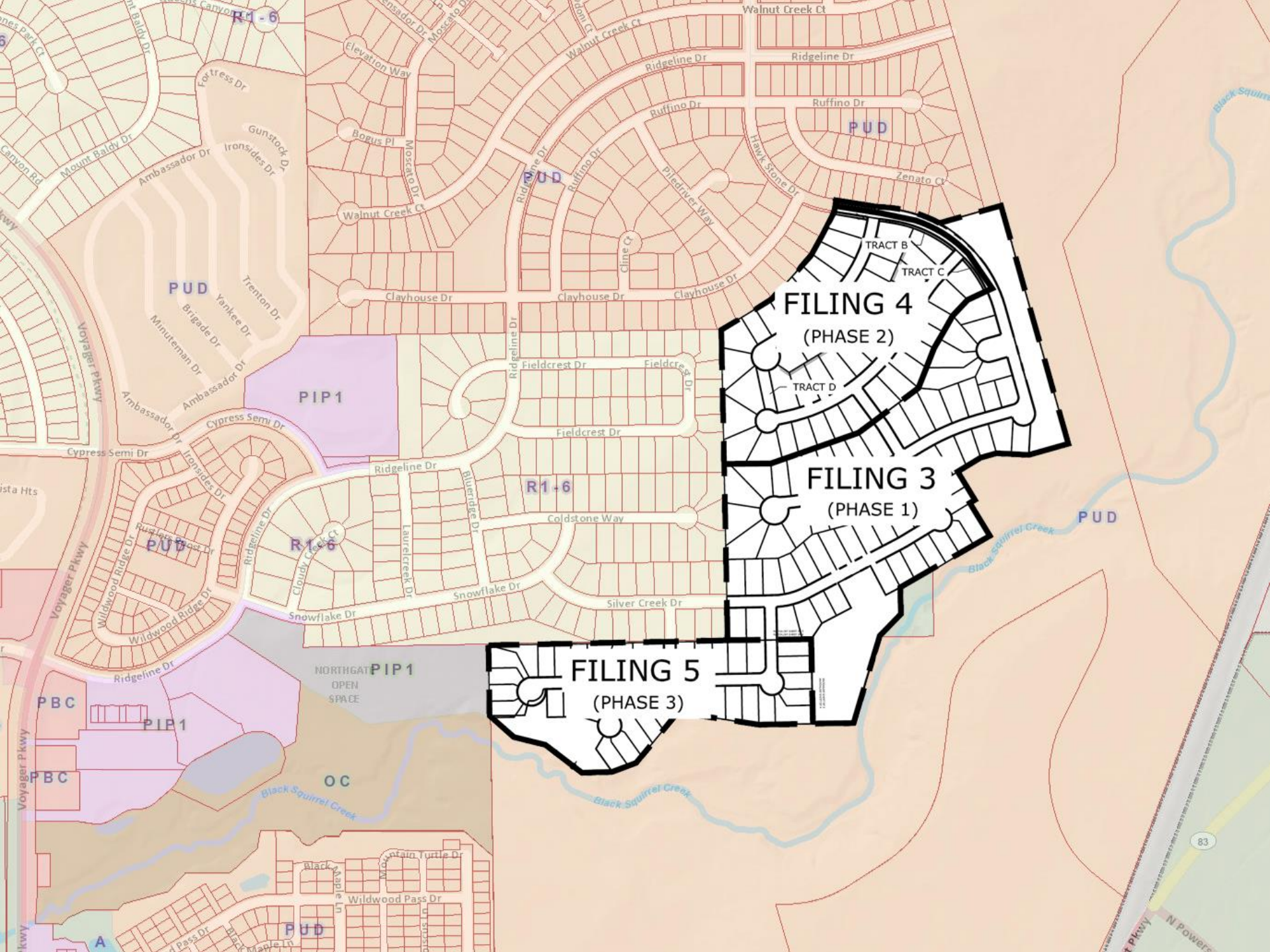


Flying Horse Palermo Filings 3, 4, & 5

City Council
June 9, 2020

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Senior Planner





PUD

PIP1

R1-6

FILING 4
(PHASE 2)

FILING 3
(PHASE 1)

FILING 5
(PHASE 3)

NORTHGATE PIP1
OPEN SPACE

OC

PUD

Requests Under Consideration



CPC PUZ 19-00095 – ZONE CHANGE

- Request by Pulpit Rock Investments, LLC, with representation by N.E.S. Inc, for approval of a zone change from A (Agriculture) to PUD (Planned Unit Development) intended for single-family residential with a maximum density of 3.5 du/ac and a maximum building height of 35 feet.

CPC PUD 19-00096 – DEVELOPMENT PLAN

- The Palermo Filings 3, 4, and 5 development plan illustrates:
 - 151 single-family detached residential lots spread across three phases
 - PMJM critical habitat boundary along Black Squirrel Creek
 - Extension of the La Foret Trail and pedestrian bridge over Black Squirrel Creek

Appeal of City Planning Commission's Recommendation

- An appeal was filed by the Deer Creek HOA

General Information



Site Details:

- 59.52-acre site
- Zoned A (Agriculture)
- Flying Horse Master Plan – Residential; 2-3.5 du/ac)

Public Notification and Involvement:



- Public notice was mailed to 655 property owners and a poster was posted on three occasions
- One neighborhood meeting held:
 - October 9, 2019 - ~35 people in attendance
- Public concerns regarding traffic congestions and safety, drainage, and compatibility with the adjacent Deer Creek neighborhood

