

July 23, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at **ADDRESS**.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including *multi-family residential, human service facility assisted living, retirement home, and single family residential*. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise

mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.***

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

NAME

A handwritten signature in blue ink, appearing to read "L. Avyil", written over the printed name field.

Sexton, Daniel

From: Cris Uhlenhopp <zeusman811@msn.com>
Sent: Thursday, July 19, 2018 8:35 AM
To: Sexton, Daniel
Cc: Terry Uhlenhopp; Cris Uhlenhopp
Subject: REF: File Number CPC PUZ 18-00085, CPC PUP 13-00033-A1MJ18

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We recently received a letter regarding the Development Proposal of Flying Horse Parcel 22. As concerned neighbors and property owners we have some questions regarding the proposed changes.

"The change of zone to PUD allows for more land uses":

What percentage of the amended plan is multi-family residential, single family residential, assisted living and retirement home? Is the proposed multi-family use duplex, four plex, or apartments? What are the height limitations? Specifically what was originally planned for this site and what exactly are the proposed changes?

"Updated the Noise Influence Line":

Please expound on this and what impact it would have on existing residential neighborhoods. Increased noise and/or activity would definitely have a negative affect on property values and quality of life.

"Establishes timing for the extension of nearby public roads":

How wide is the proposed extension of Silversmith? What exactly is the proposed timing of these extensions? What studies have been done to ascertain the negative impact of increased traffic with the proposed changes?

We would like the Planning Department to schedule a Neighborhood Meeting to address questions and concerns.

Concerned Homeowner
Terry and Cristine Uhlenhopp
1777 Redbank Drive
719-648-1338 719-649-4689

Sexton, Daniel

From: Realtor Ben Townsend benhomes.com <benhomes@msn.com>
Sent: Tuesday, July 24, 2018 8:54 PM
To: Sexton, Daniel
Subject: Flying Horse proposed zoning change
Attachments: Flying Horse Letter Parcel 22 - General 072318.docx

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Dan,

The proposal from Pulpit Rock Investments “CPC PUZ 18-00085” has many of my neighbors and I concerned. With so many homes being built over the million dollar mark, with so many people that will have their property values impacted and with so many others that will have their views restricted, I believe that this change, in particular, is one that we believe zoning should shut down. Filling in the proposed parcels with apartments obviously is about money, a quick fix at the expense of proper planning. I am hoping that zoning will consider regulating these changes by prioritizing the restrictions to benefit; 1. Colorado Springs, by maintaining the spirit of our area in here Flying Horse. 2. Protecting our property values, by continuing the development as it was planned and how the homeowners assumed it would be finished out. 3. Achieving the parcels highest and best use, the developer may pocket more money on the way out but obviously the change would cost the existing homeowners much more in equity and take away views that have helped the area become the unique and beautiful addition to Colorado Springs that it is. I saw the impact on Cordera when they put those apartments in by Target. I felt like I was misled by La Plata because of how huge and overwhelming the apartments were on the poor houses beneath them. I appreciate your hard work and hope we can develop a strategy here that will mutually benefit Colorado Springs and Flying Horse.

Ben Townsend

“We appreciate your business”



Realtor Ben Townsend
Townsend Group and Associates, Ltd.
benhomes.com
719-330-8484

When you get a chance rate me with google <https://search.google.com/local/writereview?placeid=ChIJA36x7vpOE4cR4G3pQV5Cqb8>

July 23, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at **2056 Bent Creek Drive**.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise

mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

Benjamin Townsend and Carla Townsend

**Kenneth R. Casey
Deborah K. Casey
2027 Bent Creek Drive
Colorado Springs, CO 80921**

July 23, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to express our concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at 2027 Bent Creek Drive, Colorado Springs, CO 80921 in the Verona neighborhood of Flying Horse across from the proposed modification.

As outlined in the July 6, 2018, *Application by Classic Consulting, Engineering and Surveyors*, proposed modifications to Parcel 22 include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including multi-family residential, human service facility assisted living, retirement home, and single family residential. The applicant is also proposing a Concept Plan Amendment, combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to Flying Horse golf course holes 5, 6, 7, and 8. If this parcel is developed with the applicant's proposed changes, the view from homes along the golf course and the surrounding neighborhoods will be significantly degraded. Homeowners purchased their lots and homes based on the applicant's existing Concept Plan and the good faith belief that the applicant was not fraudulently misrepresenting his future plans.

