



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Thursday, January 13, 2022, 7:00 P.M.
Council Chambers – 220 W. South Avenue
AGENDA

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ELECTION OF OFFICERS – CHAIRMAN, VICE-CHAIRMAN**
- 2. APPROVE MINUTES:** December 9, 2021
- 3. PUBLIC HEARINGS**
 - A. PUD2021-02 (ZDP # 202111356):** A request by William L. Page for a two-year extension of the time limit to begin construction of the Best Western Hotel in the Gold Hill Square South Building #6 in the Planned Unit Development zone district pursuant to Municipal Code §18.30.050. **(QJ)**

The City Council Public Hearing is scheduled for Thursday, February 3, 2022, 7:00 P.M.

- 4. REPORTS**
- 5. ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for December 9, 2021

Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

- 1. WORK SESSION** – Andrew Wommack Ministries, Inc. and Charis Bible College Vision Plan presentation. Planning Commissioners in attendance were DeVaux, Brown, Bunge, Hartsfield, Harvey, Larsen, and Nielsen. City Council members in attendance were Case, Nakai, and Zuluaga.

At 7:00 pm Director Riley opened the meeting and introduced Jon Romero and Chris Leiber from NES Consultants. Mr. Leiber introduced representatives from AWM, Inc and gave a brief over of the purpose of the Vision Plan. He turned the podium over to his colleague Mr. Romero who proceeded to describe the four sections of the Plan: Context; Capacities & Constrains; Strategies; and Vision. The Strategies section included four goals: shaping the vision; infrastructure and facilities; identity and placemaking; and partnerships. A priority of the Vision Plan is to begin construction of Student Housing South Campus and provide a mix of housing types on the North Campus. At the conclusion of Mr. Romero's presentation, he asked for the Commissioner's feedback. The Council members and Commissioner made comments and asked questions regarding: timeline and privatization of the student housing; access and traffic control; enrollment currently at 800 students with growth between 2,000 to 4,000 students over the next 30 years; economic impacts to Woodland Park and Teller County; preserving the steep slopes and unique natural features; fire mitigation and emergency access via Sturman Parkway; and sensitivity to Woodland Park's limited water supply as the Campus and student body grows. The Commissioners and Council members expressed appreciation for the information and opportunity to provide input.

- 2. ORDER AND ROLL CALL:**

Chairman Jon DeVaux called the meeting to order at 8:03 pm. Via Zoom

Present Commissioner Hartsfield
Present Commissioner Lee Brown
Present Commissioner Al Bunge
Present Commissioner Larry Larsen
Present Commissioner Shawn Nielsen
Present Commissioner Carrol Harvey
Staff Present: Planning Director Sally Riley, Planner 1 David Burgess, new
Planning Director Karen Schminke and City Attorney Nina Williams

Commissioner Ellen Carrick was absent and excused.

- 3. APPROVAL OF MINUTES:** The November 10, 2021 minutes were approved, as presented.

- 4. PUBLIC HEARINGS:**

- A. Recommend approval of an Ordinance amending Title 18 of the Woodland Park Municipal Code to address changes to family child care homes as required by recent State legislation known as House Bill 21-1222. **(L)**

Director Riley gave a brief explanation of the new state legislation that requires local government to treat family child care homes as a permitted use by right for residential properties without local oversight. As a result, this ordinance removes most of the City's zoning codes related to family child care homes and defines it as "a private residence

in a single unit dwelling or dwelling unit in a multiple unit dwelling for the purpose of providing day care for not more than 12 children, and for periods of less than 24 hours of care per day.” Attorney Williams provided additional clarification regarding HB21-1222.

Commissioners discussed adding further clarification to the text as follows:

1. Add to the family child care home definition in section 18.06.107.b the phrase, “which is operated by a person who resides in the same dwelling where the care is provided.”
2. Add the words “day care” in the definition after the word “providing”.
3. Add the word “applicable” in section 18.33.155.A after the words “and all”.

Chairman DeVaux opened public comment with no persons wishing to speak. Mr. DeVaux closed the public comment and turned deliberation back to the Commissioners.

Some Commissioners expressed concern about the loss of local control but understand that the state legislation trumps the local regulations for home-based child care. Attorney Williams read the three modifications to the text into the record.

MOTION: Commissioner Harvey moved, and Commissioner Brown seconded that the Planning Commission recommends that City Council approve an Ordinance amending Title 18 of the Woodland Park Municipal Code to address changes to family child care homes as required by recent State legislation known as House Bill 21-1222 with the text modifications read into the record by Attorney Williams.

YES: DeVaux, Hartsfield, Brown, Bunge, Harvey, Larsen and Nielsen; **NO:** None
Motion PASSES 7-0.

This legislation will be heard by the City Council on January 6, 2022 for first reading and setting the public hearing on January 20, 2022.

5. REPORTS:

A. Ms. Riley introduced the new Planning Director Karen Schminke who gave a brief overview of her experience and education in the Planning profession. Welcome Ms. Schminke! The Commissioner’s thanked Director Riley for her service to the community and wished her well in retirement. The next Planning Commission meeting is on Thursday, January 13, 2022. No meetings are scheduled during Christmas and New Year’s holidays.

