

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

THURSDAY, AUGUST 20, 2015

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903**

CHAIRMAN PHILLIPS CALLED THE MEETING TO ORDER AT 8:33 A.M.

PRESENT:

Markewich
Henninger
Gibson
Donley
Phillips
Shonkwiler
Walkowski
Smith

ABSENT:

McDonald

ALSO IN ATTENDANCE:

Peter Wysocki, Planning and Development Director
Marc Smith, City Senior Corporate Attorney

COMMUNICATIONS

Chairman Phillips excused Commissioner McDonald. There was no communication from the Planning Director.

RECORD OF DECISION

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler to approve the June 24, 2015 meeting minutes. Motion carried 8-0 (Commissioner McDonald excused).

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler to approve the July 16, 2015 meeting minutes. Motion carried 8-0 (Commissioner McDonald excused).

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NEW BUSINESS CALENDAR

<p>Item No's: 6A, 6B, 6C, 6D and 6E</p> <p>FILE NO's:</p> <p>CPC ZC 15-00055 (Quasi-Judicial)</p> <p>CPC MP 97-00261-A4MN15 (Quasi-Judicial)</p> <p>CPC CU 10-00100-A3MJ15 (Quasi-Judicial)</p> <p>CPC V 15-00058 (Quasi-Judicial)</p> <p>CPC NV 15-00076 (Quasi-Judicial)</p> <p>PARCEL NO's: 64072-04-001 64072-04-002 64072-04-005 64072-04-006 64072-04-011 64072-04-012 64072-04-013</p> <p>PLANNER: Ryan Tefertiller</p>	<p>A request by Tim Seibert of N.E.S. Inc. on behalf of Colorado College for approval of:</p> <ol style="list-style-type: none"> 1. A zone change from R2/SS (Two-Family Residential with Streamside Overlay) to SU/SS (Special Use with Streamside Overlay). 2. A minor amendment to the Colorado College Master Plan to add an additional 1.39 acres of land which the College has acquired since the last Master Plan amendment. The area added to the master plan is labeled as "library storage receiving offices". 3. A major amendment to the Colorado College San Miguel Facilities Yard Conditional Use Development Plan. The proposed amendment expands the existing facility yard by adding an additional 1.381 acres and redeveloping the added area to include a new 10,923 square foot warehouse building, parking and loading area, landscaping, fencing, and a new cul-de-sac bulb at the north terminus of Glen Ave. The plan also illustrates minor additions to the two structures at 232 W. San Miguel and the conversion of the existing buildings of 240 W. San Miguel from a residence to an office. 4. A vacation of public right-of-way. The request applies to roughly 11,637 square feet of W. San Miguel St east of Glen Ave. 5. A non-use variance to allow 42% impervious cover within the Streamside Overlay buffer where the limit is 25% impervious cover per City Code. <p>The total site measures roughly 2.27 acres and is currently zoned R-2/SS (Two Family Residential with Streamside Overlay) and SU/SS (Special Use with Streamside Overlay) includes 232, 236 and 240 W. San Miguel Street and 1315, 1317, 1323 and 1331 Glen Avenue and is generally located north of W. San Miguel Street and east of Glen Avenue.</p>
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DATE: August 20, 2015
ITEM: 6.A-6.E
STAFF: Ryan Tefertiller
FILE NO.: CPC MP 97-00261-A4MN15
CPC ZC 15-00055
CPC CU 10-00100-A3MJ15
CPC V 15-00058
CPC NV 15-00076
PROJECT: COLORADO COLLEGE CREEKSIDE SUPPORT CENTER

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STAFF PRESENTATION

Ryan Tefertiller, Planning Manager, made a presentation (Exhibit A). He described the property being nearby different areas with single family, the railroad and I-25 are to the west, south is Colorado College, east is Monument Valley Park and farther east is the Old North End neighborhood. The proposal is to demolish six residential buildings to construct a warehouse as well as convert one residence to an office along with landscape and trail improvements. The plans show the proposed warehouse and office with the only access into the site off of Glen. The access will include a cul-de-sac to allow for a truck turnaround. There will be a new trail to the north along with a sidewalk to Glen and to the sidewalk towards 7-Eleven. Colorado College has proposed new landscaping and trees along the trail well. The proposed warehouse building will create a traditional barn-type look. There are several applications for this project; the subdivision replat will be reviewed administratively. The majority of the proposed project falls outside of the existing Colorado College Master Plan because the College did not own part of the project at the time but it will be now added to the Master Plan. The zone change is to add the portion of the project to the Special Use zone which is used by the College. The Special Use zone allows for a variety of uses to include human administrative services, bed and breakfast, cultural services, day care, schools, parks and religious institutions. The non-use variance is due to project's proximity to the Monument Creek as there is a restriction on impervious surfaces and Monument Creek is a Type-1 stream. The conditional use application shows limited access along with street and drainage improvements because the current drainage is a problem. The request for a vacation of right-of-way would give the land in question to the College as they own the property to the north and south. The Planning staff has sent various public notifications to the neighborhood and has had a neighborhood meeting as well. Multiple emails were received from property owners in the Old North End with most opposed to the proposed project. Staff's review of the proposed project is that with some modifications to the plans, that the criteria were met.

APPLICANT PRESENTATION

Tim Seibert of NES made a presentation for Colorado College (Exhibit B). The proposed project is for library storage as well as central receiving for the College and will be called the Creekside Support Center. There is to be storage for both archives and books. The buildings to the South of Uintah are the Van Briggle and Transportation Shop which are primarily used just for transit. There are several applications proposed to include an amendment to the Colorado College Master Plan, an amendment to the development plan to San Miguel to add additional acreage as well as a Subdivision Plat and a non-use variance.

The current site has a portion of property at the back that will be conveyed to the City. There are also landscape yards and residential uses to the north which will be removed with the exception of the corner residence which will be maintained as an office. The amendment to the Colorado College Master Plan is for the northwestern portion of the campus. The zone changes will be changed to SU with the exception of the portion of the PK zone which will be conveyed to the City. The applications include additional acreage for more office and warehouse space. The project will allow for new library space as well as a central receiving area and conversion of 240 W. San Miguel to an office. The proposed project will be gated with access off of Uintah. The transfer of some of the library storage to the proposed project will allow for the Tutt Library to be a more dynamic space. The transfer of the central receiving to this location will reduce the amount of traffic on campus and allow for more central deliveries as it would create a solid buffer towards the west. Towards the south there will be a retaining wall and a berm along with a trail easement which is important for the legacy loop project as the expectation is

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that the trail would drop down and have an underpass under Uintah near Monument Creek. This would allow trail users to bypass crossing Uintah from north to south and improve the circulation off the trail. A storm quality pond is proposed to handle the water from Parks and Recreation as it currently flows down towards the west. The street currently dead-ends at the Parks and Rec property; a cul-de-sac is proposed to allow for a fire truck to turn around if needed. A cross pan will also be installed to collect the water from Parks and Recreation from the chase to the inlet and flow towards the storm quality pond which would then discharge into Monument Creek. There is a substantial landscape buffer for the proposed yard which provides circular access for vehicles to turn around along with a buffer and berm on the east.

The proposed building was designed by Mark Nelson who assisted with the concept to make it similar to a barn to mask the building. The materials and cupola give the building more character and more than just the look of a warehouse. The barn doors on the east and west along with cupola give the impression of a smaller building and not so imposing. The muted color palette that was used so the building would not stick out. Some of the neighborhood comments were to match the current buildings to the north and tried to create a transition.

On the right-of-way vacation, each side of the roadway gets half however both sides are owned by the College in this case. The area will still have utility and drainage easements. The City is to take over the maintenance of the area with a transition to the existing landscape yard. An 8' wall is proposed for the existing property similar to the wall surrounding the Van Briggie building which would create a symmetrical image.

QUESTIONS OF APPLICANT

Commissioner Markewich asked about limiting the hours of operation in the evening. Tim Seibert stated that the operation would reflect the operation of the College which is standardly open five days a week but not on weekends; emergencies could occur but the additional days and hours are not planned.

Commissioner Shonkwiler asked if the east side of Glen would have fence and a landscape berm. Mr. Seibert stated no, no berm is planned 40' buffer and fence; however there will be a retaining wall, fence and berm on the east property line.

Commissioner Shonkwiler asked if the project was in the floodplain. Mr. Seibert stated no. Floodplain is to within the armored slope but not over the top.

Commissioner Shonkwiler asked if the access was to continue off of San Miguel. Mr. Seibert stated that the main entrance would be off of Glen with a fence and gate near the entrance. Commissioner Shonkwiler asked if the vacation would be approved, would that portion of the roadway then become a privately maintained street. Mr. Seibert stated yes that would be the case and the College would install a gate.

Commissioner Walkowski asked if until the trail was built access still off of San Miguel was. Mr. Seibert stated that the trail would stay as is until the building is completed on the northern boundary. Currently the trail connects to Uintah at the street sidewalk with access to the signal. Once the north connection is completed then that access way would be closed.

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QUESTIONS OF STAFF

Commissioner Shonkwiler asked if an individual were to go on Glen this is a very busy access road to Parks and Recreation. Mr. Tefertiller stated that it is a one way eastbound off of Glen to continue north behind the building. Parks and Recreation has a desire to put in pedestrian improvements along the one way eastbound for bike and pedestrian users. Commission Shonkwiler then asked if the access would be perpetually maintained and not come off of the Legacy Loop project. Mr. Tefertiller stated yes. Commissioner Shonkwiler then asked when you go to Parks and Recreation going to San Miguel, there appears to be several access points along the road. Has there been discussion to close off the southern access with all of the large machinery going by the residences in the neighborhood? Mr. Tefertiller stated that he would defer the question to Connie Perry representing Parks and Recreation. Ms. Perry stated that Parks and Recreation has not considered closing off the south access as there are a lot of meetings held in these buildings. The southernmost buildings and parking lots are mainly for staff and used for public meetings. Commissioner Shonkwiler stated that he was talking about the large machinery that goes into the neighborhood which is located north of this area. There should be an alternative access off of Recreation Way to keep the trucks and machinery off of Glen as much as possible. Ms. Perry stated that she cannot speak about the trucks coming from Parks and Recreation because most come from the north off of Fontanero. Commissioner Shonkwiler said that once you take Glen and then the road west from the Parks and Recreation parking lot there is a major access into a City yard and there needs to be an alternative access instead of Glen. Ms. Perry stated that this is generally a low volume street and not primarily used for truck traffic but would check Parks and Recreation management. Commission Shonkwiler stated that the impact on the residential neighborhood is way too much with all of the large truck and machinery on Glen.

CITIZENS IN FAVOR:

None

CITIZENS IN OPPOSITION:

John Cline, 1312 Glen Avenue. He stated he works for Bon Appetit and is employed on the Colorado College Campus. Mr. Cline said that he did not object when the College wanted to the add shed in the area but after it was constructed, it's not good. He stated that he wanted to object to any further expansion of the College into the neighborhood because they want to keep as residential. The proposed changes will cause a loss in residential; when he moved in there were 26 residences in the area and after the College is done, there will be 15. The college is addressing drainage issues and that's good because there are a lot of problems in the neighborhood. Mr. Cline stated that the plan for the warehouse to house books is not good because the neighborhood is residential not commercial. What appears to be happening is that there is a land swap between the College and the City. The Legacy Loop project will provide trail access into the neighborhood but the College has not identified how they will repurpose the area as they only state they're going to put up a fence. Mr. Cline stated that he sees the project allowing the College to use their golf carts and electric fleet and traveling along the trail system and not using the traffic light so a direct ramp and access to their property. There is already a blockade at the loading dock at the Warner Center that prohibits trucks from backing into the site and unloading. He also stated that there is a new way of collecting trash within the campus. The College will be collecting all of the trash and food waste and composting it in bins in this proposed project across the street from his residence. Mr. Cline stated that the College will be using the Legacy Loop project for the electric fleet to pick up and remove all of the trash and food waste and transferring it to be handling at this site. The College has stated that the building will be used for book storage and that is not the case. Mr. Cline also

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made the statement that he was in vehement objection to the vacation of San Miguel especially because the Legacy Loop project is still not known. With the removal of San Miguel and the addition of a receiving dock, the traffic patterns will change and there will be a lot more trucks in neighborhood and the street is too narrow and not set up for this type of usage. The semi-tractors already try to come into the intersection and get stuck and have to turn around. Mr. Cline stated that he objected to the zone change as the area needs to be kept as residential as this is a working class neighborhood. Colorado College is an excellent steward of the property and it's good that they're trying to assist with the drainage and noise issues. Mr. Cline stated that this was a centrally located residential neighborhood but the changes would require that the home could only be sold to the College and not sold as residential.

Commissioner Shonkwiler asked if Mr. Cline saw any advantage to a landscape and fence across the street with a restriction for traffic traveling from the south versus the west. Mr. Cline stated he would rather than have a residential neighborhood but if that was not possible he would rather see a landscape buffer, screening and berm rather than a commercial building.

Ken Harris lives at 1316 Glen Avenue and stated that the College had addressed a few of issues. Mr. Harris mentioned that with the Interstate on one side and warehouse out the front door that to try to sell the home it would be difficult as it ruins the value of the property. He stated that he lives with 84 year old mother who has dementia. There are real concerns about funneling traffic into the neighborhood. There are already homeless that go along Monument Creek and come up the sidewalk by using the trail access. He stated that he appreciate that Parks and Recreation had closed off one area of access in that regard however the Parks and Recreation drivers go at high speed down the street which is a problem. With Colorado College in the area, there are problems with the street and sink holes are starting; the streets need to be fixed. If someone would want to sell their home, they couldn't not with a sink hole in the street. Mr. Harris also said that there are worries about the sewer system in the neighborhood. A new curb and gutter was installed on the east side of Glen but only that side. Once Fontanero is connected to Centennial, all of the traffic will go through this neighborhood. With the amount of traffic going to Parks and Recreation and with the street basically a one way street, it's too narrow to handle that kind of traffic; two way traffic is too dangerous. The proposed landscape buffer is appreciated but the neighborhood should have a say in what type of landscaping would be installed so there would be trees and flowers to help beautify the neighborhood.

Christian Wright, 315 W. San Miguel stated that he lives where the road curves onto Recreation Way and has lived there for ten years. The neighborhood is his home and provides him the ability to ride his bike to work. Mr. Wright stated he sees that a very valuable area is being pushed further and further away from residential. The east side of Monument Creek is the Old North End and that's seen as a valuable area but not this neighborhood. With the Legacy Loop project, the area should be a prime area for residential but with the College putting in a yard that's different. Mr. Wright stated that originally he thought the project would be okay but was extremely disappointed because they're taking half of the residential neighborhood away. The homes that are in the neighborhood that are owned by the College are run down and not maintained while the rest of the owners in the neighborhood spend a lot of time and effort on their homes. He stated that they want to keep the neighborhood as residential. There are a lot of properties that the College already owns that could be used for the warehouse without taking over this neighborhood; building south of Uintah with plenty of room as well as the Berwick building directly south of the College which has been vacant for years. Mr. Wright stated that the College doesn't need to build their warehouse in a residential neighborhood. The College is tearing down homes that

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were built in the 19th century to build a barn. It would be better to keep what is already there because the building does not fit the neighborhood and the residential neighborhood should be maintained.

Jeannie Tomlinson lives at 1334 Glen which is further north. She stated that she had several items of concerns. They currently look out of their house at trees and a wooded area. The proposed turn-about has no landscaping with a connection to the Monument Creek trail. She stated they already deal with the homeless now and with a new path there will be an increase in homeless traffic. The installation of a metal shed will just increase the amount of noise because it will reflect the traffic noise from I-25; there is a sound barrier now with the trees and wooded area. Ms. Tomlinson stated she was pleased that the College did address the drainage issue and appreciate the style of shed and its architecture but would rather have the residential neighborhood stay as is. If the College has to use their land and area, there are a lot of things they could use the neighborhood for like student and/or married student housing rather than adding a warehouse to an already traffic ridden area. The Recreation Way corner is already a wicked turn where trucks always get stuck. Mr. Tomlinson stated that she doesn't see the project as an improvement to the neighborhood but as a detriment.

Jennifer Wright, a property owner in the neighborhood stated that there is a guard rail already installed and the College building already seems to be laid out at the site. She stated that it didn't appear that the College accepted much of the discussion with the neighborhood. There are unique homes in the area and the property owners work hard on them so it would be a shame to wipe out the entire neighborhood just for a warehouse. The College is already destroying residential buildings in the area just by not maintaining them. Ms. Wright made the comment that there is too much traffic through the neighborhood already with a lot of close calls; this project will just increase the traffic. If the College is downsizing the Library just to add more grass, why do they need to move the library into a warehouse into a residential neighborhood? Why can't they keep the additional books on campus? The neighborhood needs to stay residential and kept as is.

Commissioner Shonkwiler asked about the Fontanero connection to Centennial from Fillmore. He stated that he understood that there would be a bridge across Monument Creek; was that still in the plans? Ryan Tefertiller states that that was correct. In the long range discussions on the east/west corridors they have included a connection across Monument Creek. Commissioner Shonkwiler asked if the Centennial to Fontanero connection would stop at the yards east of I-25 or go west of the Creek. Mr. Tefertiller stated he was not aware of that information.

Commissioner Markewich asked about the trash collection and composting at the project site. Were there any restrictions from zoning for that type of storage at the site? Mr. Tefertiller stated that he could not address that question and would defer to the applicant. The existing yard is for yard waste and not outdoor food storage. Commissioner Markewich asked if zoning would allow such a use at this location. Mr. Tefertiller stated that potentially yes as there are a wide range of uses allowed in the SU zone for University or College uses from book storage to warehousing. He stated it was hard to say whether composted would not be allowed in the zone as an accessory use to the Campus.

Commissioner Shonkwiler asked if it were possible to add a technical modification to prohibit food composting at the site. Ryan Tefertiller stated yes that that was possible as it could be added to the Conditional Use application with the other technical modifications to prohibit food waste.

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Commissioner Donley asked Connie Perry of Parks and Recreation about the College using the trail system. Ms. Perry stated that this type of use is generally not prohibited.

REBUTTAL:

Tim Seibert of NES answered the concerns and questions of the neighborhood. He stated that the College did a test run for the new composting process for one week. The food waste generated at the Warner Center was collected and bagged and brought over in a tote and $\frac{3}{4}$ dumpster which was picked up daily by Bestway Disposal and taken off site. The pickup is scheduled for five days a week. With regards to the use of campus vehicles on the trail system, motorized vehicles are not permitted however there is some allowance for vehicles for trail maintenance. There are some vehicles in the area of the trail system near the construction on the east side of Monument Creek near Washburn Field but the general day to day usage is not permitted. The project would have semi-trucks bring deliveries to the site with all vehicles to enter straight into the project. Regarding the expansion of the Tutt Library, it is correct that the south building is being removed and returned back to the quad area however the building itself is undergoing a major expansion and growing by 15,000 square feet. On the safety concerns in the area, when the College took possession of the property where the building are now there were homeless camps already in place. The College campus safety presence should help improve that situation but it will not solve it. Mr. Seibert said that regarding the biggest concern about the character of the neighborhood that that was a challenge. There are other uses in the area to include 7-Eleven, Coal Train Liquor and City yards on the north. The neighborhood is somewhat sandwiched in between the uses and next to the railroad and I-25 with no noise barriers and there has been reinvestment in the area on an individual basis. While the College does own property in the neighborhood, their goal was to try to create a site sensitive solution with amenities for the properties in the neighborhood but making the turnaround safer, larger dead end signs and make a clearer street configuration. Mr. Seibert stated that the College has spent a lot of time to try to find the best way to mitigate the situation and not provide access from north side of Glen and focus the property to the south away from the neighborhood. The proposed project was to create the best possible condition based on the uses needed but not be inconsistent with the neighborhood. The proposed use will support the activities of the College and be a good neighbor to the neighborhood.

