



## Legislation Text

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**File #:** CPC PUD 18-00078, **Version:** 2

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The Palomino Ranch Patio Homes PUD Development Plan for construction of 30 attached single-family units and one (1) detached single-family unit on 3 acres located at the southeast corner of Stetson Hills Boulevard and Tutt Boulevard.

(QUASI-JUDICIAL)

Related File: CPC PUZ 18-00077

**Presenter:**

Peter Wysocki, Director Planning and Community Development  
Chris Staley, Planner II, Planning and Community Development

**Summary:**

Owner: Trail Ridge Development, LLC  
Developer: Trail Ridge Development, LLC  
Consultant Representative: N.E.S., Inc.  
Location: Southeast corner of Stetson Hills Boulevard and Tutt Boulevard.

The request is to rezone the subject property from R-5/AO (Multi-Family Residential with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay). The Palomino Ranch Patio Homes PUD Development Plan depicting 30 attached single-family units and one (1) detached single-family unit. The subject property is located at the southeast corner of Stetson Hills Boulevard and Tutt Boulevard and consists of 3 acres.

**Previous Council Action:**

See CPC Staff Report regarding the background and history on this property.

**Background:**

The property was initially part of the Palomino Ranch at Stetson Hills Development Plan approved in 2005. The plan called for six (6) buildings with 120 multi-family residential units (17.78 dwelling units per acre) on the 8.75 acres site; only 60 units and associated garages were initially constructed at the southern end of the development. The project was planned as a two phase development and as a result of the real estate market decline in 2008, the original development was not constructed in its entirety in accordance with the approved development plan. The undeveloped portion (3 acres) of the property, along with the concrete garage pads that were installed, was sold.

The development plan illustrates 31 residential lots. All, except for one lot, will be attached single-family units. One lot on the development plan will be a detached single-family unit. The common area proposed in Tract A of the development will include the private access drive, parking, garages, open

space and water quality features for the development.

Access to the site will be primarily off Tutt Boulevard onto Palomino Ranch Point (private road). This access, along with the access in the southeast corner, will be shared with the adjacent three multifamily buildings (separate private access easements), Stetson Ridge Condominiums. The development plan will provide additional parking for both residents and guests. The development plan also demonstrates ADA pedestrian access from the public street to the 31 single-family residential lots as illustrated on Sheet 2 of the development plan.

An open space is being provided within Tract A common area and will functionally separate each row of homes within the development.

The site is located within the Sand Creek Drainage Basin and will drain to Sand Creek Pond #2 regional detention basin. The on-site storm water quality facilities includes two (2) rain gardens within Tract A common areas; the rain gardens are private and will be privately maintained. Water Resources Engineering has no major issues or comments in regards to the proposed design or drainage report.

#### **Financial Implications:**

N/A

#### **Board/Commission Recommendation:**

At the Planning Commission meeting held on March 21, 2019, the zone change and development plan were unanimously approved under unfinished business. The Planning Commission voted 6-0 in favor of the items.

Please reference the minutes from the hearing for a detailed record.

#### **Stakeholder Process:**

Staff had initially received one (1) public comment from a surrounding property owner in opposition to the project. The resident concerns were an increase in traffic within the existing adjacent Palomino Ranch Condominium development and the density of the proposed development. It is important to note that the proposed development will decrease the number of dwelling units previously approved in 2005 from 17.78 dwelling units per acre to 10.33 dwelling units per acre. The consultant, N.E.S., Inc., conveyed the lower density information by email to the property owner in which the owner requested the estimated start of construction for the project. The consultant, N.E.S., Inc. informed the property owner construction is estimated to begin in 2019.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. The review agencies had no comments on the proposed applications. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Police and City Fire.

#### **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:**

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Approve the Palomino Ranch Patio Homes Development Plan, based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).

N/A