6. ADJOURN: The meeting adjourned at 9:28 pm.

Approved this _____ day of _____, 2021 by _____
Jon DeVaux, Chairman

CITY OF WOODLAND PARK PLANNING COMMISSION STAFF REPORT

Meeting Date: January 13, 2022

<u>AGENDA ITEM</u>	<u>DEPARTMENT</u>	<u>PRESENTER</u>
3.A	Planning & Building	Karen Schminke, AICP Planning Director

ITEM

A request by William L. Page for a two-year extension (to February 4, 2024) of the time limit to begin construction of the Best Western Hotel in the Gold Hill Square South Building #6 PUD zone district pursuant to Municipal Code §18.30.050.

BACKGROUND

On January 6, 2016, the Planning Commission approved with conditions an amendment to the 1996 Gold Hill Square South PUD that allowed lodging use (a 70-room Best Western Hotel) and redesign of Building #6 on 1.37 acres. On February 4, 2016, City Council approved the dimensional standards for a 31% maximum building site cover, 98% maximum impervious cover, 46 foot maximum height, 50 foot minimum lot frontage, and zero foot front/rear/side minimum building setbacks.



Pursuant to Municipal Code §18.30.050 Time limit to begin construction—Extension:

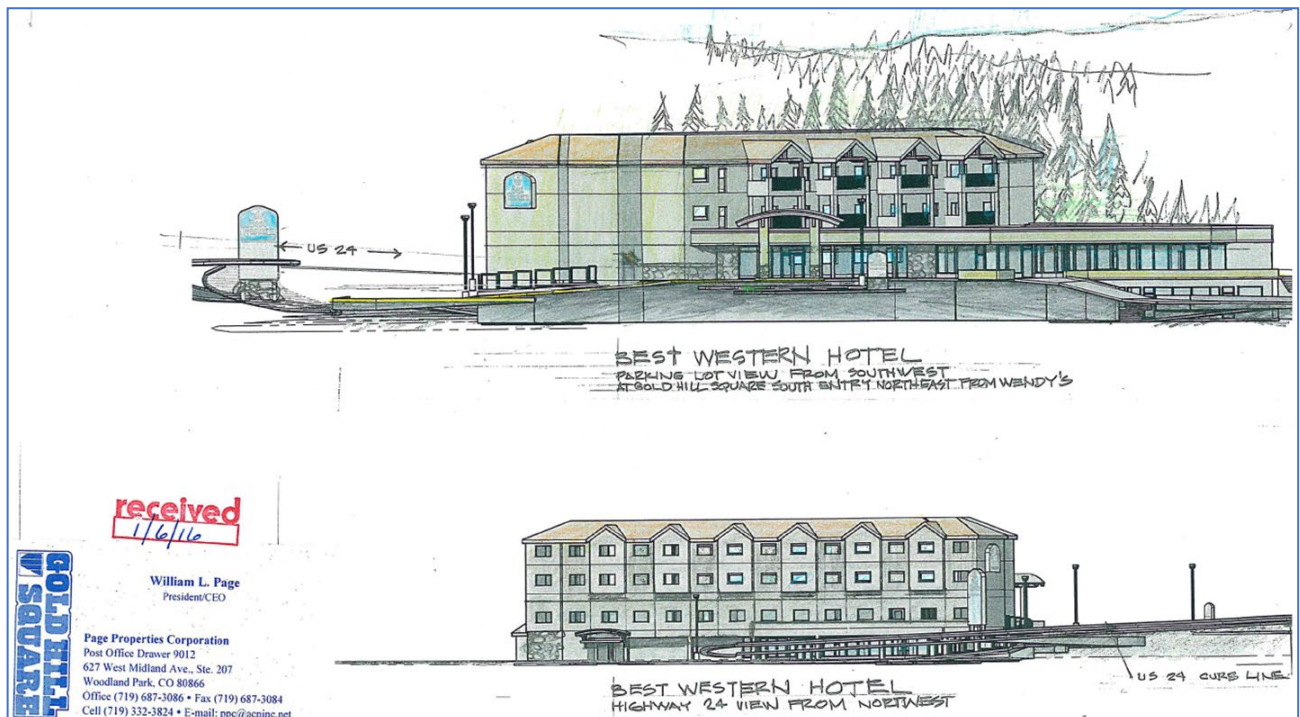
- A. A time period of two years, beginning with the approval of the required detailed PUD plan, shall be required. Failure to begin construction within this two-year period shall void the plan as approved, unless a request for extension of time is granted by the city planning commission.
- B. Application for extension of time shall be made to the planning commission and shall be accompanied by such evidence as is necessary to show substantial need, and shall be made before the two-year expiration date. The planning commission will hold at least one public hearing on the request and if, from the evidence submitted, the commission finds that an extension is warranted, a recommendation will then be made to the city council. If the council concurs with the recommendation of the commission, it may then by resolution grant the extension.

