

COUNTY (Cont. from 1)

The proposals

The current zoning for the property allowed for 283 single-family homes, 80 of which were built in Filing No. 1 with Filing No. 2 consisting of one lot. See

www.ocn.me/v18n10.htm#epbocc.

The sketch plan application proposes 846 homes, an increase of 644 on the 202 that currently have approval. The proposed property's densities would range from one unit per 5 acres to 3 units per acre, with lower den-

sity areas around the perimeter of the property to act as a buffer with the surrounding area. The smaller lots would be internal to the site with a minimum lot size of 0.25 acres.

The sketch plan includes plans for a luxury hotel resort with 275 rooms, to include 50 branded flats and golf casitas. Two other commercial areas are proposed. One north of the hotel site, near the existing temporary golf clubhouse, would have a new clubhouse, restaurant/bar, and other golf amenities. The other, at the northeast corner of the development near Black Forest and Hodgen Roads, would be for general commercial use and would also be the site for a potential fire station. The plan also proposes almost 204 acres of open space, which represents 22% of the property. This is in addition to the existing golf course.

Phil Stuepfert, HR Green Development LLC, on behalf of the owner, PRI #2 LLC, c/o Elite Properties of America, and Flying Horse Country Club LLC, said the project meets the review criteria and meets most of the goals and

policies of the county master plan, which does not require that every item be met. He said traffic improvements would be made as required and that the hotel aligns with county's tourism goals.

Water

Alan Hill, attorney, Hill & Pollock LLC, said the question of water quality, quantity, and dependability is not really an issue at the sketch plan stage. He said a specific plan for water supply would be part of any future preliminary plan application, stating, "The additional lots that would be approved in this development plus the hotel and other [commercial parts] would be served by a municipal system that would be supplied by the portfolio of water rights held by Cherokee [Metropolitan District], or Falcon Area Water [and Wastewater] Authority, or perhaps Triview [Metropolitan District] and negotiations are ongoing." The burden is on the developer to prove water sufficiency at the preliminary plan or even final plat stage.

Possible annexation

Stuepfert said one point raised during the neighborhood meetings was that residents in Filing 1 felt the developer had not been forthcoming about possible increased density and hotel plans for the rest of the property. He said that all lot purchasers signed a disclosure notifying them that this proposal might occur. This read, "If annexed into the City, the Undeveloped Property would likely include higher density lots and some commercial parcels that may result in increased density and traffic in the area, including potentially a hotel development."

Commissioner Longinos Gonzalez Jr. pointed out that the property is not annexed into the city. Stuepfert replied that there is potential for annexation. Gonzalez asked, "So when this was approved at the county before, did you have the intent to expand when you asked for permission the first time?" Drew Balsick, president/ project man-

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