

NORTH WEBER REZONE

PROJECT STATEMENT

JUNE 30, 2021

REQUEST

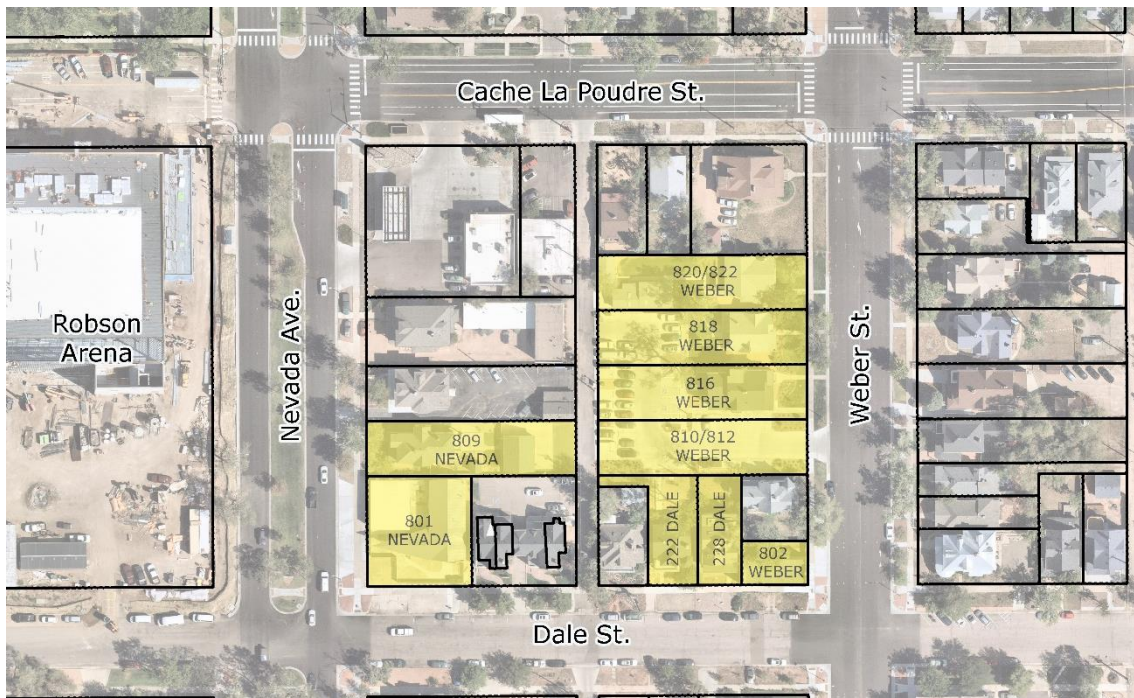
N.E.S. Inc. on behalf of Colorado College requests approval of the following applications:

1. A Minor Master Plan Amendment of the 2008 College Master Plan
2. A Rezone of nine Colorado College-owned parcels from C-5 (Commercial) and R-4 (Residential) to SU (Special Use)
3. A Development Plan for nine Colorado College-owned parcels

LOCATION

The site includes nine parcels at the south east corner of the Colorado College campus bounded by N. Nevada Avenue, Weber Street, Dale Street and Cache La Poudre Street. The parcels are addressed as follows: 820, 822, 818, 816, 810, 812, 802 N. Weber Street; 809 & 801 Nevada Ave; 222 & 228 Dale Street

PROJECT DESCRIPTION



CONTEXT AND SURROUNDING ZONING AND LAND USE

The parcels are located on the southeast edge of the Colorado College Campus and are within the Near North End Neighborhood. The parcels are currently zoned a mix of R4 and C5. The block to the west is zoned FBZ-T2A, is college-owned, and is the site of Robson Arena. The block to the north is is zoned SU, is college-owned, and is the site of educational/office uses and student housing. The block to the east is zoned R4 and OR and consists of residential and office uses. The block to the south is zoned OR, C5 and R5 and consists of a mix of residential and office uses. The eastern half of the block is located within the boundaries of the North Weber/Washatch Historic District.

There are ten parcels on the block that are not college owned. These privately owned properties are not included in this application and are therefore not subject to any land use entitlement changes. These properties include uses such as a convenience/gas store, medical office, general office, and residential..



PROJECT DESCRIPTION

This project includes a Master Plan Amendment, Zone Change and Development Plan for properties currently being used by Colorado College. The College intends to continue to utilize these existing structures for the following uses: Student Housing, Faculty Housing, Office, Campus Support Educational and Academic. Colorado College is pursuing entitlement applications for the college-owned parcels for the following reasons:

1. *To provide consistent zoning across the Colorado College campus.* The Colorado College campus is zoned SU. The SU zone is most compatible with the variety of college uses and supports a cohesive campus.
2. *To provide flexibility for college uses within college-owned existing structures.* The existing structures are conducive to college-related uses such as academic, student life, office, student housing and faculty housing. The need for flexibility under the SU Zone is necessary to support a thriving, dynamic campus and program needs.
3. *To resolve non-conformance uses.* The rezone to SU allows the College to address several non-conformance issues related to the R4 zoning. Specifically, the College has academic and office uses within several of the R4 zoned parcels.