On January 25, 2018, the Planning Commission recommended granting a two-year extension and on February 1, 2018 via Resolution No. 824, City Council approved the request and granted a two-year extension to February 4, 2020. On December 12, 2019, William L. Page submitted a second request for a two-year extension of PUD 15-001 to construct the Best Western at Gold Hill Square South. As stated by Mr. Page, he had run into “an impasse with Sherwin Williams on relocating their present store to a new location ... south of City Market. This put an immediate hold on our Best Western

Hotel process.” This extension expires on February 4, 2022. On November 22, 2021, Mr. Page submitted a third request for a two-year extension of PUD 15-001 to construct the Best Western at Gold Hill Square south. Merit Academy signed a short-term lease with Gold Hill Square South LLC for elementary school K-8 on the lower level (formerly Woodland Hardware) commencing July 1, 2021 and ending June 30, 2023. The lease provides Merit Academy two one-year extension options ending June 30, 2024, and June 30, 2025. The Sherwin Williams lease expires the summer of 2025. Mr. Page also anticipates that the hotel lodging industry will have recovered from the Covid-19 pandemic by the time Merit Academy vacates the lower level, and “it will be economically feasible to proceed with construction of this upscale Best Western 70-room hotel.”

Since this PUD amendment was last extended in 2020, the City has adopted an update to the Comprehensive Plan. This proposal is consistent with newly adopted 2021 Comprehensive Plan. Additionally, no new development standards have been adopted by the City since this PUD amendment was approved in 2016, and extended in 2018 and 2020. Except for the Merit Academy occupation, general circumstances and conditions on the site and surrounding area remain unchanged.

At this time, the proposed development continues to be consistent with the 2021 Comprehensive Plan, existing zoning regulations and other standards; compatible with the surrounding uses and development pattern; logically developed with the necessary infrastructure improvements and



services; in the interest of public, health, safety and welfare of the citizens and visitors to Woodland Park; and, does not create adverse impacts to the natural environment. Past Woodland Park Planning Commission meetings (August 27, 2015/January 14, 2016/January 25, 2018/January 23, 2020) related to the original PUD approval and the 2018 and 2020 extension requests are downloaded on YouTube.

Please note that while the City has completed an update to the comprehensive plan, a contemporaneous review of various sections of the Municipal Code (including but not limited to Title 16 Mobile Home Park, Title 17 Subdivision and Title 18 Zoning) is under way. At a future date there may be changes to the regulations in §18.30 *Planned Unit Development (PUD) District* which in turn may affect this project and entitlements previously granted.

Staff did a full public notice of all public hearings for this request, including mailing adjacent property owners, three on-site posters and legal notices in the Pikes Peak Courier. As of the writing of this Staff Report, no written comments were received by staff.

City Council is scheduled to consider this extension request on February 3, 2022.

STAFF RECOMMENDATION

As there are no regulations to assess, staff does not have a position or recommendation on this extension request.

If the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension, then the approving resolution should clearly state that the development is still subject to all of the conditions and dimensional standards specified with the original approval of PUD15-001 in January 2016.

ATTACHMENTS

- A: Page Extension Request dated November 22, 2021
- B: First Extension Approval and City Council Resolution No. 824, 2018
- C: Second Extension Approval and City Council Resolution No. 853, 2020



GOLD HILL SQUARE SOUTH, LLC.
Post Office Drawer 9012
627 W. Midland Avenue, Suite #207
Woodland Park, CO 80866-9012
 Telephone (719)687-3086
 Fax (719)687.3084

November 22, 2021

Sally Riley, AICP,
 Directory of City Planning
 City of Woodland Park
 Woodland Park, CO 80863

Via Hand Delivery

Re: PUD 15-001 ZDP #191 20314
 •70-Room Hotel
 •PUD Amendment Approval for Gold Hill Square South, Building 6, Approved January 6, 2016
 •Dimensional Standards Approval for Building 6, Gold Hill Square South PUD Approved February 4, 2016
 •PUD Re-approved Two-year Extension 2018
 •PUD Re-approved Two-year Extension February 6, 2020

Dear Sally,

As you are aware, Merit Academy signed a short-term lease with Gold Hill Square South LLC for elementary school K-8 in June 2021 located in the lower level (former Woodland Hardware Store) and on July 1, 2021, commenced occupancy and conducting interior upgrades/submitting remodel architectural drawings to City of Woodland Park and Pikes Peak Regional Building Department.

The first semester of this school year Merit Academy has been holding school classes at two churches in Woodland Park during the Merit Academy construction building remodeling/completion and should be occupying the completed remodel the second semester of the school year in January 2022.

This location is temporary, and Merit Academy's long-term plans are to find a permanent location to acquire the land for or to build a new building.

When Merit Academy moves out, Gold Hill Square South LLC., as a landlord, will end up with 12,440 square feet vacant space presently occupied by Merit Academy. This future vacant space happens to be located on the 14,930 square foot lower level of Best Western Hotel PUD.

