

## CITY PLANNING COMMISSION AGENDA

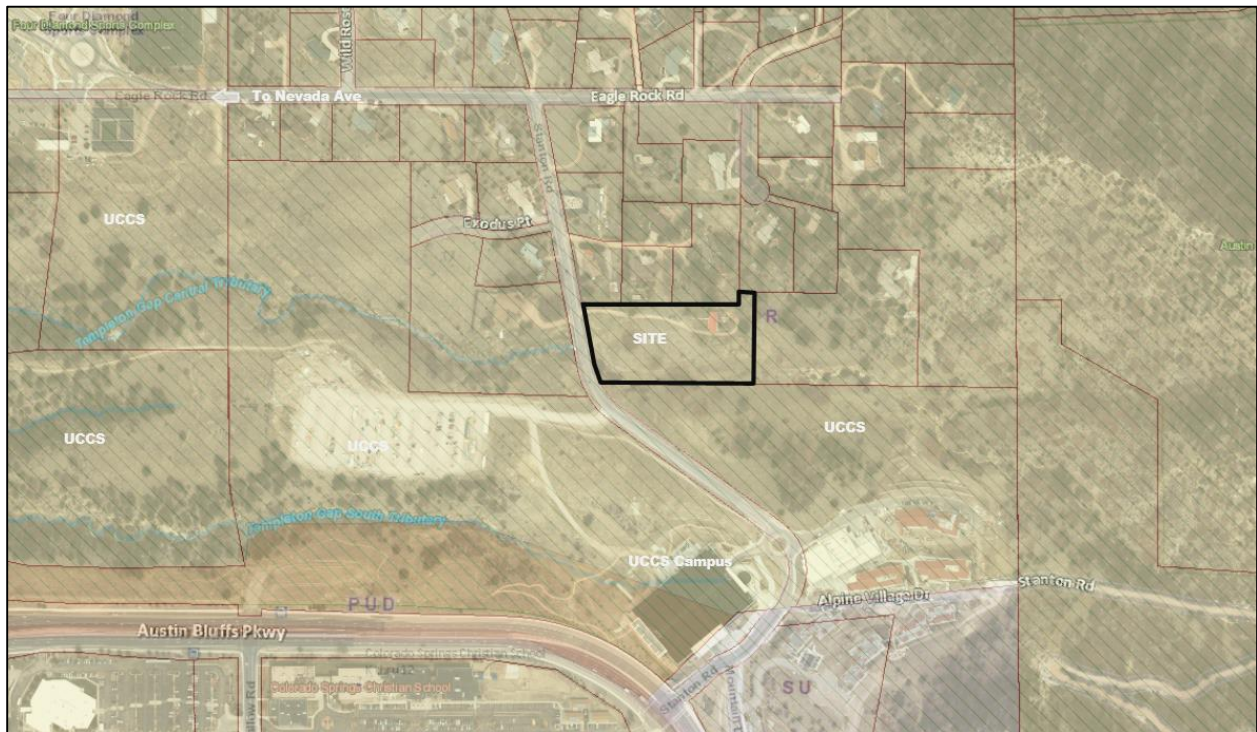
**STAFF: MIKE SCHULTZ**

**FILE NO(S):**  
**CPC CU 18-00056 – QUASI-JUDICIAL**

**PROJECT: NEWMAN CENTER**

**APPLICANT: N.E.S., INC. / CATHOLIC DIOCESE OF COLORADO SPRINGS**

**OWNER: ELIZABETH WOOLEY**



### **PROJECT SUMMARY**

1. **Project Description:** This project involves the request for conditional use approval of a proposed religious institution (student center) within an R/HS (Residential Estate with Hillside Overlay) zone district for the property located at 4785 Stanton Road consisting of 3.35 acres.
2. **Applicant's Project Statement:** (Refer to **FIGURE 1**)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the conditional use for the religious institution and accompanying development plan (**FIGURE 2**).

## **BACKGROUND**

1. Site Address: 4785 Stanton Road
2. Existing Zoning/Land Use: R/HS (Residential Estate with Hillside Overlay)
3. Surrounding Zoning/Land Use:  
North: R/HS (Residential Estate with Hillside Overlay)/Single-family Residential  
South: R/HS (Residential Estate with Hillside Overlay)/UCCS Campus  
East: R/HS (Residential Estate with Hillside Overlay)/Single-family Residential  
West: R/HS (Residential Estate with Hillside Overlay)/Single-family Residential
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: North Colorado Springs Addition, December 1969
6. Master Plan/Designated Master Plan Land Use: NA
7. Subdivision: Unplatted (Note: Property will need to be platted prior to issuance of a building permit)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is located on the southern boundary of the Eagle Rock neighborhood, consisting of large lot single-family residences. The property is adjacent to the UCCS Campus and also in close proximity to the Austin Bluffs Open Space located east of the property. The site is located within a hillside overlay zone and does display hillside characteristics with the site rising from Stanton Road to the east toward the Austin Bluffs Open Space; with existing Gambel Oak (Scrub Oak), deciduous and evergreen trees dotting the property. Since the property is located within the Hillside Overlay, a land suitability analysis was completed for this project and provides details of the characteristics of the site (**FIGURE 3**).

