



Subarea F – Maximum Stall Count ZTA

STAFF REPORT

Petition Number(s)/Types: 2021-0001 ZTA
Ordinance No. 2021-20

Applicant: Village of Wellington

Request: To amend Section 6.8.9.C of Wellington's Land Development Regulations (LDR) (Exhibit A) to allow a maximum of 20 stalls on lots that are unified within Subarea F of the Equestrian Overlay Zoning District (EOZD)

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Boards, Committees, and Council:

	Date	Vote
EPC	9/1/2021	Pending*
PZAB	9/8/2021	Pending*
Council (1 st)	9/14/2021	Pending
Council (2 nd)	9/28/2021	Pending

*The Village Council agenda was published prior to the EPC and PZAB meetings taking place. Staff will provide Council a memo with EPC and PZAB recommendations at the September 9, 2021 Agenda Review Meeting.

Wellington Vision

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission

To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government



Subarea F -
Winding Trails

Site History and Current Request:

Winding Trails is located on the northeast corner of Aeroclub Drive and Greenbriar Boulevard within The Landings at Wellington Planned Unit Development (PUD). Winding Trails was originally an executive golf course and was converted to a residential equestrian subdivision in 2017.

On January 28, 2017, the Wellington Council approved a Master Plan Amendment (Exhibit B - Resolution No. R2016-47) which amended The Landing at Wellington PUD by creating Pod D-1, also known as Winding Trails, and allocating nine (9) dwelling units, nine (9) barns with grooms quarters, and a maximum of 90 stalls to Pod D-1. Condition 26 of the Master Plan Amendment approval required the developer to record Restrictive Covenant with specific provisions, including the limitation of "no more than four (4) horse stalls per acre and no more than 10 horse stalls on any lot within the development" and the limitation of "no more than four (4) horse stalls rented to non-occupant third parties on any lot".

Wellington Council approved, at the same meeting, Ordinance No. 2016-17 (Exhibit C) that created and adopted the regulations for Subarea F of the EOZD, also known as the Winding Trails subdivision. Section 6.8.9.C.5 - Barns and Stables, of Wellington's LDR, limits the number of stalls within Subarea F to four (4) stalls per acre, with a maximum of 10 stalls per lot.

Property owners have expressed interest in unifying two (2) adjacent lots within the Winding Trails subdivision to construct a 20-stall barn, however the Restrictive Covenant (Exhibit D) and Wellington's LDR limits each lot to four (4) stalls per acre, with a maximum of 10 stalls on any lot. On August 10, 2021, the Wellington Council voted to approve the modifications to the Winding Trails Restrictive Covenant (Exhibit E) to allow adjacent lots 8 and 9, if held under a unity of title, to aggregate the sum of each lot's maximum stall limitations, which would allow a unified lot to have up to 20 stalls. An amendment to Section 6.8.9.C of Wellington's LDR is required to allow the same and to be consistent with recently approved modification to the Winding Trails Restrictive Covenant.

ANALYSIS:



When Winding Trails received approvals in 2017, the entire subdivision was limited to a maximum of 10 stalls per lot for a maximum of 90 stalls for the entire subdivision. The proposed ZTA will not increase the number of overall maximum stalls for Subarea F, Winding Trails. Additionally, the maximum stall count is part of the Master Plan for The Landings at Wellington PUD. A Master Plan Amendment is not part of this amendment. The proposed ZTA will only allow two adjacent unified lots under common ownership to aggregate the total number of stalls permitted for each of the lots onto the unified lot.

Subarea B (Paddock Park and Saddle Trail) is the only other subarea in the EOZD that has a stall per acre restriction. When lots are unified within Subarea B, the maximum stalls per lot is based on the overall size of the unified lots. The proposed amendment would give the property owners the same development rights as Subarea B but with a limit up to 20 stalls per lot when lots are unified and based on acreage.



Allowing unified lots to combine the number of stalls will reduce the number of buildings and supporting structures on the lots compared to what would be constructed and built as separate lots. There would be a reduced need for multiple ancillary rooms within the barn such as tack rooms, wash racks, grooming stalls, lounges, manure bins, etc. by allowing the aggregated stalls to be constructed in a single barn. All other regulations such as setbacks, building coverage, and other bulk regulations are still required to comply with the LDR.

Above is the proposed site plan for lots 8 and 9 once unified that illustrates the combined stalls for a maximum of 20 stalls. All buildings are concentrated on half of lot 8 which allows for the remainder of lot 8 and all of lot 9 to be open space.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 2021-20 to modify Section 6.8.9.C - Barns and Stables, of Wellington's LDR to maintain the four (4) stalls per acre and allow a maximum of 20 stalls on lots that are unified and with common ownership within Subarea F of the Equestrian Overlay Zoning District (EOZD).

Lists of Exhibits:

Exhibit A – Proposed Changes to Section 6.8.9.C (Clean Version)

Exhibit B – Resolution No. R2016-47

Exhibit C – Ordinance No. 2016-17

Exhibit D – Restrictive Covenant

Exhibit E – Amended Restrictive Covenant

Exhibit F – Winding Trails Approved Site Plans

Exhibit G – Winding Trails Declaration of Covenant