By the time Merit Academy has relocated to a permanent location I am anticipating/hoping the hotel lodging industry will have recovered from the Covid-19 pandemic and it will be economically feasible to proceed with construction of this upscale Best Western 70-room hotel.

Henceforth, at this time I am requesting a two-year time extension for the above-recited approvals so I can keep the project participants on board and momentum as approved for future project implementation and construction.

I have enclosed my PUD extension application and \$85 extension fee.

I have also enclosed an 11"x17" 70-room hotel William L. Page, Architect, drawings IS01, IS02, IS03, AS, A1, A2, A3, Entech Engineering drawings S1, S2, S3, S4, S-D-1, S-D-2 and S-D-3, and William L. Page, Architect, 24"x36" drawings of A1, R1, R2 and R3.

Sincerely,
 GOLD HILL SQUARE SOUTH, LLC.

A handwritten signature in blue ink, appearing to read "William L. Page".

William L. Page, Manager/Member

enclosures

70 GUEST ROOMS - 4 STORY
CENTRAL CORE

PUBLIC AREAS (GSF)		
LOBBY / VESTIBULE	1,615	
BREAKFAST	714	
BUSINESS CENTER	80	
MEDIA CENTER	275	
MEETING ROOM	464	
PUBLIC REST ROOMS	492	
LODGE / BAR	420	
FLEX ROOM	391	
FITNESS CENTER	603	
INDOOR POOL AND SPA	1,480	
TOTAL PUBLIC AREAS	6,114 GSF	15% of Total

BACK OF HOUSE AREAS (GSF)		
EMPLOYEE BREAK ROOM	161	
LAUNDRY / LINEN	574	
HOUSE KEEPING 2nd & 3rd Floors	698	
ELEC. / MECH. / MAINT. ROOMS	565	
ELEVATOR EQUIPMENT ROOM	62	
STORAGE	96	
POOL EQUIPMENT	159	
PREP KITCHEN	141	
TOTAL BACK OF HOUSE AREAS	2,456 GSF	6% of Total

PARKING LEVEL AREA		
FIRE/SPRINKLER ROOM/MECHANICAL ROOM	125	
MAINTENANCE ROOM	334	
INTERIOR HEATED PARKING AREA	11,040	

70 KEYS		
GUEST FLOORS	TOTAL GSF	
LOBBY LEVEL	7,752	
2ND FLOOR GUEST RMS.	9,270	
3RD FLOOR GUEST RMS.	9,270	
TOTAL GUEST FLOORS	26,292 GSF	62% of Total

GUEST ROOM SUPPORT (GSF)		
GUEST CORRIDORS	4,362	
STAIRS / ELEVATORS	1,600	
VENDING	365	
GUEST LAUNDRY	178	
TOTAL GUEST ROOM SUPPORT	6,505 GSF	16% of Total

ADMINISTRATIVE (GSF)		
REGISTRATION / OFFICES	457	
TOTAL ADMINISTRATIVE	457 GSF	1% of Total

SUMMARY		
FACILITIES		
70 KEYS		
325± GSF / KEY		
464 NSF MEETING ROOM		

REVENUE GENERATING NSF / TOTAL GSF = 65% (24,486 / 37,864)

ROOM SIZES	NET CLEAR DIMENSIONS	NSF
DOUBLE QUEEN (QQ12)	11'-9" x 28'-1"	320
DOUBLE QUEEN (QQ12)	11'-6" x 30'-2"	343
DOUBLE QUEEN SUITE (QQ12) w/DECK	11'-8" x 31'-10"	364
DOUBLE QUEEN SUITE (QQ12) (ACC)	11'-8" x 35'-10"	405
KING (K12) KITCHENETTE	11'-8" x 35'-0"	406
KING 14' (ACC)	14'-0" x 23'-7"	324
SMALL KING (K12)	11'-9" x 30'-0"	292
KING (K12) "Mini" SUITE	11'-8" x 35'-10"	405
KING (K12) SUITE w/DECK	11'-8" x 31'-10"	358

BUILDING DATA			
PARKING LEVEL	14,930	TOP OF PARAPET	52'-0"
LOBBY LEVEL AREA	15,948	OVERALL BUILDING WIDTH	186'-0"
SECOND FLOOR AREA	11,584	OVERALL BUILDING DEPTH	126'-0"
THIRD FLOOR AREA	11,584	NUMBER OF STORIES	4
TOTAL BUILDING AREA (INCLUDING PARKING LEVEL)			
54,046 GSF			
SITE AREA			
59,677 SF			
1.37 ACRES			