Single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and light pollution and other visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to Flying Horse golf course holes 5, 6, 7, and 8, and the proposed development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential, which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate. The proposed changes to add commercial buildings along the Powers corridor in Parcel 22 would greatly increase the noise level from the new commercial activity and the decreased amount of noise mitigation required on commercially-lined roads.

If the applicant is unwilling to limit the site to single family residential, we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4. We also request that light manufacturing and research and mini-warehouses be removed from the list as they have noise levels that would be inconsistent with a residential neighborhood and exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the level of construction traffic (e.g. number and types of anticipated trips through the neighborhood) to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off of Silverton. It is not clear from the application what kinds of traffic controls and safety measures will be implemented.

Architecture and Continuity. Understanding that Classic Homes themselves will not be designing and building on each of the lots within Parcel 22, we recommend that a set of architectural design specifications be developed prior to any development and become part of the Planned Use Development at Flying Horse Parcel 22. These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out because its design is inconsistent with the design of the community.

Landscaping. Similar to Architecture and Continuity, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We believe this is inaccurate and request a neighborhood meeting be held to address residents' concerns and issues.

Thank you for your consideration.

Sincerely,



2



FIGURE 4

Sexton, Daniel

From: Greg Raymond <raymond.greg@gmail.com>
Sent: Tuesday, July 24, 2018 9:34 PM
To: Sexton, Daniel
Cc: Colette Raymond
Subject: Flying Horse Parcel 22

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July 23, 2018

Daniel Sexton

Senior Planner

Planning and Development Department

City of Colorado Springs

RE: Flying Horse Parcel 22

File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at **2098 Bent Creek Drive**.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing “PUD” zoning to “PUD” zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

Greg and Colette Raymond

Sexton, Daniel

From: BRIAN Glabe <bglabe2@msn.com>
Sent: Wednesday, July 25, 2018 6:28 AM
To: Sexton, Daniel
Subject: Proposed Flying Horse PUD Zone Change Response

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Daniel,

I am writing in reference to 2 file numbers (CPC PUZ 18-00085, and CPC PUP 13-00033-A1MJ18) regarding the rezoning of land in Flying Horse. The documentation that has been submitted is very vague in terms of what Classic intends to do with the acreage and I have to say the classification of "PUD" to "PUD with multi-unit residential" is a pretty broad scope in terms of how the land can be repurposed. From someone who did the research on the zoning, and bought a very expensive plot of land and built a very expensive house based on the Flying Horse Master Plan, the re-zoning of LOT 4 to allow for anything other than what was intended in the master plan, that being an office park, with very specific height restrictions, is not something I am willing to accept and will appeal any decisions without further understanding of Classics intent. My fear of course being the addition of apartment buildings built in an expensive community, which would no doubt lead to unnecessary declines in property values and an unnecessary increases in traffic. There is plenty of land around the area that could be developed as they see fit and there is no reason to have to re-zone anything within our community at this time. Please let me know of next steps in this process as I will be very involved moving forward and an advocate for the surrounding community.

Regards,

Brian Glabe
Owner of 1897 Redbank Dr.
Colorado Springs Colorado 80921
720-323-9220

July 24, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at 1971 Bent Creek Drive, Colorado Springs, CO 80921.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise

mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and would not be consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

Eric and Lori Kuzara

Sexton, Daniel

From: Gregory Ecks <gregoryecks@icloud.com>
Sent: Thursday, July 26, 2018 2:31 PM
To: Sexton, Daniel
Subject: Zoning Change file number CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

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Dear Mr. Sexton,

I am writing in concern to a change in zoning under file number CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18. It is my understanding that a section, which is currently zoned for commercial with detailed height restriction, will be changed to multifamily residence without height restriction. I have several concerns and believe this change in zoning to multifamily residence will have a significant impact on our surrounding neighborhood.

First, the changes will affect our current view, a view that added significant cost to our initial property investment. Second, the proposed changes will add additional human noise and increased traffic patterns beyond the origin design. Third, my understanding is this represents a major zoning change and such change should provide residents opportunity to be heard beyond written correspondence. A number of residents are concerned about how quickly and quietly the undertaking has occurred - the owner of Classic Homes, and related developers, should not brush residents aside. This appears to be a case of “Bait and Switch”, where current established residents were charged extra for a view, which is now being altered to accommodate increases in residential ownership. These major changes will significantly lower our proper values. Additionally, it seems the current approach is also in the best interest of the city, which if approved would increase tax revenue.

