD, single-family residential, with housing product similar to the Torino subdivision to the north in Flying Horse. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 23.46 acres.

[Type text]

Final Plat

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse No. 13 Capri Filing No. 1 subdivision plat. If approved the proposed would establish lots for Small Lot PUD, single-family residential. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 12.63 acres.

Final Plat

Request by Pulpit Rock Investments, with representation by NES Colorado - John Maynard, for approval of the new Flying Horse No. 13 Capri Filing No. 2 subdivision plat. If approved the proposed would establish lots for Small Lot PUD, single-family residential. The site is zoned A (Agricultural) but concurrently under review for a zone change to establish a PUD (Planned Unit Development; single-family residential) zone district located northeast of the intersection of Running Water Drive and New Life Drive and consisting of 10.83 acres.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- A major amendment to the Flying Horse Master Plan from existing designation for multi-family residential land use (12-20 DU/AC) to a reduced density for single-family residential at a gross 4.26 DU/AC
- Establishment of a PUD (Planned Unit Development; single-family residential) zone district
- New Flying Horse No. 13 Capri Development Plan for small lot PUD single-family residential along with associated subdivision plats.

POSTER

Fill out applicable information below:

Flying Horse Master Plan major amendment from multi-family residential land use (12-20 DU/AC) to single-family residential with gross 4.26 DU/AC and establishing a new development plan for small lot PUD residential with associated subdivision plats.

Planning and Development Distribution Form
Master Plan

Planner Intake Date: **KAC (2/21/2019)** Admin Receive Date: 2-21-19

Project Name: **FLYING HORSE MASTER PLAN**

2. Date buckslip comments are due (21 calendar days after submittal): MARCH 14, 2019

3. HOA: (Note HOA number or write N/A)
(Add emails for HOA to mailing list if no email contact info)

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients (either check here or individually check boxes below)

Electronic Version

ID#	Division Name	Email/Distribution Notes
85	<input type="checkbox"/> Utilities Development Services	Buckslips@csu.org
9	<input type="checkbox"/> Fire Prevention	sdsmith@springsgov.com
24	<input type="checkbox"/> DR&S	sapplegate@springsgov.com
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	cschueler@springsgov.com ; plancos@springsgov.com
21	<input type="checkbox"/> Karla Conner(MC 1565)	connerka@springsgov.com
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Buckslips@csu.org
11	<input type="checkbox"/> CSPD	bjones2@springsgov.com
13	<input type="checkbox"/> Parks & Recreation	bihaley@springsgov.com coperry@springsgov.com
23	<input type="checkbox"/> Flood Plain / Enumerations	addressing@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.medina@usps.gov
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	SAPPLEGATE@springsgov.com
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	SAPPLEGATE@springsgov.com
48	<input type="checkbox"/> Street Division	thuggins@springs.gov Dscalfri@springs.gov
60	<input type="checkbox"/> Transit	kkarr@springsgov.com czurcher@springsgov.com raustin@springsgov.com
25	<input type="checkbox"/> County Health Department	aarondoussett@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	gwarnke@springsgov.com
3	<input type="checkbox"/> CONO	rdavis@csono.org mcupp@csono.org rqt@csono.org
92	<input type="checkbox"/> Forestry	jcooper@springsgov.com
54	<input type="checkbox"/> Budget/Finance	JPeterson@springsgov.com For: Financial Impact Analysis Preparation

5. SCHOOL DISTRICT:

Electronic Version

ID# Division Name Email/Distribution Notes

	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	neald@wsd3.k12.co.us
37	<input type="checkbox"/> School District # 11	johnstp@d11.org
38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input checked="" type="checkbox"/> School District # 20	mark.hatchell@asd20.org
69	<input type="checkbox"/> School District # 22	terryebert@ellicottschools.org
41	<input type="checkbox"/> School District # 49	mandrews@d49.org

6. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic Version

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil
46	<input type="checkbox"/> NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil Kim.van_treadway@us.af.mil
26	<input checked="" type="checkbox"/> USAFA	Victoria.Williams@us.af.mil carrie.muchow.ctr@us.af.mil
75	<input type="checkbox"/> Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

7. OPTIONAL DISTRIBUTION (Depending on Location of Site):

Electronic Version

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Landscape Review	dgould@springsgov.com
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
18	<input checked="" type="checkbox"/> Streamside Area Overlay	hvannimwegen@springsgov.com
15	<input type="checkbox"/> Hillside Overlay	mduchultz@springsgov.com rteixeira@springsgov.com
42	<input type="checkbox"/> Historic Preservation Area Overlay	hvannimwegen@springsgov.com dsexton@springsgov.com
20	<input type="checkbox"/> Airport	kandrews@springsgov.com
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within 1/2 mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
70	<input type="checkbox"/> Woodmen Road Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfire.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jwalker@springsgov.com
70	<input type="checkbox"/> Woodmen Heights Metro District	autumn@schoolerandassociates.com lori@schoolerandassociates.com
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	kbrady@springsgov.com

9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	jmitchell@springsgov.com If DP, CP is accompanying an Annexation
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8. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: