

Whistling Pines West

CPC CU 13-00077

Erin McCauley and Peter Wysocki

Appeal of Planning Commission's Approval of
a Conditional Use Permit

Appeals

1. G.W. Flanders, cites a perceived disregard of the City's Hillside Ordinance as grounds for appeal.
2. The second appeal, submitted by Angus and Gail Morrison, alleges the findings of the Planning Commission "did not conform to City [Code] Section 7.5.704 and were erroneous, unreasonable, contrary to law and not supported by the available evidence."

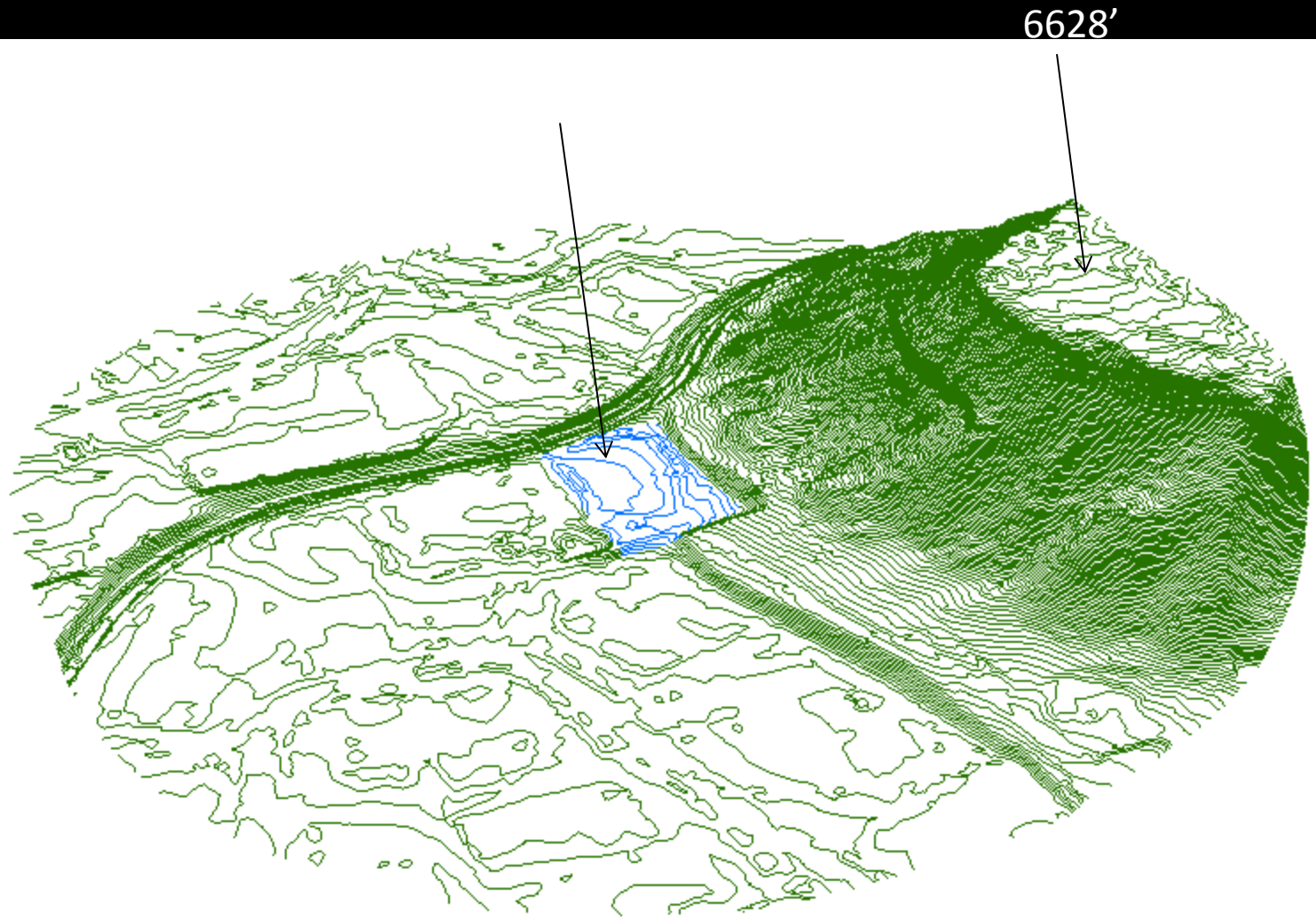
In order to keep the evidence, discussion and Council's deliberation clear and on-point, two separate motions are recommended by staff.

