



Legislation Text

File #: 14-0138, **Version:** 1

The Lodge at Flying Horse Zone Change and Development Plan - 2

File No. CPC PUD 13-00137 (Planning & Development - Peter Wysocki)

Summary: 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.

Previous Council Action: The property was master planned with annexation into the City in 2004 and initially zoned PUD in 2007.

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 10 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.

Financial Implications: None

Board/Commission Recommendation: At their meeting on March 20, 2014 the Planning Commission voted 8-0 (Commissioner Ham absent) to approve the minor concept plan amendment with technical modifications and the development plan with conditions and technical modifications. Technical Modifications that were added by the Planning Commission include the requirement to extend the right turn lane along North Gate Boulevard and to add full shields to the parking lot lighting fixtures. The attached CPC Record-of-Decision of the meeting provides the discussion on the applications.

Stakeholder process: 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.

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.

Staff Recommendation:

Based on the findings made in the City Planning Commission agenda staff report, staff recommends approval of the PUD rezone and development plan.

Recommendation:

CPC PUD 13-00137 - 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.

Proposed Motion:

CPC PUD 13-00137 - 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.