Respectfully,

Gregory and Donna Ecks

1907 Redbank Drive - Verona

Sexton, Daniel

From: theresa merz <rtmerz13@att.net>
Sent: Wednesday, July 25, 2018 7:16 AM
To: Sexton, Daniel
Cc: Ralph Merz; theresa merz
Subject: Flying Horse Parcel 22 Development Proposal

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July 25, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard (freeway) and the existing Flying Horse Golf Course. We are located at 2084 Bent Creek Drive, Colorado Springs, 80921.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including **multi-family residential, human service facility assisted living, retirement home, and single family residential**. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

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Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

We love our community, and all the communities within Flying Horse development, and would like to keep it the best community in Colorado Springs.

Thank you for your consideration.

Sincerely,

Ralph and Theresa Merz
719-487-3255

Sexton, Daniel

From: Louise <02rlharv30x@comcast.net>
Sent: Monday, July 30, 2018 12:27 PM
To: Sexton, Daniel
Subject: FW: Parcel 22 Flying Horse

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July 25, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

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As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse. **All the homeowners on the south side of Bent Creek Drive paid PERMIUM LOT PRICES for the view from their home that you want to take away Is Flying Horse or YOU going to refund back that premium lot price??????????????????**

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.***

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned? **A couple of years ago the golf maintenance crews were using Silver Rose for access.... There was a horrible noise abuse with cars with no regard to speed limits between 5:30 am and 3pm**

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. ***We request that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration
Sincerely,

Richard & Louise Harvey

Sexton, Daniel

From: Rich Fickle <richfickle@gmail.com>
Sent: Wednesday, July 25, 2018 4:42 PM
To: Sexton, Daniel
Cc: robin fickle
Subject: Comments : CPC PUZ 18---85, CPC PUP 13-000033-A1MJ18

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Dan-

We are residents in Flying Horse at 1887 Redbank Dr and received a mailing from your office regarding zoning modifications for development close to us in Flying Horse by Classic. (references in the subject line)

Most residents along Redbank Dr are new to the neighborhood (less than 2 years, all new homes) and several of us have homes which back onto the golf course facing the area that is being covered by proposed zoning modifications. Our home is partially bordered by Silver Rose with a small open space area in between

I reviewed the mailer and materials online. It appears that many of the details would require a visit to your office to access the full plans. I believe it might be helpful and welcome by several home owners to set a meeting with you and Classic to review the project and answer questions.

I realize this is a modification of an approved project so objections regarding the baseline project may not be in scope but for now we just want to understand the project better to provide context of what is being proposed.

Some specific questions I have include the following:

1. What is the timing of these projects including road work?
2. Any impact on open space or common areas including that adjacent to our home and one of the access roads that would be developed?
3. what is the sequencing- what will be built first?
4. What changes to community aesthetics are we to expect as a result of this project and proposed changes?
5. What is the incremental traffic, lighting and noise impact?
6. What impact will this have on tax base, schools and utilities?
7. How does this relate to the Powers extension?
8. What are the various access points to these new structures?

9. Is there security enhancements planned?

Thank you Dan for providing an opportunity to raise questions.

-Rich and Robin Fickle

Virginia Patton
2139 Bent Creek Drive
Colorado Springs, CO 80921
Phone: 719/487-3244
Fax: 719/487-9752

July 24, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

I am writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. I am located at the above address.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including *multi-family residential, human service facility assisted living, retirement home, and single family residential*. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from my home, but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. I also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will

not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. I propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, *I would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list* as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. I request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, I suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. I request *that a neighborhood meeting be held to address concerns and questions.*

Thank you for your consideration.

Sincerely,



Virginia Patton

July 25, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at 1943 Bent Creek Drive.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from

future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

Kirby and Wendy Heck
1943 Bent Creek Drive

Sexton, Daniel

From: Laura Blackburn <lvblackburn@me.com>
Sent: Monday, July 23, 2018 1:51 PM
To: Sexton, Daniel
Subject: Comments: Flying Horse Parcel 22 File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

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July 23, 2018

Daniel Sexton

Senior Planner

Planning and Development Department

City of Colorado Springs

RE: Flying Horse Parcel 22

File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at **2055 Bent Creek Drive Colorado Springs, Colorado 80921.**

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing “PUD” zoning to “PUD” zone with additional uses including *multi-family residential, human service facility assisted living, retirement home, and single family residential*. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request that a neighborhood meeting be held to address concerns and questions. Thank you for your consideration.

Sincerely,

Laura Blackburn

Flying Horse/Verona Resident

Laura V. Blackburn

Mobile: +1 949 350 9148

Skype | lvblackburn@me.com

July 25, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at **12664 Barossa Valley Road**.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise mitigation from

future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned?