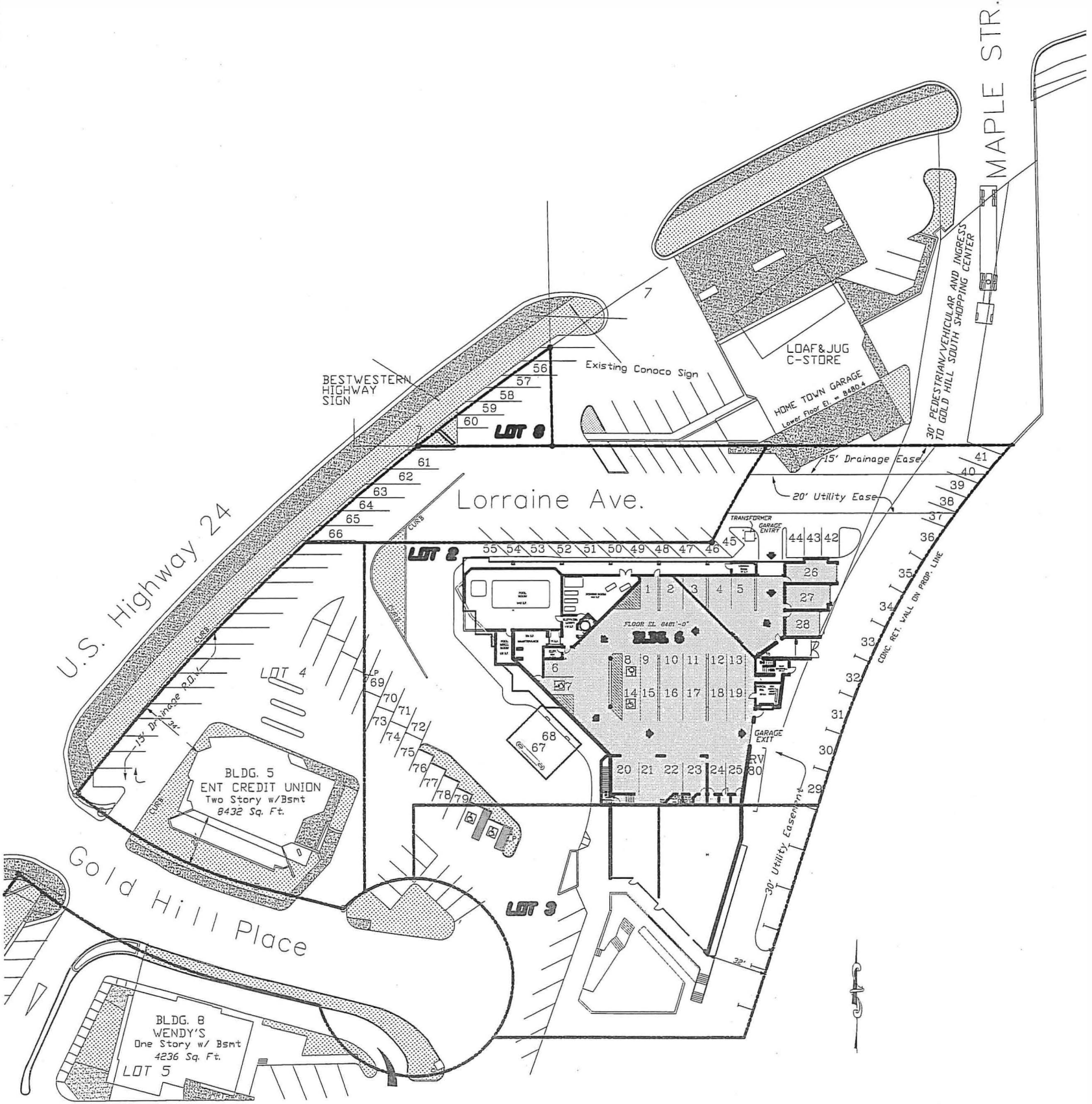
PARKING AREA
CITY PUD ZONING REQUIREMENTS:
70 KEYS x 1 PARKING SPACES PER KEY = 70 SPACES
EMPLOYEE PARKING = 7 SPACES
4 ACCESSIBLE SPACES REQUIRED (1 VAN ACCESSIBLE SPACE)
EXTRA PARKING = 3 SPACES
80 TOTAL PARKING SPACES REQUIRED INCLUDING ACCESSIBLE
80 PARKING SPACES PROVIDED:
(28 INTERIOR HEATED SPACES + 52 EXTERIOR SPACES)

TRASH ENCLOSURE = 100 SF
LANDSCAPING = OFF SITE HIGHWAY ROW

ACCESSIBILITY REQUIREMENTS:
GUEST ROOMS WITH MOBILITY FEATURES:
1 GUEST ROOMS REQUIRED WITHOUT ROLL-IN SHOWERS
3 GUEST ROOMS REQUIRED WITH ROLL-IN SHOWER
(SEE PLANS FOR LOCATIONS)
COMMUNICATION FEATURES:
9 GUEST ROOMS ARE REQUIRED TO HAVE COMMUNICATION FEATURES WITH ONE OF THE ROOMS HAVING BOTH COMMUNICATION AND MOBILITY FEATURES
(SEE PLANS FOR LOCATIONS)