Commissioner Markewich asked about parking near the turn around. Mr. Seibert stated that no parking would be allowed on the east side of Glen but it would be allowed at the turn around. It is to be large enough to allow trucks. He stated that he have not requested it to be made completely no parking.

Commissioner Shonkwiler asked about the number of different applications and where to have to the technical modification to prohibit food composting storage on site. Mr. Seibert stated that the use is occurring now but do not see that it would be nuisance that was described. Commissioner Shonkwiler asked about the transportation of food waste off-site and could that be transferred elsewhere. The food waste should be stored on Campus and not transferred off-site twice.

Commissioner Smith asked about the trail relocation and the project was to be completed. Will the trail continue on the east side of the facility and then go under the bridge at Uintah? Mr. Seibert stated yes. Commissioner Smith said what about the trail relocation during construction? Mr. Seibert stated that today the gravel trail runs on the eastern side of the site. With the Legacy Loop project the trail will be paved and extend underneath the west side of Uintah and Monument Creek and then come back up and continue farther south. With the San Miguel vacation, the existing public sidewalk would be closed and

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trail access would go to the north. The trail would connect to Glen and the Parks and Recreation offices with then access to the Legacy Loop trail.

Commissioner Walkowski asked if this was a trail or an easement to the City. Mr. Seibert stated an easement to the City. Commissioner Walkowski asked about the cul-de-sac. Mr. Seibert stated that it would be dedicated to the City upon completion of the project.

Connie Perry with Parks and Recreation made some clarifications on the trail system. The trail at Monument Valley Park comes up to grade at Uintah. When the Legacy Loop trail is done, the majority of the traffic will be under the underpass and then continue south and not make an at-grade crossing. Currently they use San Miguel as an access today but that will not occur in the future. Parks and Recreation will be building a new trail head at Fontanero near the Colorado Springs Utilities yards and split the trail for public access. There will be less formal access of San Miguel once the project is completed.

Commissioner Donley asked if the only place food is prepared on campus is at the Warner Center. Mr. Seibert stated that there are a few other locations on campus but the main location is the Warner Center while the other locations are quick serve. Bemis does prepare some food and has some dining area but they are within close proximity to other services elsewhere on campus.

DECISION OF THE PLANNING COMMISSION

Commissioner Smith made the comment that the College has made a good effort with the building and the colors are excellent. The reclad roof and siding are both good. The landscape buffer is also excellent. There is good water flow. He stated that he believes there will be less traffic on Glen and into the facility. The College is fixing up the trail well and are rehabbing the existing landscaping and making a good project. Commissioner Smith stated he was in support of the proposal.

Commissioner Markewich stated he was sympathetic with the neighborhood because not all houses are owned by the College. The character is changing and he wasn't sure how to get that back. Commissioner Markewich stated that he believes the plan will have a minimal effect on the area. The landscape and buffer is excessive and good for the residential neighborhood. He stated he would support Commissioner Shonkwiler's condition regarding prohibition of food waste composting and storage at the facility. He stated that he would not want that type of storage to occur over a weekend. The proposed project has been well thought out and meets the various criteria and he will support the project with the additional condition.

Commissioner Walkowski stated that he agreed with Commissioner Markewich comments. He stated it was a shame that the character of the neighborhood was changing however the use of the property as residential maybe as problematic as a warehouse to the south. The College tried to mitigate the neighborhood's issues. Commissioner Walkowski stated he approved of the drainage changes, the landscape setbacks and keeping the traffic off Glen. The college had done a good job to make good use of different piece of property.