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

The public process included posting the site and sending postcards to 56 property owners within a 1000-foot buffer, as well as all property owners within the Eagle Rock neighborhood and the University of Colorado, Colorado Springs (UCCS) at the time of application submittal.

City Planning Staff held a neighborhood meeting on March 28, 2018 at Colorado Springs Christian School located at 4855 Mallow Road; approximately 44 residents attended the meeting.

Discussion and comments included:

- Access to the property from Stanton Road/UCCS property (see below analysis regarding Stanton Road);
- The use of the church, how much will be for student use? That the church would not be used for benevolent care/outreach;
- What would the structure look like;
- Parking, lighting (control of lighting to turn off at night) and noise;
- Site screening, particularly on the north side of the site.

### Public Comments

See attached (**FIGURE 4**) for emails received regarding the project.

Another mailing will be sent using the same notification area, 1,000-foot buffer and all of Eagle Rock neighborhood, prior to the Planning Commission hearing notifying residents of the public hearing.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Besides Land Use Review comments, the review agencies had no comments on the proposed applications. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Police and City Fire.

## **ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE**

### **1. Review Criteria / Design & Development**

#### **a. Conditional Use**

The Catholic Diocese of Colorado Springs is seeking conditional use approval to allow a 9,400 square foot religious institution/student ministry center on a 3.35 acres located at 4785 Stanton Road. Religious institutions require conditional use approval within the R (Residential Estate) zone district.

The intent of the property is to provide worship and student meeting space within the building, primarily for UCCS students at the adjacent campus. The Newman Center program of the Catholic Church is common among many university campuses across the country.

The building will provide an approximately 300-seat worship space, a great hall meeting room, office spaces and a café/study area for students. A 76 stall parking lot is proposed on the site, accommodating the 1 stall per 4 seats required by City Code. Because of the close proximity to the UCCS Campus, there is the potential of students walking or biking from campus to the church. City Staff is asking the applicant to provide bike rack(s) to accommodate for 15 bike stalls on the site.

The existing home on the property will remain and will likely be utilized as the clergy rectory for the priest.

#### Other plan details:

- i. **Site Lighting:** The applicant is proposing full-cut off lighting; where the lamp is recessed within the housing of the fixture and light is directed downward (**FIGURE 5**). Staff is asking that a note be added to the Development Plan noting “Parking lot pole fixtures will be turned off by 10 p.m.” Sheet 5 of the Development Plan provides additional details of the proposed lighting fixtures (five 22’-7” poles and three 13’-8” poles), including photometric readings, which demonstrates low foot-candle readings for the site.
- ii. **Screening/Buffering:** The applicant is showing a 6-foot cedar fence along the northerly property line along with 29 trees (5 of which are existing), 18 of those trees are of the evergreen variety (**see Sheet 7 of FIGURE 2**).
- iii. **Building Height:** The church will not exceed 30-feet in building height as required within the hillside overlay zone; see isometric diagram noting 30-foot building height (**FIGURE 6**). Architectural features such as spires, bell towers and cupulas are not proposed as part of the design for this church.
- iv. **Traffic:** Additional analysis is provided below regarding the City’s ongoing discussion within the Eagle Rock residents regarding mitigating cut through traffic conditions by UCCS students through the neighborhood. Additionally a traffic letter was provided focusing on traffic generation by this use (**FIGURE 7**).

- v. Site Drainage: The project proposes two stormwater ponds on the site, one located on the east end of the building and the other on the west end of the building. Additional information on the drainage study is provided in the following section of this report.
- vi. Stanton Road Improvements: Due to the rural design of Stanton Road (currently there are no curb, gutter or sidewalk improvements within any section of Stanton Road) and due to the existing culvert that narrows the road width; no curb, gutter or sidewalk improvements will be required at this time.

b. Geologic Hazard Study and Preliminary Drainage

The applicant submitted a geologic hazard report and preliminary drainage report for the proposed development of this site (the City Engineering Criteria Manual allows preliminary drainage reports to be submitted for the initial project review; a final drainage report is due prior to sign-off on a final grading and erosion control plan). Both reports have been largely accepted by the respective reviewing agencies, however, Colorado Geologic Survey (CGS) has requested additional analysis to be provided within the final drainage report to address an observation made by Entech Engineering within the geologic hazard report regarding possible “hyper-concentrated flows” (defined as a mixture of water and sediment, generally made up 5-60% sediment, where comparatively “debris flows” are largely made up of sediment) through the southern portion of the site.