UNITS:		LOBBY	2ND FLR	3RD FLR	TOTAL	SPACE %
QQ12	SEE SHT.-R4 A,B,C	13	14	14	41	55
QQ12 SUITE w/Deck	SEE SHT.-R4 D		2	3	5	7
QQ12 SUITE (ACC)	SEE SHT.-R4 E	3			3	5
QQ12 SUITE	SEE SHT.-R4 F		1	2	3	7
K14 (ACC)	SEE SHT.-R4 M	1			1	1
K14 "Typical of ACC"	SEE SHT.-R4 M		1	1	2	3
K12 KITCHENETTE	SEE SHT.-R4 L	2	2	2	6	9
K12 SUITE w/DECK	SEE SHT.-R4 K		2	1	3	4
K12 SUITE "Mini"	SEE SHT.-R4 H,J	1	2	1	4	7
SMALL K12	SEE SHT.-R4 G		1	1	2	2
TOTAL:		20	25	25	70	100%



A PARKING LEVEL SPACES
AS SCALE: 1"=30'-0" REF: None

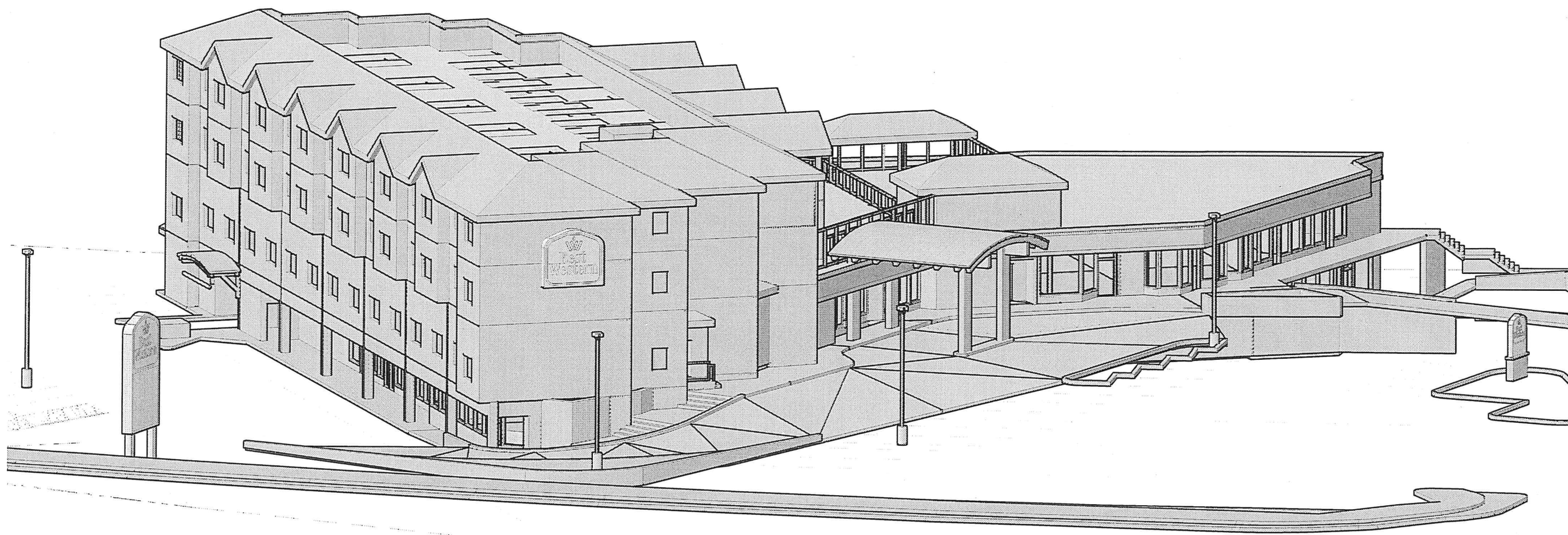
JOB NO.
DRAWN: MLS
CHECKED:
ISSUED: 2/17/17
REVISIONS:

RESTRICTIVE NOTICE
The information, plans, specifications and designs contained in this drawing are confidential. The user shall acknowledge that this drawing and its contents are the property of William L. Page and shall not be disclosed to others, in part, for any purpose without the prior written consent of William L. Page Architect.

Best Western International
6700 North 24th Parkway
Phoenix, Arizona 85018-2021, USA
(602) 977-5200 (FAX)
(602) 977-4200

GOLD HILL SQUARE SOUTH, LLC
WILLIAM L. PAGE OWNER/MANAGER
627 WEST MIDLAND AVE., SUITE 207
WOODLAND PARK, COLORADO 80856
FAX: 719.687.3084

BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6
619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866



A ISOMETRIC- NORTH WEST AERIAL VIEW
I-3 SCALE: NONE REF: Typ. Units

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 5/5/17
REVISIONS:

RESTRICTIVE NOTICE

The information, plans, specifications and designs contained in this drawing are confidential. The recipient acknowledges that the drawing and its contents are the property of William L. Page and shall not be disclosed to others, in part, for any purpose without the prior written consent of William L. Page Architect.