Commissioner Donley stated he concurred with the other Commissioners. He stated that an SU zone was always a concern with most uses requiring a Conditional Use. Commissioner Donley said that he was not opposed to the composting of food waste at the site but would like to reduce the deliveries. He was

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appreciative of the improved drainage. Parks and Recreation needs to look at their uses and parking to the north and how to mitigate those issues. Colorado College has eclectic architecture and housing and this project is no different. The residential properties will need to recognize that their neighborhood is changing and will have to live with that impact. He will support the applications but it was a tough decision.

Commissioner Shonkwiler stated that he thought about the rezoning very seriously. There are a lot of uses being imported into the SU zone that are not available. After reviewing the evidence and mitigation provided by the College there is a good balance. Parks and Recreation needs to seriously look at the impacts of their access. He stated that the introduction of food waste composting is unnecessary. Commissioner Shonkwiler stated that if he lived on Glen, he would be appalled at that type of use. The proposal could have been located south of Uintah and not interject into the residential neighborhood but the Commission did not have that choice as they could only make a decision on what was presented.

Peter Wysocki made the statement that if the motion referenced composting, clarification was needed if this was for food and organic material but not grass clippings and mulch which would encompass plant material. He suggested that since this is something new that the College is going that maybe a six month trial period could be given to see what the impacts were with an administrative approval thereafter or possibly come back to Planning Commission for a final decision.

Commissioner Shonkwiler stated that the concern was specific to food waste. The issue would create a lot more traffic in the neighborhood and that it did not seem necessary to deliver the waste twice. There are already trucks for the library storage and food waste trucks should be kept to a minimum.

Item 6a; CPC MP 97-00261-A1MN15: Motion by Commissioner Markewich, seconded by Commissioner Shonkwiler to approve the request of an amendment to the Colorado College Master Plan based on the findings that the application meets the criteria listed in Section 7.5.408 of the City Code. Motion carried 6-0. Commissioners McDonald, Henninger and Gibson excused.

Item 6b; CPC ZC 15-00055: Motion by Commissioner Markewich, seconded by Commissioner Shonkwiler to approve the request for the zone change from R-2/SS (Two Family Residential with Streamside Overlay) to R-2U/SS (Two-Family Residential with Streamside Overlay) to PK/SS (Public Park with Streamside Overlay) based on the finding that the application meets the criteria as listed in Section 7.5.603 of the City Code. Motion carried 6-0. Commissioners McDonald, Henninger and Gibson excused.

Item 6c; CPC NV 15-00076: Motion by Commissioner Markewich, seconded by Commissioner Shonkwiler to approve the non-use variance to allow 42% impervious cover within the Streamside Overlay where 25% is the limit based on the findings that the application meets the criteria as listed in Section 7.5.802.B of the City Code. Motion carried 6-0. Commissioners McDonald, Henninger and Gibson excused.

Item 6d; CPC CU 10-00100-A3MJ15: Motion by Commissioner Markewich, seconded by Commissioner Shonkwiler to approve the major conditional use amendment to the Colorado College Facility Yard based on the finding that the application meets the criteria as listed in Section 7.5.704 of the City Code subject to compliance with the technical modifications and informational plan modifications listed on

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page 72 with the addition of #12 which shall read prohibit the transportation and storage of food waste and composting on the site. Motion carried 6-0. Commissioners McDonald, Henninger and Gibson excused.

Item 6E; CPC V 15-00058: Motion by Commissioner Markewich, seconded by Commissioner Shonkwiler to approved the proposed vacation of a portion of West San Miguel Street based on the findings that the application meets the criteria found in Section 7.7.402.C of the City Code subject to compliance with the following conditions of approval listed on Page 73 of the agenda. Motion carried 6-0. Commissioners McDonald, Henninger and Gibson excused.

August 20, 2015
Date of Decision

Planning Commission Chair

DRAFT