Whistling Pines West 4750 Peace Palace Point

- 2.50 acres
- Zoned PIP-2 HS
- Lot 1 Garden of the Gods Business Park Fil. No 12
- Adjacent to Douglas Creek



Topography



Site, North View



Site, North West View



Site, East View



Whistling Pines West

- Conditional Use
 - Indoor Sports and Recreation
 - 17-Lane Indoor Shooting Range
 - 5 Rifle Lanes
 - 12 Pistol Lanes
 - 20,719 sq. ft. Building (Gross)
 - 6,007 sq. ft. Retail
 - 1,272 sq. ft. Office
 - 1,728 sq. ft. Storage

Public Process

- **Pre-Application Stage** (*January 2013 – March 2013*)
 - *Meeting between Applicant and Staff*
 - *Meeting amongst HOA Representatives, Applicant, Owner & Staff*
- **Internal Review** (*August 2013 – September 2013*)
 - *Public Notification*
 - *Buckslip Agencies*
- **Neighborhood Meeting** (*December, 2013*)
 - *Presentation by Applicant, Sound Engineer, Action Target Representative, Owners*
 - *Q&A Session*

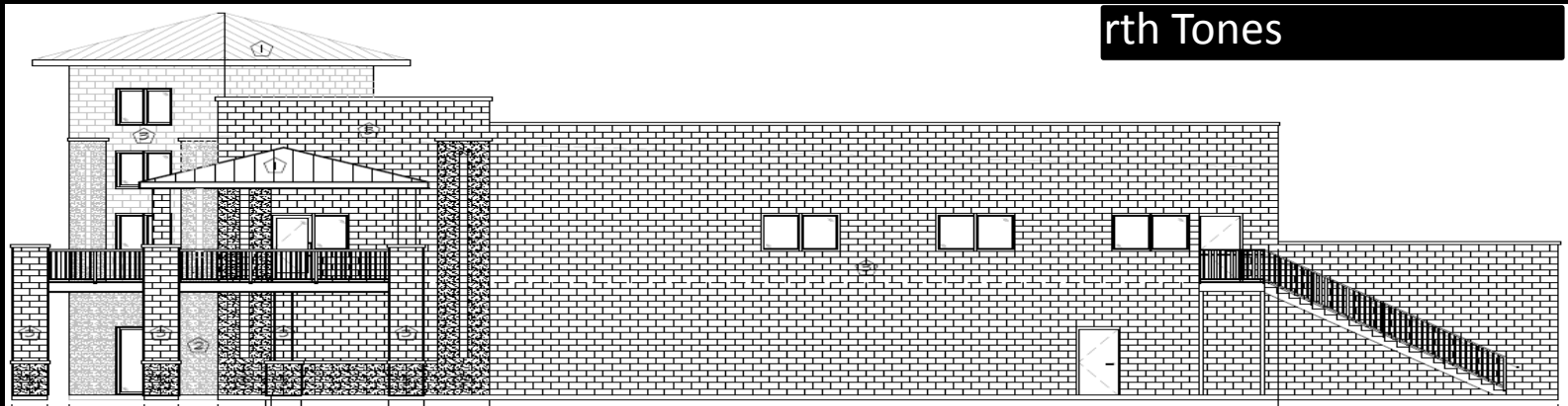
Main Post-Neighborhood Meeting Concerns

- Noise
 - Noise Study
 - Building Design and Construction
 - C.R.S. §25-12-109
- Safety
 - Interior Building Design and Armor Systems
 - Range Safety Protocols
 - Range Rules
- Health Hazards
 - Ventilation
 - No potential for environmental contamination