Best Western International
6201 North 24th Parkway
Phoenix, Arizona 85016-2023, USA
(602) 957-4200 (602) 957-5713 (FAX)



GOLD HILL SQUARE SOUTH, LLC
WILLIAM L. PAGE OWNER/MANAGER
627 WEST MIDLAND AVE., SUITE 207
WOODLAND PARK, COLORADO 80866
PHONE: 719.687-3086 FAX: 719.687-3084

BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6
619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866

ISOMETRIC
VIEW

SHEET
ISO-3



WOODLAND PARK
CITY ABOVE THE CLOUDS

January 23, 2018

SENT VIA EMAIL

Mr. William L. Page
P.O. Drawer 9012
Woodland Park, CO 80863

Subject: Resolution No. 824, Series 2018 Granting an Extension of the PUD
Amendment for Gold Hill Square South Bldg. 6

Dear Mr. Page:

The purpose of this letter is to provide official notice that your request for a two-year extension of the PUD Amendment for Gold Hill Square South Building 6 was approved by the City Council on **February 1, 2018** via Resolution No. 824. (See attached.)

Please be advised that the original conditions of approval still apply to the Bestwestern Hotel development approved by the Planning Commission on January 14, 2016 as follows:

1. **Revise the final development plan** to include:

- a title block, i.e., "Final Development Plan for the PUD Amendment of Building 6 of Gold Hill Square South",
- a certification block that is signed by the Applicant with the following language:

"I, the undersigned hereby certify that I am the owner of the subject property and that I shall abide by the provisions as specified upon this Final Development Plan as specified by the City of Woodland Park Planning Commission on January 14, 2016 and City Council on February 4, 2016 in rendering their respective approvals.

Date

William L. Page, owner

I certify that I am the Planning Director of the City of Woodland Park, Colorado, and that I attest that this Final Development Plan was approved subject to conditions contained herein by the City of Woodland Park Planning Commission on January 14, 2016 and the establishment of the dimensional standards approved by City Council on February 4, 2016 after properly conducted public hearings.

Date

Sally Riley, AICP, Planning Director

- a legend with the established dimensional standards for Building 6,
 - a list of applicable notes that include the conditions of approval and a note that states: *"All activities and uses shall be authorized and be operated to meet the Performance Standards set forth in Chapter 18.33, Use Regulations—Performance Standards, of the City of Woodland Park Municipal Code, Zoning Regulation,"*
2. Applicant shall submit, prior to issuance of the Zoning Development Permit, **additional utility related data** as requested by the Utility Director, (i.e., complete fire flow analysis will be required to determine if existing infrastructure is adequate to provide fire protection; a water fixture count; calculations for wastewater flows; and a sand/oil interceptor for the parking area may be required).
 3. Any new **exterior lighting fixtures** shall comply with the City of Woodland Park's Municipal Code to prevent glare, as well as ensure adherence to the "Dark Sky" lighting design standards. The new exterior building lighting will be reviewed upon submittal of construction drawings. Staff shall have the option to require a photometric plan prior to issuance of a building permit.
 4. The Applicant agrees to pay all **Impact/Development Fees** associated with the development prior to the issuance of the Zoning Development Permit to include Water and Sewer Tap Fees and any other fees, if applicable.
 5. The developer shall **begin construction within two years** of the PUD amendment as approved by the Planning Commission or the PUD amendment is null and void pursuant to §18.30.050.
 6. All signs are reviewed and approved administratively under a separate **Sign Permit** and application process pursuant to Chapter 18.48 of the Municipal Code.
 7. The Applicant understands that **maintenance of Lorraine Avenue** is the responsibility of the property owner of GHSS as this street functions as a private driveway, parking spaces and vehicle accommodation areas for the GHSS shopping center. This condition is a covenant that runs with the land.
 8. This amended Final Development Plan for this PUD amendment shall be **recorded with the Teller County Clerk and Recorder** prior to issuance of the Zoning Development Permit.
 9. Any future **PUD plan changes or deviations** are at all times subject to approvals as specified in Section 18.30.140 of the Municipal Code.

Furthermore, the City Council's approval of the dimensional standards for Building 6 were also established on February 1, 2016 as follows:-

- Maximum % of site coverage by buildings: The building footprint is 18,305 SF ÷ 59,949 SF site area. Therefore the **maximum site coverage is 31%**.
- Maximum % of impervious surface: Landscape areas consist of 1,200 SF ÷ 59,949 SF. site area. Therefore, the landscaped area is 2% and the **maximum impervious surface is 98%**.

- **Maximum height of hotel building is 46'** measured from mean grade to the peak of the mansard roof parapet excluding the elevator shaft and stair towers. (**Note:** The height measured vertically from the base of the parking garage to the top of the parapet is 52'.) The elevator shaft shall not be more than 5' above the mansard roof parapet.
- **Minimum lot frontage is 50'** and consistent with the Service Commercial District. The existing lot frontages exceed this minimum as follows:
 - Portion of Lot 8, Bk 27, Highland Addition is 85' adjacent to US Hwy 24
 - Lot 3, Page's Subdivision is 120' adjacent to Gold Hill Place cul-de-sac
 - Lot 4, Page's Subdivision is 200' adjacent to Lorraine Avenue
- **Minimum building setbacks** for Building 6 are as follows:
 - A. Front Yard. The front yard shall have a minimum depth of zero feet.
 - B. Rear Yard. The rear yard shall have a minimum depth of zero feet.
 - C. Side Yard. The side yard shall have a minimum depth of zero feet.