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting: The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

Marcia and Mark Freeman
719-761-4893

Nicole & Kevin Pedigo

2069 Bent Creek Drive • Colorado Springs • Colorado • 80921

July 26, 2018

Daniel Sexton, Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

Dear Mr. Sexton,

We are writing to provide comments and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard corridor and the existing Flying Horse Golf Course. We are located immediately across and northeast of Parcel 22, lots 5 and 6 with a line of sight to proposed Parcel 4.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors ("Classic"), proposed modifications to Parcel 22, include a PUD Zone Change, with proposed additional uses including **multi-family residential, human service facility assisted living, retirement home, and single family residential**. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the original Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a high profile ridge in the center of the Flying Horse community consisting of single family homes and the golf course. If and when this parcel is developed structures will not only be visible from our home but will be highly visible from the surrounding community, golf course, club house, and the newly constructed lodge.

We note that the Flying Horse community and golf course have been designed with care to maximize views of Pikes Peak and the Front Range. Parcel 22 should be carefully managed to maintain views from existing neighborhoods by including structures that are similar in both height and design to the surrounding community.

We request that Permitted Uses for Parcel 22 be limited to single family residential instead of multi-family/residential use for Parcel 22 to be consistent with the current viewshed and surrounding land use and height limits.

If the applicant is unwilling to limit the site to single family residential, ***we respectfully request that multi-family residential, which could include apartment homes, be removed from the list of additional uses.*** We also request that light manufacturing and research and mini-warehouse be removed from the list as they have noise levels that would exceed other uses as well as the potential for 24/7 activity.

Additionally, we understand that grading, landscaping setbacks, and design requirements are not under review currently but that the applicant will be considering this as part of future design phases.

Grading: We would like to recommend that the overall grading of the site occur such that proposed lots 5 and 6 and portions of lot 4, all currently higher in elevation than lots 1, 2, and 3, be graded to a significantly lower elevation allowing structures to be cut into the slope/ridge to reduce visibility from the surrounding communities. This would be similar to the existing golf course maintenance building located east of proposed lot 6. This structure has low visibility, as it is cut into the slope rather than sitting prominently on top of a ridge.

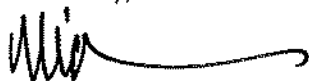
Landscape: Landscape setbacks will be extremely important to help screen future structures from the golf course holes 5, 6, 7, and 8, nearby homes, and communities. The proposed landscaping setback of 10 feet should be extended to 25 feet in order to provide sufficient screening.

Architectural: It will be important, moving forward that Classic and the end users of lot 4 and the other future lots continue to maintain the design style and architecture of the surrounding community.

Again we respectfully request that multi-family residential, which could include apartment homes, be removed from the list of additional uses.

Thank you for the opportunity to comment on the Concept Plan Amendment and Additional Permitted Uses. We also hope that Classic continues its careful attention to detail within this community and takes into consideration the existing land uses and architecture as well as appropriate landscaping setbacks and screening when developing Parcel 22 development.

Sincerely,



Nicole and Kevin Pedigo

July 25, 2018

Daniel Sexton
Senior Planner
Planning and Development Department
City of Colorado Springs

RE: Flying Horse Parcel 22
File Nos.: CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18

We are writing to provide comment and concerns regarding modifications to Flying Horse Parcel 22 located between the future Powers Boulevard and the existing Flying Horse Golf Course. We are located at **1979 Turnbull Drive, Colorado Springs, CO 80921**.

As outlined in the July 6, 2018 Application by Classic Consulting, Engineering and Surveyors, proposed modifications to Parcel 22, include a PUD Zone Change, converting 8.73 acres of existing "PUD" zoning to "PUD" zone with additional uses including ***multi-family residential, human service facility assisted living, retirement home, and single family residential***. Further, the applicant is proposing a Concept Plan Amendment combining proposed future individual lots 4, 5, and 6 on the previous Concept Plan into one lot, identified as Lot 4 (approximately 8.73 acres discussed above) on the Flying Horse Parcel 22, Concept Plan Amendment.

Parcel 22 is located on a prominent ridge immediately adjacent to of golf course holes 5, 6, 7, and 8. If and when this parcel is developed, structures will not only be visible from our home but will be visible intrusion for the surrounding neighborhoods.

