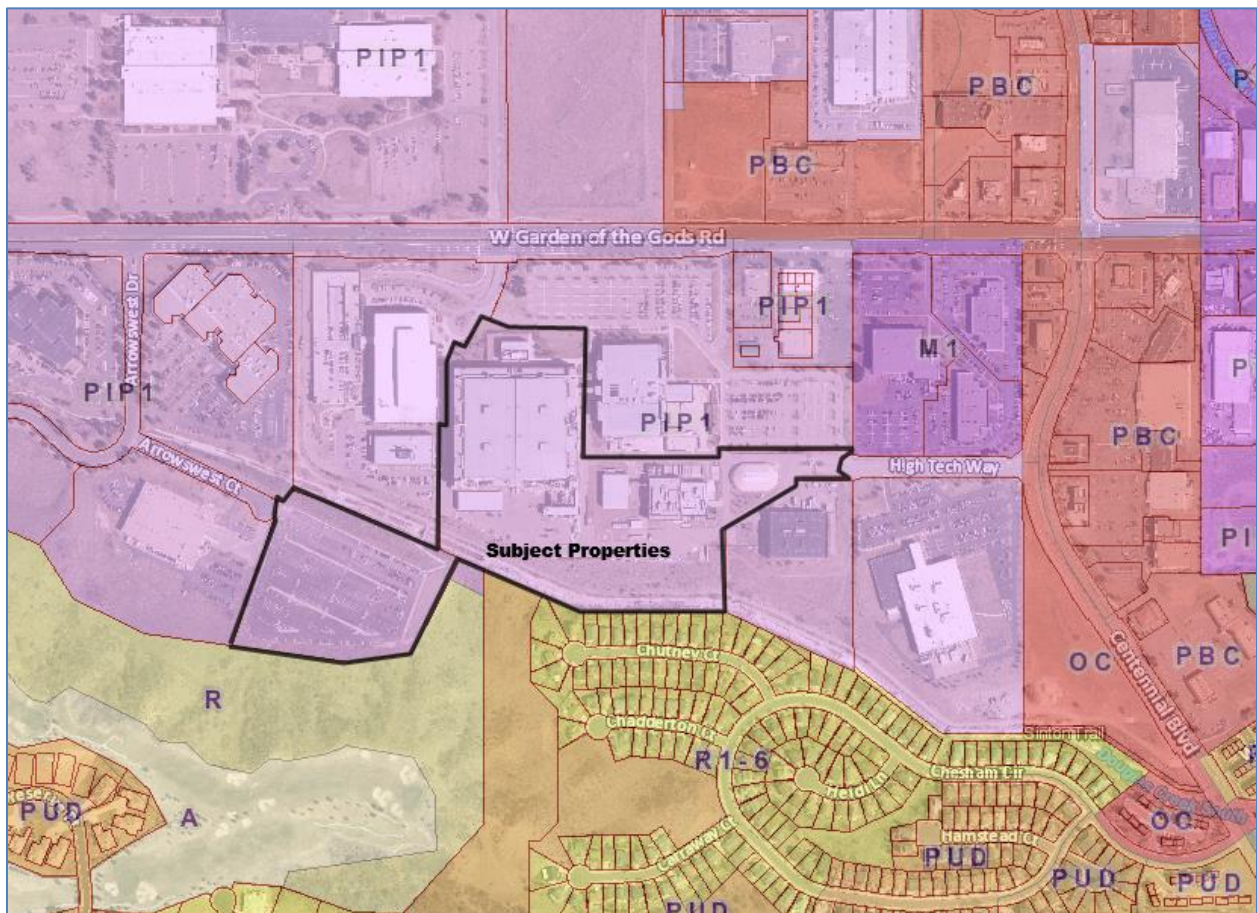


CITY PLANNING COMMISSION AGENDA

STAFF: MIKE SCHULTZ

FILE NO(S):
CPC CU 16-00106 – QUASI-JUDICIAL

PROJECT: THOMAS MACLAREN SCHOOL
APPLICANT: THOMAS MACLAREN SCHOOL
OWNER: SPRINGS GARDEN OF THE GODS LLC



PROJECT SUMMARY:

1. Project Description: The request is a conditional use to allow the K through 12 Thomas MacLaren Charter School in the PIP-1 (Planned Industrial Park) zone district for the property located at 1615 West Garden of the Gods Road.
2. Applicant's Project Statement: (FIGURE 1)

3. Planning and Development Team's Recommendation: Staff recommends approval of the conditional use development plan (**FIGURE 2**) subject to technical and informational modifications.