Should you have any questions, please contact me at the Planning Department at 687-5283

Sincerely,



Sally Riley, AICP
Planning Director
City of Woodland Park

**CITY OF WOODLAND PARK, COLORADO
RESOLUTION NO. 824, SERIES 2018**

A RESOLUTION EXTENDING THE PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE BEST WESTERN 70-ROOM HOTEL AT GOLD HILL SQUARE SOUTH (PUD 15-001) FROM FEBRUARY 4, 2018 TO FEBRUARY 4, 2020.

WHEREAS, the PUD is located at 703, 717 and 719 Gold Hill Place; is legally described Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition; which property is owned by William L. Page, Manager/Member of Gold Hill Square South, LLC; and

WHEREAS, this original PUD was approved by the City Council in 1997 via Ordinance No. 726; and

WHEREAS, PUD 15-001 amended the original PUD to allow for development of Building 6 into a 70-room Best Western hotel and was approved by the Planning Commission on January 14, 2016 and City Council on February 4, 2016; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD as approved unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

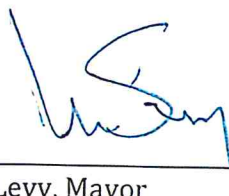
WHEREAS, this PUD request for extension was subject to a Planning Commission public hearing on January 25, 2018 and a City Council public hearing on February 1, 2018 and public notice of all public hearings was posted on the property, published in the Pikes Peak Courier, and mailed to all adjacent property owners pursuant to all applicable Municipal Code requirements.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland Park:

Section 1. PUD 15-001 for the 70-room Best Western Hotel located at 703, 717 and 719 Gold Hill Place with a legal description of Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition on property owned by William L. Page, Manager/Member of Gold Hill Square South, LLC is hereby extended for two-years. Construction must commence by February 4, 2020, and development remains subject to all conditions in the approval of PUD 15-001.

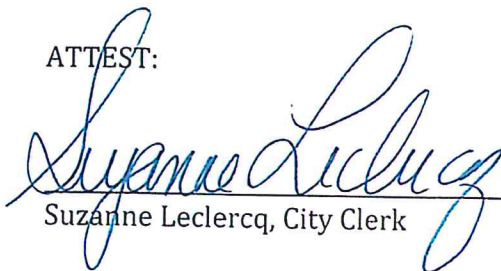
Section 2. This PUD extension is warranted based on sufficient evidence showing substantial need provided by the applicant, staff (in the Staff Report dated January 25, 2018), and testimony at the public hearings.

ADOPTED THIS 15 DAY OF February 2018.



Neil Levy, Mayor

ATTEST:



Suzanne Leclercq, City Clerk

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 853, SERIES 2020

A RESOLUTION EXTENDING THE PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE BEST WESTERN 70-ROOM HOTEL AT GOLD HILL SQUARE SOUTH (PUD 15-001) FROM FEBRUARY 4, 2020 TO FEBRUARY 4, 2022

WHEREAS, the PUD is located at 703, 717 and 719 Gold Hill Place and is legally described as Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition (Property) and the Property is owned by William L. Page, Manager/Member of Gold Hill Square South, LLC; and

WHEREAS, the original PUD was approved by the City Council in 1997 via Ordinance No. 726, Series 1997; and

WHEREAS, PUD 15-001 amending the original PUD to allow for development of Building #6 into a 70-room Best Western hotel was approved by City Council on February 4, 2016; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

WHEREAS, this PUD request for extension was subject to a Planning Commission public hearing on January 23, 2020 and a City Council public hearing on February 20, 2020 and public notice of all public hearings was posted on the property, published in the Pikes Peak Courier, and mailed to all adjacent property owners pursuant to all applicable Municipal Code requirements.

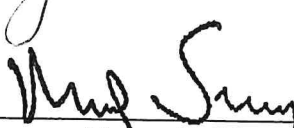
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland Park:

Section 1. PUD 15-001 for the 70-room Best Western Hotel located at 703, 717 and 719 Gold Hill Place with a legal description of Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition on property owned by William L. Page, Manager/Member of Gold Hill Square South, LLC is hereby extended for two-years. Construction must commence by February 4, 2022.

Section 2. This request only approves an extension. All conditions and terms of the original approval of PUD 15-001 remain in place and are unchanged.

Section 3. This PUD extension is warranted based on sufficient evidence showing substantial need provided by the applicant in the application and in public hearings.

ADOPTED THIS 20th DAY OF February, 2020.


Mayor Neil Levy

ATTEST:


City Clerk Suzanne Leclercq