Specifically, single family homes in Verona 1 and 2 have the potential to be directly and indirectly affected by future noise and visual impacts. Parcel 22, including portions of proposed Lot 4, is located immediately adjacent to of golf course holes 5, 6, 7, and 8 and any development will be within the direct line of sight the course. We also believe the proposed design, depending upon the final elevation of the property, combined with the proposed building heights of 35 and 45 feet, will not only affect the villages mentioned but also potentially impact the views from the Clubhouse, villas, and the Lodge at Flying Horse.

Permitted Uses. We propose that the permitted use for Parcel 22 be limited to single family residential which would be consistent with the current viewshed and surrounding land use. Noise levels associated with single family residential would be similar to the existing surrounding noise levels. Additionally, single family residential would require additional noise

mitigation from future Powers Freeway which would help mitigate overall noise impacts from the maintenance shed down to Old Northgate.

If the applicant is unwilling to limit the site to single family residential, ***we would like we request that multi-family residential, which could include apartment homes, be removed from the list of additional uses proposed for Parcel 4 as well as request that light manufacturing and research and mini-warehouse be removed from the list*** as they have noise levels that would exceed other uses as well as have the potential for 24/7 activity.

Traffic. We request that the applicant provide the anticipated trips through the neighborhood to access future development on Parcel 22. The application and plan show access from Old North Gate and Silver Rose Lane off Silverton. Based on the analysis, what kinds of traffic controls and safety measures will be planned? **Specifically, in the amendment, there is a request to transition the noise line from 175' to 200' from future center of Powers Blvd. We would like clarification on what this signifies for the neighborhood noise levels.**

Architecture and Continuity. Understanding that Classic Homes will not design and build out each of the lots within Parcel 22, we suggest that a set of architectural design specifications be developed prior to the zone change and become part of this specific Planned Use Development at Flying Horse Parcel 22 (not after). These design specifications should be similar to the requirements for homes adjacent to the golf course (e.g., residential style pitch roof, tile roof, percentage of stone, and color palette) and should not allow a warehouse/strip center or large assisted living facility that stands out and not consistent with the design of the community. It is important that these be developed and become part of the requirements for these lots to ensure continuity with the existing community.

Landscaping. Similar to above, PUD landscaping requirements (not guidelines) should be developed for this particular parcel.

Neighborhood Meeting. The issues list in the application notes that no significant issues were raised during the pre-application process. We request ***that a neighborhood meeting be held to address concerns and questions.***

Thank you for your consideration.

Sincerely,

Phil and Angela Falcini

Sexton, Daniel

From: deszar <deszar@protonmail.com>
Sent: Tuesday, August 14, 2018 9:22 PM
To: Sexton, Daniel
Subject: Flying Horse Parcel #22

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Mr. Sexton,

We are writing in response to the notice we received concerning Flying Horse Parcel #22, with file numbers CPC PUZ 18-00085 and CPC PUP 13-00033-A1MJ18. We are concerned about the proposed changes to the current plan. As originally planned, this area is supposed to be an area for office development. Instead, the current proposal is attempting to add in further multi-family homes and/or an assisted living facility.

With respect to the multi-family homes, the neighborhood school is already bursting at the seams - in fact, our daughter was unable to get into the neighborhood school (DCC) last year, even though we live within walking distance of the school. As a result, we had to pay for bus service for her to attend a school that was miles away. Thus, we feel that multi-family housing is an exceptionally poor choice for this area, and we have very strong objections to this proposal.

With respect to the possibility of an assisted living facility, we have reservations concerning the increased traffic throughout the day and night that a facility like this would entail, especially in this particular area. Again, the original intent of this area was to provide office space that could service the community - not to add either more housing, or another facility that is intended for people to live, rather than providing facilities/offices that will help residents of the community find service providers that are local.

We strongly believe that the designation for Flying Horse Parcel #22 should be honored as originally stated, strictly for office buildings.

Respectfully request confirmation of receipt. Thank you.

Dan and Dawn Szarke
2181 Bent Creek Dr, Colorado Springs

Sent with [ProtonMail](#) Secure Email.

Sexton, Daniel

From: Mara Sue Wrinkle <marasueart@gmail.com>
Sent: Wednesday, August 15, 2018 8:50 PM
To: Sexton, Daniel
Subject: Flying Horse Parcel #22

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Mr. Sexton,

I am adamantly opposed to this plan. It will grossly affect the quality of living in this area of the Flying Horse community and the traffic on the surrounding streets and the highway. You are wanting MAJOR changes that are outlandish. Your plan is way too much for the size of the parcel and for this beautiful, quiet community. Our quality of life will certainly be adversely affected.

Please make my views known at the meeting on August 16.

Thank you,
Mara Sue Wrinkle