



Legislation Text

File #: CPC PUD 13-00137-A1MJ18, **Version:** 2

A development plan for the expansion of the existing Flying Horse Lodges to include 53 rooms, restaurant and meeting space located near Weiskopf Point and Flying Horse Club Drive.

(QUASI-JUDICIAL)

Presenter:

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

Summary:

Owners: JBS Family Enterprises LLLP
Consultant: N.E.S. Inc.

This project includes concurrent applications for a zone change of 2.83 acres from A (Agricultural) to PUD (Planned Unit Development; Short-term stay cottages, lodge suites and meeting space, 35-foot maximum building height) and associated development plan for the expansion of the Flying Horse Lodges development. The site is within the Flying Horse Master Plan and is part of the overall area of the Club at Flying Horse. The Flying Horse Lodges II Development Plan illustrates the layout of the proposed facility with associated landscape, infrastructure and access. Staff is also administratively reviewing a subdivision plat for this site.

Previous Council Action:

Previous council action on this property was at annexation and initial establishment of an A (Agricultural) zone district in 2003 along with the original approval of the Flying Horse Lodges Development Plan in 2013.

Background:

This proposal includes the rezoning of 2.83 acres from A (Agricultural) to PUD (Planned Unit Development; Short-term stay cottages, lodge suites and meeting space, 35-foot maximum building height) in preparation for an expansion and second phase of the Flying Horse Lodges. The majority of the site is zoned PUD. This rezone captures an additional 2.83 acres from the adjacent golf course to be utilized for construction of the Lodges II - expanding the building slightly from the previously approved plans. The additional property is being rezoned consistently with the existing PUD in place for the current Lodges development.

The proposed Flying Horse Lodges II development plan will enable an expansion of the existing Lodges for club member's use of short-term suites and cottages. The proposed expansion is a major amendment to the existing Flying Horse Lodges Development Plan which illustrates the expansion of Lodges II for a total of 53 suites. This major amendment accompanies the proposed zone change as

required by City Code; any site seeking a PUD zone change must be accompanied by a supporting concept or development plan.

The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS. The Vibrant Neighborhoods chapter of PlanCOS calls out the associated area for development as a Newer Developing Neighborhood. The Plan identifies the strive for a mix of neighborhood opportunities, the establishment of the Flying Horse Club and its supporting amenities help support a unique neighborhood setting. This site is located within a master planned area that captures the overall vision for the Flying Horse neighborhood. The proposed development will further this initiative to serve the surrounding area of Flying Horse.

Alignment with these themes are further detailed in the staff report and how the project overall fits the intent and vision for PlanCOS.

Financial Implications:

None

Board/Commission Recommendation:

These items were before the City Planning Commission on the consent agenda on April 18, 2019 at which time the Commission voted unanimously (6-0, 3 Absent: Commissioner McMurray, Eubanks and Smith) to recommend approval to City Council.

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

Stakeholder Process:

Upon submittal public notice was provided to 61 property owners within a 1000-foot buffer of the site notifying the surrounding owners of the development request. Staff received one letter from a neighbor (copy included in staff report) with a concern of limited parking for the overall club facility. Staff is working with the owner on implementation of an overall parking evaluation for the club that will establish a cohesive parking layout for all facilities. This does not affect this development and parking is met for the overall site.

Staff input is outlined in the stakeholder section of the staff report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. This application is within the two-mile buffer for USAFA notification. All applications were forwarded to USAFA Community Planning Division. The City has not received any comments on this project from USAFA.

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:

Approve the development plan for expansion of the Flying Horse Lodges, based upon the findings

that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E.

N/A