Minor Master Plan Amendment

The Minor Amendment to Colorado College Master Plan identifies the rezone area and highlights area of college related land uses.

Rezone

Colorado College is seeking to Rezone nine college-owned parcels within the block bounded by Nevada Avenue, Weber Street, Dale Street and Cache La Poudre Street from R4 (Multi-Family Residential) and C5 to SU (Special Use). The SU zone district accommodates primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions. The College is currently using these properties for college-related uses; however, not all of these uses are permitted under the current R4 or C5 zoning. Rezoning the properties to SU will allow these land uses to remain and provide flexibility for college programming. The proposed rezone will also limit the current allowed land uses under the R4 and C5 zoning to college-related uses under the SU zone. The proposed zone change to SU is consistent with the adjacent Colorado College Campus as well as numerous blocks of residential and office parcels to the north and east.



Existing Zoning



Proposed Zoning

Development Plan Amendment

The Development Plan establishes the SU development standards and specific college related land uses for each parcel including:

- 820 N. Weber Street: The existing structure currently serves as the Speech and Debate House. This Academic Use is to remain. The Academic Use requires 6 parking spaces. No off-street parking spaces are currently provided on the parcel.
- 822 N. Weber Street: The existing structure currently houses the shop for the Campus Piano Tuner. This Campus Support Use is to remain. The Campus Support Use requires 4 parking spaces. Two off-street parking spaces are currently provided on the parcel.
- 818 N. Weber Street: The existing structure provides office space for campus support functions. This Campus Support Use is to remain. This Campus Support Use requires 2 parking spaces. No off-street parking spaces are currently provided on the parcel.
- 816 N. Weber Street: The existing structure currently houses students. The building will continue to be used for Student Housing. This Student Housing Use requires 5 parking spaces. Five off-street parking spaces are currently provided on the parcel.
- 810 and 812 N. Weber Street: No structures currently exist on the property. These parcels are currently used for parking. The existing 40 parking spaces are to remain.
- 802 N. Weber Street: The existing structure was previously a yoga studio but is now vacant. This structure is proposed for an Academic Use. The Academic Use requires 4 parking spaces. No off-street parking spaces are currently provided on the parcel.
- 228 E. Dale Street: The existing structure currently houses students. The current Student Housing Use is to remain. The Student Housing Use requires 3 parking spaces. No off-street parking spaces are currently provided on the parcel.

- 222 E. Dale Street: The existing structure currently serves as the home of the Campus Interfaith Program (1st floor) and student housing (2nd floor). These Academic and Office Uses will remain. The Academic and Office Uses require 6 parking spaces. No off-street parking spaces are currently provided on the parcel.
- 801 North Nevada Avenue: This property has two structures – a permanent structure and a temporary classroom building. Both structures are currently being used for Academic purposes and serve as the temporary home of the College’s 3D-Arts Program. The 3D-Arts Program will be moving to a new location on the campus in January of 2022. Once the Art program vacates the property, the temporary classroom building will be removed from the property and the existing structure will be used for Campus Support. The Campus Support Use requires 4 parking spaces. Two off-street parking spaces are currently provided on the parcel.
- 809 North Nevada Avenue: The existing structure is used for Campus Support and currently serves as the Campus Safety Office. The existing Campus Support Use will remain. The Campus Support Use requires 8 parking spaces. Four off-street parking spaces are currently provided on the parcel.

The Development Plan establishes the framework for addressing several key issues such as land use, parking, building setbacks, and historic overlay.

Parking requirements for these 10 properties are met through aggregation of the available parking spaces. Fifty three parking spaces are available on the college-owned properties and forty-two spaces are required.

The proposed Development Plan respects the North Weber/Washatch Historic District and existing neighborhood context. To maintain the character of the N. Weber streetscape, the Development Plan establishes setbacks which conform to the existing buildings.

PROJECT JUSTIFICATION

CONFORMANCE WITH MASTER PLAN AMENDMENT CRITERIA (SECTION 7.5.408)

- A. COMPREHENSIVE PLAN: THE COMPREHENSIVE PLAN AND THE 2020 LAND USE MAP ARE THE CONTEXT AND THE BENCHMARK FOR THE ASSESSMENT OF INDIVIDUAL LAND USE MASTER PLANS. THE PROPOSED LAND USE MASTER PLAN OR THE AMENDMENT CONFORMS TO THE POLICIES AND STRATEGIES OF THE COMPREHENSIVE PLAN. THE PROPOSED LAND USE PATTERN IS CONSISTENT WITH THE CITYWIDE PERSPECTIVE PRESENTED BY THE 2020 LAND USE MAP.**

The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map, and fits within the Major Institutional area of the College while maintaining the character of the existing residential neighborhood.