Exterior Building Design

- Split-Stone CMU block
- Smooth-Face CMU block
- Painted Concrete Wall
- Standing Seam Metal Roof Panels

Earth Tones



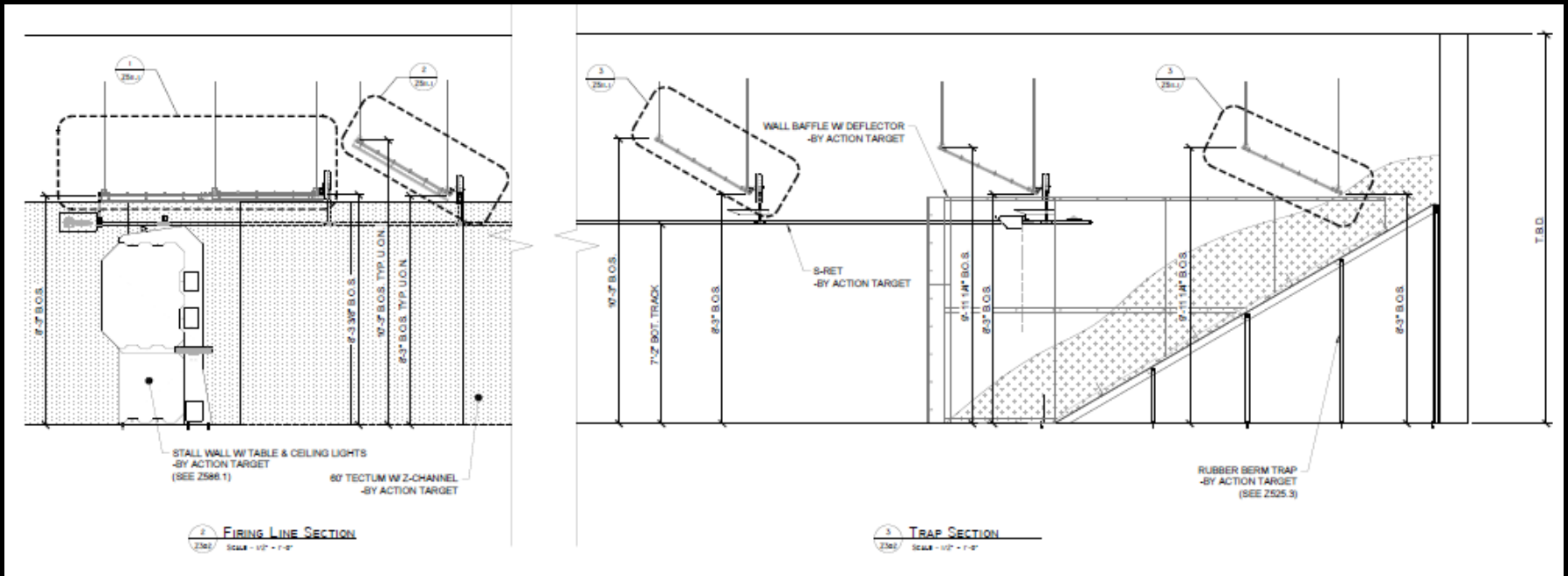
Exterior Building Design

Continued from previous slide



Interior Building Design

- 8' Safety Ceiling
- Angled Ceiling Baffles
- Firing Line Stall Walls
- Wall Baffles with Deflectors
- 8' Rubber Berm Trap