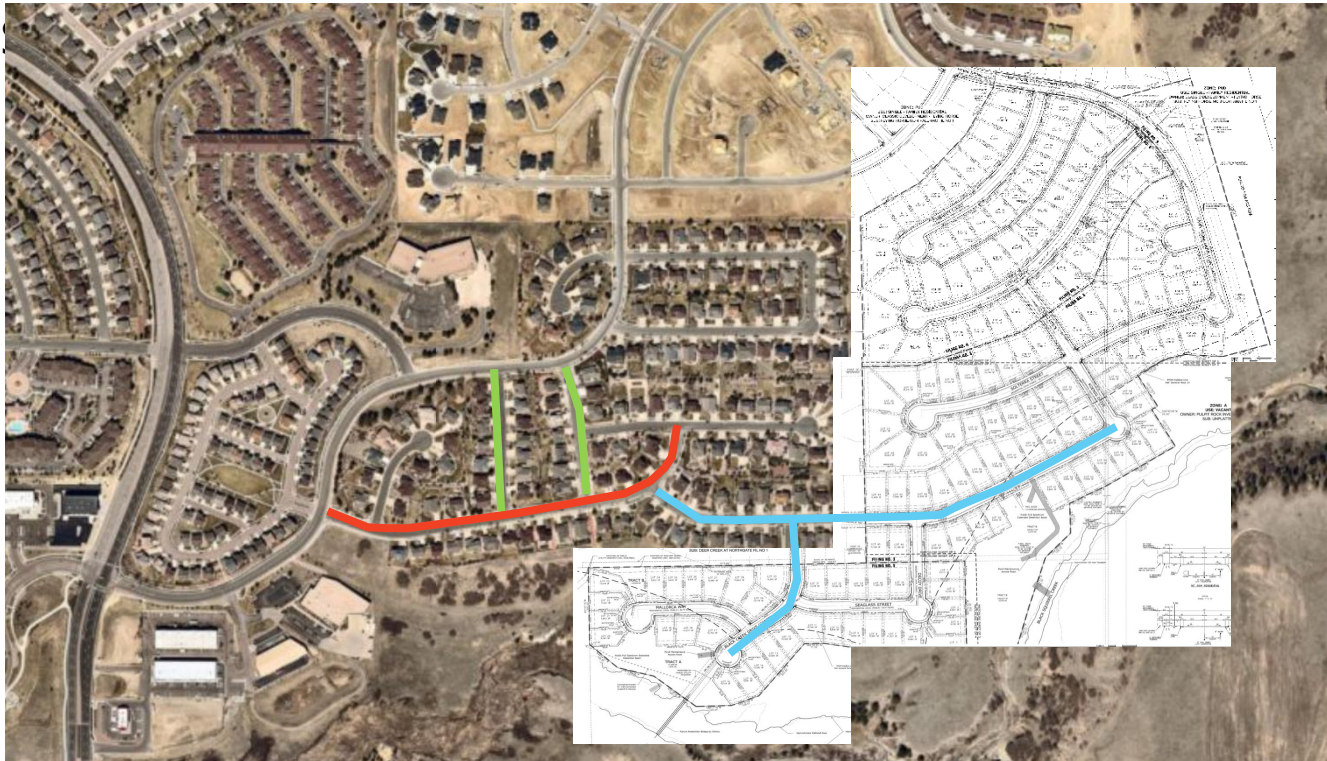
Development Plan

- Black Squirrel Creek
- Pedestrian Bridge
- PMJM Critical Habitat Line
- La Foret Trail Site Connection



Extensions of Silver Creek Drive & Black Creek Drive

-  Classified as “local residential” roads allowing a daily vehicle count of 1,500
-  Black Creek Drive & Silver Creek Drive: 1,450 vehicle trips per day



Proposed Facilities:

- Designed with two full-spectrum detention basins with water quality treatment

2019 Summer Storms:

- Flooding of some homes within the Deer Creek neighborhood
- Caused by the temporary condition of the stormwater system being under construction.
 - City, State, and EPA requires inlets to be blocked while under construction to limit the transport of sediment
- Also caused by an incorrect blockage of an emergency overflow tract which would allow water to flow to Black Squirrel Creek. This issue has since been rectified

Master Plan & PlanCOS



Flying Horse Master Plan:

- The Flying Horse Master Plan was initially established in 2003, and the subject parcel was added in 2007. The site is split into two parcels—parcel 3A and parcel 10. Both allow a residential density range between 2 to 3.5 du/ac. The gross density of the proposal is 2.54 dwelling units per acre.

PlanCOS:

- The Vision Map identifies the area as a “newer developing neighborhood” and fits within the Emerging Neighborhoods typology. Recommendations for this typology include:
 - Enhancing off-street trail systems;
 - Providing pedestrian connections to trail systems; and
 - Utilizing drainage ways for neighborhood amenities.
- The Strong Connections chapter also recommends implementing speed control measures using design. The curvilinear design of the streets in these filings are conducive to speed reduction.

Recommendations



CPC PUZ 19-00095 – PUD Zone Change

Deny the appeal and approve the rezone of 59.52 acres from A (Agriculture) to PUD (Planned Unit Development: 35-foot maximum height, single-family detached units, 2-3.5 dwelling units per acre), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUD 19-00096– Development Plan

Deny the appeal and approve the development plan for 151 single-family detached residential units based upon the findings proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606.