
CITY PLANNING COMMISSION AGENDA

ITEM NOS: A.1, A.2

STAFF: MEGGAN HERINGTON

FILE NO(S):

1. - CPC PUZ 13-00136 – QUASI-JUDICIAL

2. - CPC PUD 13-00137 – QUASI-JUDICIAL

PROJECT: THE LODGE AT FLYING HORSE

APPLICANT: NES, INC.

OWNER: FLYING HORSE COUNTRY CLUB, LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a PUD zone change and development plan for a 2.3-acre parcel located in the Flying Horse community on Weiskopf Point through the gate to the Club at Flying Horse.

The rezone will change the 2.3 acres from PUD (Planned Unit Development) which allows casitas/rental cottages at 3.04 dwelling units per acre with a 35 foot height maximum to PUD (Planned Unit Development) allowing short-term stay cottages, lodge suites and meeting space at a 35 foot height maximum.

The PUD development plan shows two lodge-type structures and one casitas structure. The phase one lodge building accommodates 40 rooms along with office and meeting space. The casitas structure is a two unit/suite structure. Phase two is shown as a smaller lodge building accommodating 20 rooms. All rooms are designed for short term stay. There are no kitchen facilities in these suites. All food service will be provided by the Club at Flying Horse. Parking for the site has been planned within the main club parking area. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The site is currently addressed as 1823 Weiskopf Point. The property is part of the Club at Flying Horse and is accessed only through the gate to the club.
2. Existing Zoning/Land Use: The 2.3 acres is vacant
3. Surrounding Zoning/Land Use:
North: A/Flying Horse Golf Course
South: A/Club at Flying Horse Fitness Center
East: A/ Flying Horse Golf Course
West: A/Club at Flying Horse
4. Comprehensive Plan/Designated 2020 Land Use: Existing Golf Course or Cemetery
5. Annexation: The property was annexed in January, 2004 as a part of the Flying Horse Ranch Addition.
6. Master Plan/Designated Master Plan Land Use: The current Flying Horse Master Plan designates the property as Private Club/Fitness Center.
7. Subdivision: The property is platted as Lot 1 Flying Horse No. 31A.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is vacant with no significant physical features. It is fully surrounded by golf course and private club area.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 12 property owners within 1,000 feet. The Club at Flying Horse also sent a separate email notice to its members.

A neighborhood meeting was held on July 9, 2013. There were approximately 45 in attendance. No comments were received by staff following the meeting.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed or are included as technical modifications to the plans. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911 and the US Air Force Academy.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Background

The Flying Horse Master Plan has always contemplated incorporation of a short-term stay component into the club facility. In 2007 this 2.3-acre lot and the lot on the south side of the club parking lot were rezoned from A (Agricultural) to PUD (Planned Unit Development) to allow the casitas. The casitas were planned as ten short-term stay rental cottages as part of the Flying Horse Golf Course private club and fitness center complex. They were intended as temporary lodging for golf course members and guests, with meals being provided from the club. However, with the change in the economy, those units were never built.

The club is now changing the plan for the casitas units by incorporating a lodge concept. The casitas plan for the south lot will move forward as approved. For this northern lot, the majority of the rooms will be in a larger lodge-type structure with only one casitas structure housing two units as shown on the original plan. Because of this change, the rezoning from PUD to PUD is required to accommodate a less residential-type use and density, moving towards a boutique hotel concept. The lots were platted in 2007; therefore, there is no subdivision plat under administrative review with the rezone and development plan.

2. Review Criteria / Design & Development Issues:

PUD (Planned Unit Development) Rezone

The proposal will rezone 2.3 acres from PUD (Planned Unit Development) allowing casitas/rental cottages at 3.04 dwelling units per acre at a 35-foot height maximum to PUD (Planned Unit Development) allowing short-term stay cottages, lodge suites and meeting space at a 35-foot height maximum. The PUD is a customized zone district that sets specific uses and building heights for the property. The specific ordinance language for this PUD is based on the PUD development plan and the short-term stay concept with additional meeting space and offices.

The rezone request is in conformance with the Master Plan and meets City Code standards and criteria for a PUD rezone.