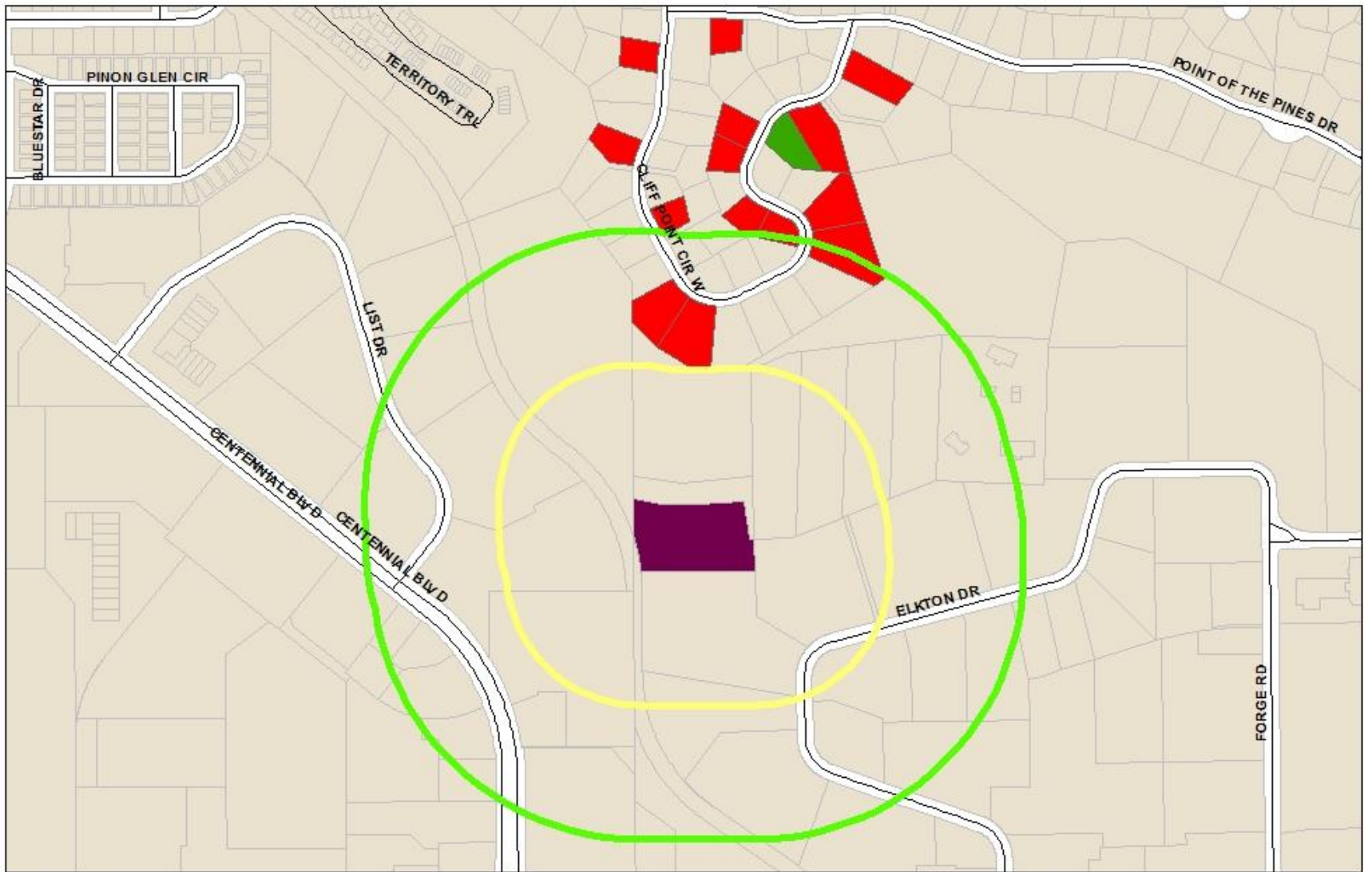


Recommendation

- Planning Commission approved the Conditional Use Permit, subject to conditions.
- Staff believes that the Planning Commission's approval was correctly based on the required criteria for Conditional Use Permits, Development Plans and the Hillside Overlay
- Staff recommends denial of both Appeals.

Questions?

