



## Legislation Text

---

**File #:** CPC PUD 17-00124, **Version:** 2

---

### **Title**

The Flying Horse Number 4 Palermo Development Plan for development of 62.5 acres into 178 single-family residential lots and 10.2 acres of Public Park located southwest of Hawkstone Drive and Walnut Creek Drive.

(Quasi-Judicial)

Related Files: CPC PUZ 17-00122, CPC ZC 17-00123, CPC PUD 17-00124

### **Presenter:**

Peter Wysocki, Director Planning and Community Development  
Catherine Carleo, Principal Planner, Planning and Community Development

### **Summary:**

Applicant: N.E.S. Inc.

Owner: Pulpit Rock Investments

Location: 62.5 acres southwest of Hawkstone Drive and Walnut Creek Drive

This project includes concurrent applications for a zone change from A (Agriculture) to PUD (Planned Unit Development; single-family detached residential, 2.45 dwelling units per acre, 35-foot maximum building height) and the associated Flying Horse Number 4 Palermo Development Plan for the 60.2 acres site; and a zone change from A (Agriculture) to PK (Public Park). Staff is also administratively reviewing the Flying Horse Number 4 Palermo Filing Number 1 and Filing Number 2 subdivision plats. The proposed project will establish 178 new residential lots along with new public streets, open space, landscape, drainage and a 10.2 acre public park named Lizard Leap Park. Please see site location depicted on Exhibit 1.

### **Previous Council Action:**

City Council previously took action on this property with Annexation in 2004.

### **Background:**

This proposal will rezone 62.5 acres from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 2.45 dwelling units per acre, 35-foot maximum building height). This proposed residential development does fit the character of the surrounding Flying Horse residential land use patterns for residential. The property is identified in the Flying Horse Master Plan as residential with a land use classification of 2-3.5 DU/AC (Dwelling Units per Acre). The proposed change in zoning is consistent with the allowable density set forth in the master plan.

Also proposed is a rezone of 10.2 acres from A (Agricultural) to PK (Public Park) for the

establishment of Lizard Leap Public Park. With the previous establishment of the Flying Horse Master Plan this park site was identified for parkland obligations. With the residential development of this area beginning to surround the park site the park shall be zoned and constructed by the developer. This site remains consistent with what is established in the master plan.

The Flying Horse Number 4 Palermo Development Plan establishes 178 new residential lots to be developed south of existing Woodruff Drive and Wattle Creek Road and west of existing Hawkstone Drive. The development illustrates the accommodation of detached single-family units along with open space, landscaping, public improvements, public drainage and public utilities. Access is provided from the future extension of Ridgeline Drive to the southwest. This roadway extension further connects the Flying Horse neighborhood to access from Voyager Parkway. Pedestrian connectivity and recreational opportunities will be facilitated through the connections to Lizard Leap Park.

Please see the attached Planning Commission staff report for more details.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting held March 15, 2018 the Planning Commission voted unanimously for the approval of the associated applications heard on the consent agenda.

**Stakeholder Process:**

The public notification process consisted of providing notice to the neighbors in posting for the project on site; sending postcards to property owners within 1000-feet of the project site which included 315 property owners; and holding a public neighborhood meeting. The neighborhood meeting was held on October 23, 2017 in which 3 neighbors attended. Staff did receive two letters of public comment on this project. Those comments received focused on questions of drainage control, treatment of natural habitat, and grading; these comments were addressed through the development plan review process, and response letters sent to those commenting parties. They were additionally notified of the public process as it continued to public hearing. The site will additionally be posted prior to Planning Commission public hearing and City Council.

The applications were sent to the standard internal and external agencies for review and comment. Any review comments received have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, Regional Building, Floodplain and Enumerations, and USAFA. While no comments from the USAFA were provided for this project, the applicant has included the standard USAFA notice, which includes notification that a given property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAFA's Airmanship Program.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or

4. Refer the matter back to the City Planning Commission for further consideration

**Proposed Motion:**

CPC PUD 17-00124

Approve the PUD Development Plan for Fling Horse Number 4 Palermo, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.