The downstream drainage flows would originate from the UCCS campus and the Austin Bluffs Open Space located east of the site. Staff has attached a portion of the Geo-hazard Study for this project (**FIGURE 8**) that notes the potential for “hyper-concentrated flows” through the property.

Although a preliminary drainage report has been provided thus far, the submittal and acceptance of both the final drainage report and the geologic hazard report will need to be finalized not only before final approval of the development plan, but also prior to the approval of subdivision plat for the site.

c. Stanton Road/Limited Access

The residents of the Eagle Rock neighborhood have been in discussion with City Traffic Engineering for approximately a year regarding ongoing issues and concerns of cut-through traffic by UCCS students. With UCCS expanding their campus along the east side of North Nevada Avenue, including student parking, the Ent Center for the Arts and a growing athletic campus; student traffic has utilized Stanton Road and Eagle Rock Road to access this portion of the campus in lieu of Austin Bluffs Parkway to North Nevada Avenue.

Prior to the submittal of this project, City Traffic Engineering had agreed to the installation of a vehicular gate across Stanton Road to control student cut-through traffic. This project required a small adjustment to the location of the gate due to moving the access drive slightly to the north. The gate will now be placed on the north side of the access drive for the proposed church, this will require that all vehicular traffic come from Austin Bluffs Parkway onto Stanton Road (which is a public street).

The gate will restrict all residential traffic on Stanton Road, but will allow emergency vehicle access through both a Knox Key system as well as a remote system to open the gate in the events of emergency ingress or egress to the neighborhood. The Eagle Rock neighborhood will have continued through access from North Nevada Avenue from Eagle Rock Road. One property owner at 4800 Stanton Avenue will be impacted by the gate location, but during the neighborhood meeting for the project he indicated he had no concerns of having to utilize Stanton Road for exclusive ingress/egress to the property.

The long range plan for the UCCS campus will be to construct a future spine road from Stanton Road that will circle around the southern portion of the campus and will curve north to connect to the southern leg of the existing roundabout on Eagle Rock Road (**FIGURE 9**).

As indicated above, there will be no curb, gutter or sidewalk improvements along Stanton Road; but due to the future installation of the gate, vehicular traffic will be minimal along this portion of the roadway. Pedestrians may access the site either on bike or walking along the gravel shoulder of the road. There was some initial discussion of connecting the property from the UCCS campus to the church through a trail system, however that trail would cross through the southern portion of the site through the mostly dry drainage way that leads to two 60-inch culverts. Pedestrian usage of Stanton Road on weekends will likely be more reliable and safer than having students cross through the low area of the site. Staff would encourage the applicant and UCCS to have future conversations regarding pedestrian connection to the site with the continued build-out of the campus.

Again, it is important to note that the gate will be installed across Stanton Road regardless of the future status of this project; gate installation is being coordinated by City Traffic Engineering and is completely separate from the approval of the project. The project however cannot begin until the gate is installed to control and manage traffic.

2. Conformance with the City Comprehensive Plan

**Objective LU 4: Encourage Infill and Redevelopment**

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

**Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses**

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

**Strategy N 301a: Identify Non-Residential Land Uses that Support Neighborhoods**

Identify the type, scale and nature of non-residential uses that contribute to the efficient functioning and attractiveness of neighborhoods.

Infill Supplement: 1 – Neighborhoods: As addressed throughout this chapter, Infill and redevelopment sites often have more complexity and challenges based on the established and mature nature of the surrounding neighborhoods.

This particular site is situated between an established, large lot, residential neighborhood and a dramatically growing and expanding university; forcing a condition of land use compatibility and transition. The proposed church would create a buffer and transition from the university use with an institutional use that largely compatible and acceptable within most residential neighborhoods.

3. Conformance with the Area's Master Plan: The subject property is not within a designated master plan area.

**STAFF RECOMMENDATION**

**CPC CU 18-00056 – CONDITIONAL USE**

Approve conditional use for the Newman Center Ministry Center, based upon the findings that the conditional use development plan meets the review criteria set forth in City Code Section 7.5.502.E and the three findings for granting a conditional use permit as set forth in City Code Section 7.5.704; subject to the following conditions:

1. Bicycle parking be included on the site accommodating a minimum of 15 bicycles.
2. A note be added to the Development Plan stating "Parking lot lighting will be turned off by 10 p.m. each night".