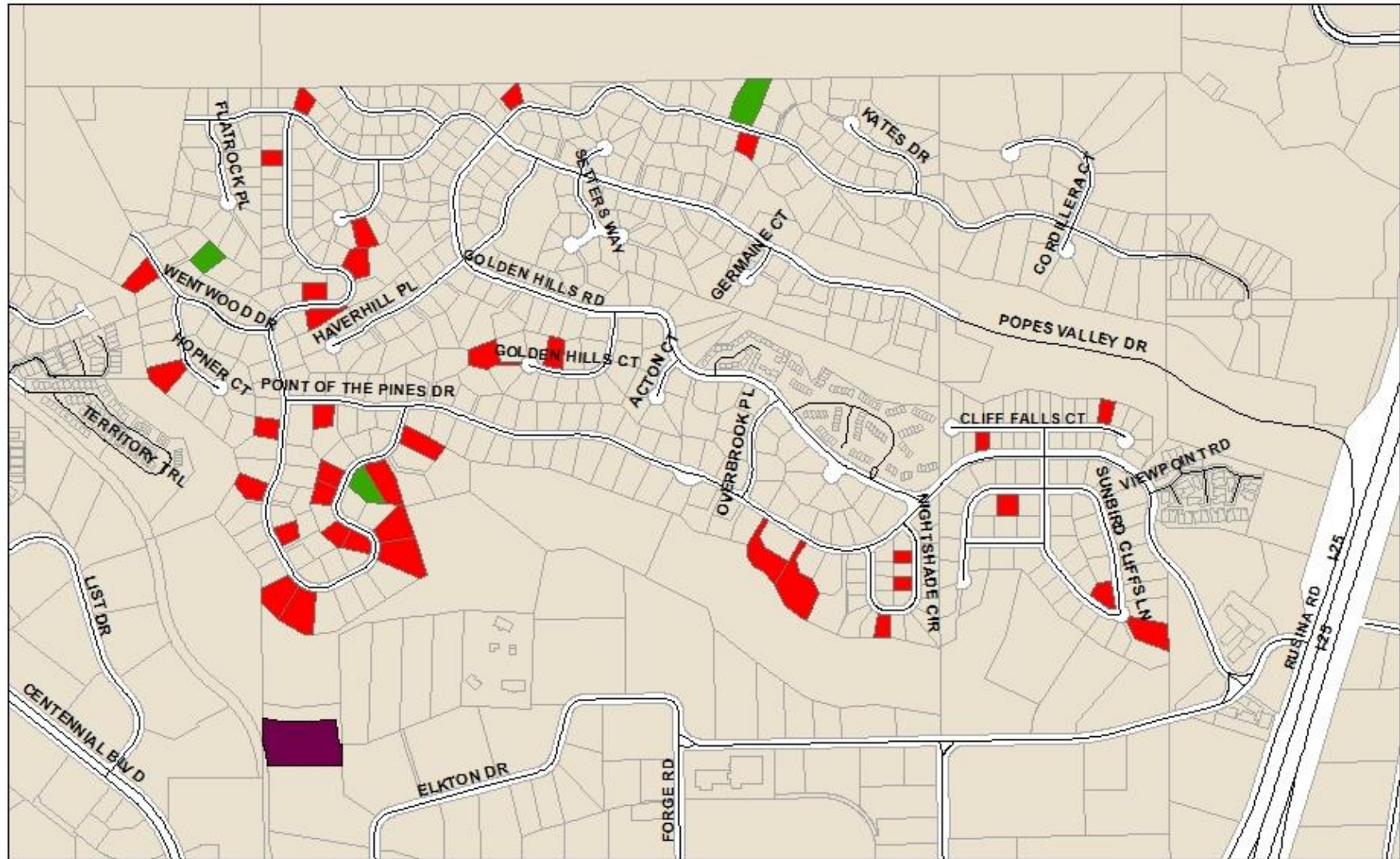




Whistling Pines West Post-Neighborhood Meeting Responses



1 in = 501 ft



Legend

- Opposed
- Supportive
- Proposed Site
- Roads

Whistling Pines West Post-Neighborhood Meeting Responses



1 in = 833 ft