PUD Development Plan

The proposed development plan amends the original 2006 concept from the casitas suite buildings and incorporates a larger lodge. The lodge building includes 40 rooms/suites with associated meeting and office space and is 31,800 square feet in size. The casitas unit, two rooms with common area, is 2,500 square feet. The provided building elevations show that the structures will incorporate similar design elements as the club and fitness center.

Parking is being provided in the main club lot, adjacent to this property. The parking lot was designed and sized with the units in mind, and therefore has the additional parking capacity needed to accommodate the lodge. Access to the site is through the gate to the club.

The phase 2 building is not being constructed at this time and is shown conceptually on the PUD development plan. The construction of that structure will require an administratively reviewed development plan amendment. A parking analysis will also occur at that time.

Staff does find that the 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 7.5.502.E.

3. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map: Existing Golf Course or Cemetery

Strategy N 203b: Achieve Balanced Mix of Land Uses.

Objective LU 3: Develop a Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Policy LU 301: Promote a Mixed Land Use Pattern.

Strategy LU 301b: Develop Criteria for Integrating Mixed Uses in New and Established Development Areas

Policy N 302: Promote Development of Mixed-use Neighborhoods – Provide residents the choice of walking, bicycling or driving to parks, schools, work, shopping, places of worship and transit stops in their own and other neighborhoods.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area.

It is the finding of the Land Use Review Division that The Lodge at Flying Horse will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

1. Conformance with the Area's Master Plan:

This property is part of the Flying Horse Master Plan and is currently shown as Private Club/Fitness Center. The Master Plan idea for the club setting within Flying Horse has always included a guest stay component.

It is the finding of Staff that The Lodge at Flying Horse project is in compliance with the Flying Horse Master Plan.

STAFF RECOMMENDATION:

ITEM NO.: A.1 CPC PUZ 13-00136 – CHANGE OF ZONING TO PUD

Approve the zone change of 2.3 acres from PUD (Planned Unit Development: Commercial; 3.04 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development: Short-term stay cottages, lodge suites and meeting space, 35-foot maximum building height), 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 and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

ITEM NO.: A.2 CPC PUD 13-00137 – THE LODGE AT FLYING HORSE PUD DEVELOPMENT PLAN

Approve the Lodge at Flying Horse PUD Development Plan based upon the findings that the PUD 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 7.5.502.E.