- B. LAND USE RELATIONSHIPS:**

- 1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.**

The Master Plan promotes a mix of mutually supportive and integrated residential and nonresidential land uses while maintaining the character of the surrounding historic neighborhood. The existing network of interconnected streets and good pedestrian and bicycle connections will be maintained to ensure safe non-motorized access for neighbors, students, faculty and staff

- 2. ACTIVITY CENTERS ARE DESIGNED SO THEY ARE COMPATIBLE WITH, ACCESSIBLE FROM AND SERVE AS A BENEFIT TO THE SURROUNDING NEIGHBORHOOD OR BUSINESS AREA. ACTIVITY CENTERS ALSO VARY IN SIZE, INTENSITY, SCALE AND TYPES OF USES DEPENDING ON THEIR FUNCTION, LOCATION AND SURROUNDINGS.**

There are no proposed activity centers designated with this Master Plan amendment. The existing college-related land uses are proposed to remain.

- 3. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The proposed change in zoning to SU is compatible with the existing adjacent land use. This proposal does not change the current college-related land uses and will not result in excessive noise levels or traffic infiltration.

- 4. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

There are no additional housing types proposed with this Master Plan amendment. Student housing currently exists within several of the existing residential structures. This residential land-use is compatible with the surrounding neighborhood and provides options for student housing on campus.

- 5. LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.**

All land use types will occur within existing buildings and do not require environmental analysis.

- 6. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.**

The proposed land uses and existing architecture are consistent with the surrounding neighborhood context. No buffer is needed.

7. LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION 7.5.410 OF THIS PART.

The college-related land uses conform to the Master Plan criteria and are consistent with the SU (Special Use) zone.

C. PUBLIC FACILITIES:

1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.

The Colorado Springs Parks, Recreation and Trails Master Plan does not include specific recommendations for these parcels; however, the proposal is consistent with the general provisions of the Master Plan

2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.

The educational uses associated with these parcels are conveniently located in close proximity to the core of the college campus and sized appropriately for the neighborhood context. **THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.**

N/A. No school sites are associated with this proposal.

3. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.

N/A. No changes are proposed for the existing buildings or utility services; however the master plan conforms with the general provisions of the adopted plans and policies of Colorado Springs Utilities.

4. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG RANGE PLANS.

No new public facilities are proposed as part of this plan.

5. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.

No changes to the existing buildings or site are proposed. The existing site conforms to applicable drainage requirements.

D. TRANSPORTATION:

- 1. THE LAND USE MASTER PLAN IS CONSISTENT WITH THE ADOPTED INTERMODAL TRANSPORTATION PLAN. CONFORMITY WITH THE INTERMODAL TRANSPORTATION PLAN IS EVIDENCE OF COMPLIANCE WITH STATE AND LOCAL AIR QUALITY IMPLEMENTATION AND MAINTENANCE PLANS.**

The subject area will utilize existing transportation infrastructure and the master plan does not propose any transportation changes.

- 2. THE LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF THE ARTERIAL AND COLLECTOR STREETS WITH AN EMPHASIS ON THE REDUCTION OF THROUGH TRAFFIC IN RESIDENTIAL NEIGHBORHOODS AND IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION.**

The subject area will utilize existing transportation infrastructure and the master plan does not propose any transportation changes.

- 3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.**

N/A. No changes to street design are proposed as part of this project.

- 4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.**

N/A. No changes to the transportation system are proposed.

- 5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST-EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENCES AND BUSINESSES.**

N/A. The College supports alternative transportation modes. The proximity of these landuses to the core of the campus allows for convenient pedestrian and bicycle access for students, faculty and staff.

- 6. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.**

No change in trip generation is anticipated with the change in zoning.

E. ENVIRONMENTAL:

- 1. THE LAND USE MASTER PLAN PRESERVES SIGNIFICANT NATURAL SITE FEATURES AND VIEW CORRIDORS. THE COLORADO SPRINGS OPEN SPACE PLAN SHALL BE CONSULTED IN IDENTIFYING THESE FEATURES.**

N/A

2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.

The current land uses do not result in noise impacts to the neighborhood. No change is anticipated.

3. THE LAND USE MASTER PLAN UTILIZES FLOODPLAINS AND DRAINAGEWAYS AS GREENWAYS FOR MULTIPLE USES INCLUDING CONVEYANCE OF RUNOFF, WETLANDS, HABITAT, TRAILS, RECREATIONAL USES, UTILITIES AND ACCESS ROADS WHEN FEASIBLE.

N/A

4. THE LAND USE MASTER PLAN REFLECTS THE FINDINGS OF A PRELIMINARY GEOLOGIC HAZARD STUDY AND PROVIDES A RANGE OF MITIGATION TECHNIQUES FOR THE IDENTIFIED GEOLOGIC, SOIL AND OTHER CONSTRAINED NATURAL AREAS.

N/A. This area is not identified as constrained by geologic hazards. The existing buildings are to remain.