FIGURE 1

URBAN DESIGN & LANDSCAPE PLANNING ARCHITECTURE 300 South Tejon Street Suite 200 Colorado Springs, CO 80901 TEL: 719.573.1100 FAX: 719.573.1101			COLORADO SPRINGS, COLORADO Flying Horse Casitas		
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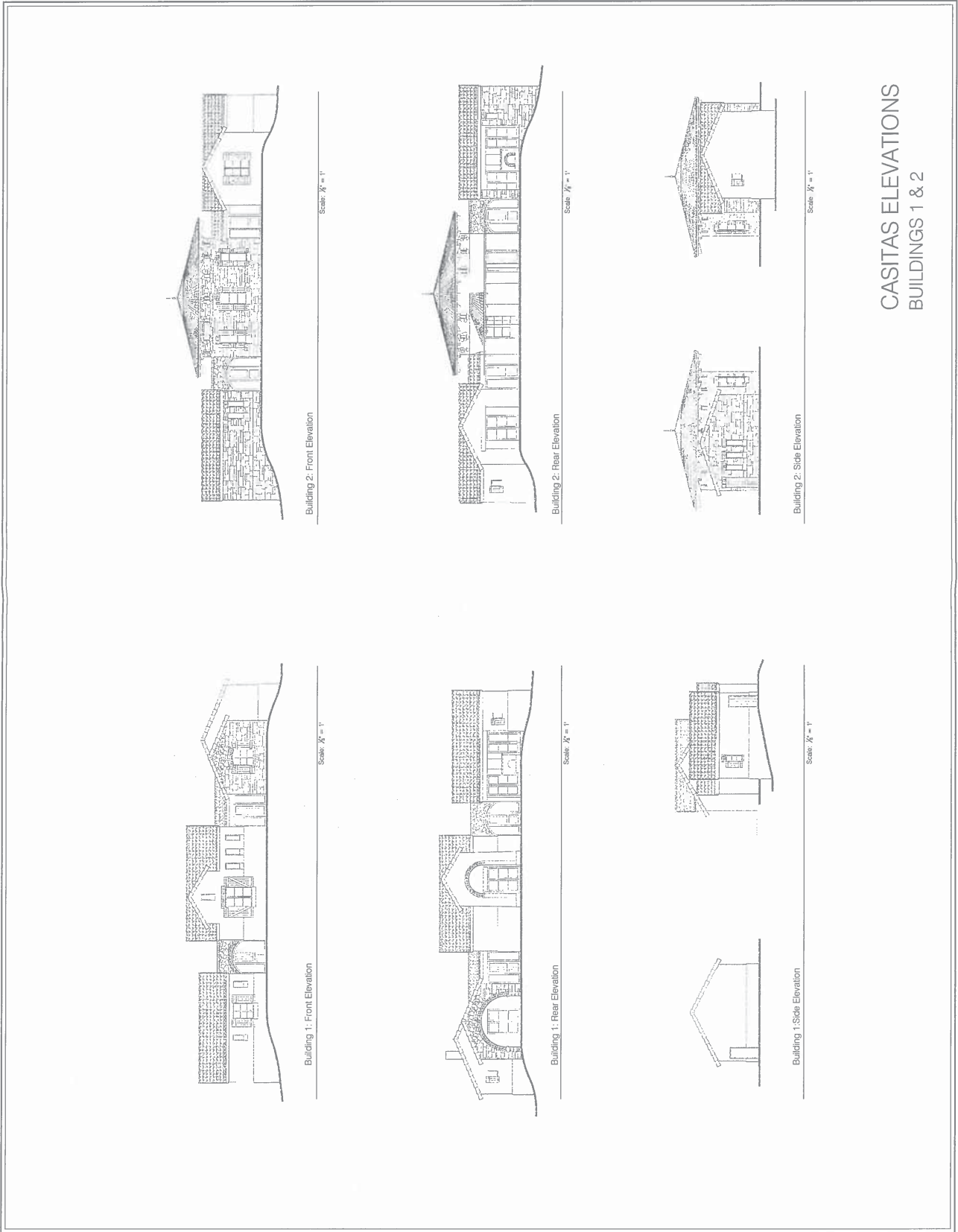



FIGURE 1



Urban Design
 & Landscape
 Planning
 Architecture

FLYING HORSE
 CASITAS

COLORADO SPRINGS, COLORADO

DATE: 02/11/14
 DRAWN BY: J. B. HICKS
 CHECKED BY: J. B. HICKS
 PROJECT NO.: 13-001-07

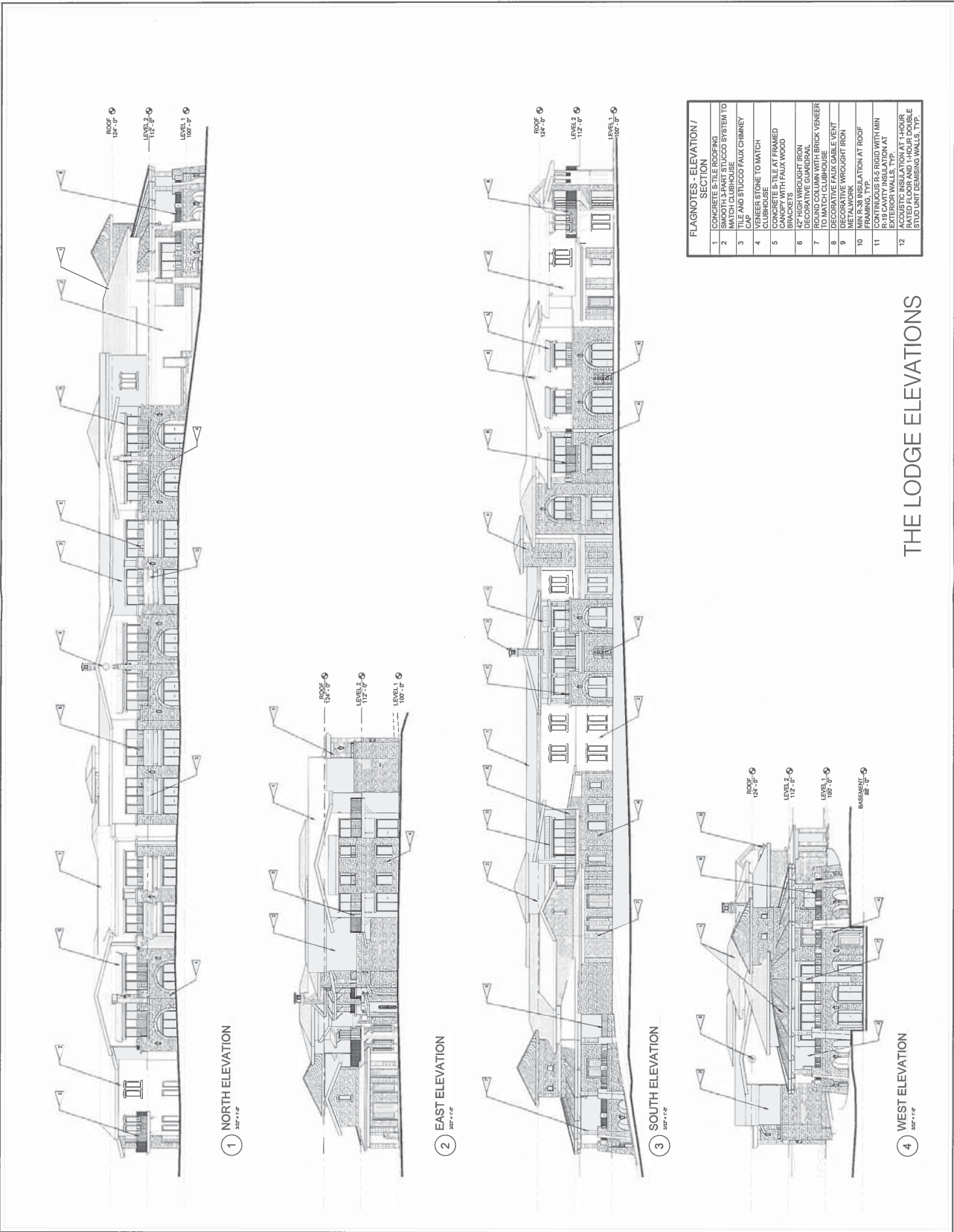


FIGURE 1

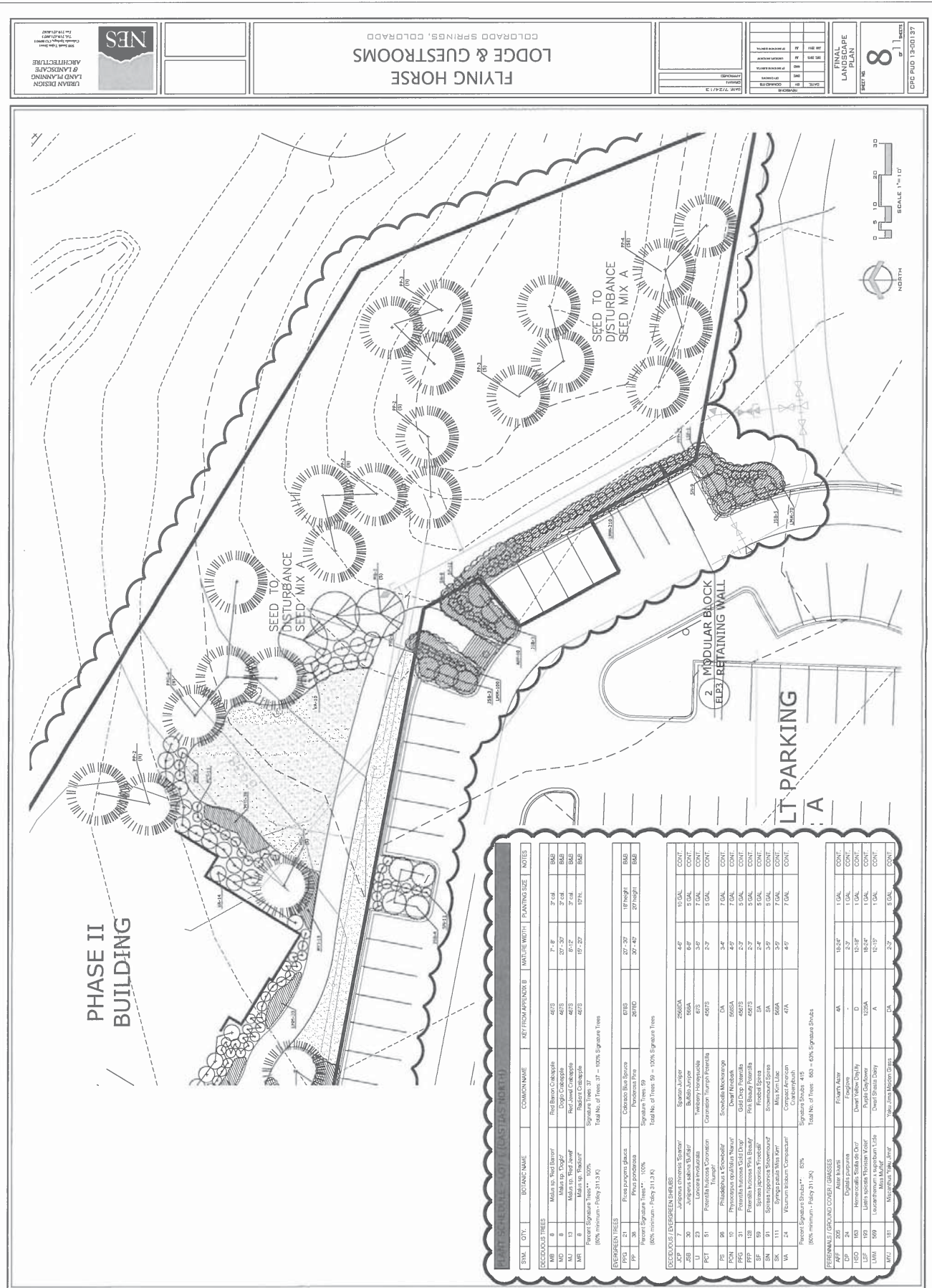


FIGURE 1

The Lodge at Flying Horse

Project Statement

December 2013

The Lodge at Flying Horse is a proposed hospitality function to be owned and operated as a part of the Club at Flying Horse. The site is between the 9th hole of the Golf Course and the parking lot for the Club. 40 rooms are proposed in the first phase, including a portion of the building that will house the office function and meeting rooms. A second phase 20 room building is shown conceptually on the revised Development Plan. By this proposal, 12 Casitas units would be removed and replaced with up to 60 hospitality rooms and meeting space. Two Casitas units in one building will remain on the Development Plan.

There are two applications associated with this request: a zone change from PUD to PUD to permit the Lodge and meeting rooms and Amendment to the Casitas North Development Plan to show the proposed buildings.

Access to this site will be unchanged. It will be via Flying Horse Club Drive to Weiskopf Point through the gate to the Club. Parking has been calculated for the entire Club Complex, including the existing Golf and Recreational Club buildings, the proposed Casitas units (south), the one Casitas building to remain on the north, and the proposed Lodge facilities.

The parking analysis is shown on the Development Plan. It indicates compliance with City parking requirements through the first phase of the Lodge development program. Of note, in the history of the Club, only two events have triggered the need for additional parking. The additional need was satisfied on Parcel #18, located to the east of the recreation building, where additional parking space will always be available. Overflow parking on Parcel #18 satisfies the City parking requirements for the Second Phase of the Lodge development program. Prior to Phase Two construction, applicant agrees to provide an updated parking analysis.

Zone Change Review Criteria

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare. *This application is within a gated private club. There will be no impact to the general public.*
2. The proposal is consistent with the goals and policies of the Comprehensive Plan. *This application will permit Club members to house guests at their Club. There is no negative relationship to Comprehensive Goals and Policies.*
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. *The zone change is within the Flying Horse Master Plan. The Club and its functions is the central feature of the Master Plan, and are therefore consistent with it.*