BACKGROUND:

1. Site Address: 1615 Garden of the Gods Road
2. Existing Zoning/Land Use: PIP-1 (Planned Industrial Park)/Vacant industrial building
3. Surrounding Zoning/Land Use: North: PIP-1 (Planned Industrial Park)/Vacant industrial building
South: R (Residential Estate) R-1 6000 (Single-Family Residential)/Vacant and Single-Family Residential
East: PIP-1 (Planned Industrial Park)/ Manufacturing & warehouse
West: PIP-1 (Planned Industrial Park)/Government Offices (El Paso County)
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: Mesa Addition #2, July 1971
6. Master Plan/Designated Master Plan Land Use: There is no master plan for this property.
7. Subdivision: Lots 4 & 5, Corporate Ridge Filing No. 1
8. Zoning Enforcement Action: None
9. Physical Characteristics: This property was formerly the Intel chip manufacturing facility before closing in 2007. The main property, Lot 4, comprises of number of vacant buildings relating to the prior operation along with off-street parking. Lot 5 consists of a surface parking lot that was used for employee parking.

STAKEHOLDER PROCESS AND INVOLVEMENT

The property was posted and public notification was sent to 77 property owners located within 500 feet of the subject properties (both Lots 4 & 5). This notification included residents in the Chelsea Glenn neighborhood and the Holland Park HOA. One property owner contacted staff with a number of questions regarding the operation of the school. The applicant contacted the property owner directly and addressed his concerns. As of the writing of this staff report staff has not received any other inquiries or concerns.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911. See below regarding remaining agency comments.

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

1. Review Criteria / Design & Development Issues
 - a. Background: The Thomas MacLaren Charter School is seeking conditional use approval to allow a charter school within the PIP-1 (Planned Industrial Park) zone district for the property located at 1615 West Garden of the Gods Road. The charter school would consist of grades K-12; although elementary grades are not part of the current school operation, these grades would be added within a few years. Primary access for the school would be from High Tech Way, which is a signalized intersection with Centennial Boulevard.

The applicant does not anticipate any physical modifications to the site at this time other than internal renovations to construct classrooms and office space. The anticipated enrollment for middle and high school students is approximately 500 students; numbers for elementary school enrollment have not been determined. Off-street parking consists of 179 parking stalls on Lot 4, which is the primary property containing the existing

building. There are also 742 parking stalls on Lot 5, which accessed by a pedestrian bridge over the Douglas Creek drainage.

The subject property is part of what was formerly the Intel Manufacturing facility for computer chip manufacturing. During the 1990's the westerly extent of Garden of the Gods Road was largely zoned for light industrial, manufacturing and warehouse land uses which included high tech manufacturers.

- b. Land Use Issues: After Intel closed its facility in 2007, El Paso County purchased the western portion of the former Intel site in 2010 and renovated the facility to open the Citizens Service Center. The property was subdivided in 2010 into five separate lots to allow for the sale to El Paso County and to eventually sell off the remaining portions of the property. Lot 3 (See Figure 2) is currently used for light manufacturing and warehousing; its primary entrance is off of High Tech Way which will also be the school's primary entrance. Lot 2, located in the northeast portion of the site, was recently occupied by a call center. An amendment was filed earlier this year to add 47 parking stalls.

Many "infill" uses have filled in either vacate buildings or vacant ground along the Garden of the Gods Road corridor since the economic recovery began. Besides the centralized governmental service office of El Paso County, other uses such as mini-storage, retail and personal improvement uses have backfilled vacant buildings and land along the corridor. Commercial zoning also exists along portions of the corridor to provide supporting retail, restaurant and office space uses.

- c. Traffic: Based on traffic calculations and analysis, the proposed school at full build-out will need a minimum of 2500 feet of internal queue length (stacking). The proposed traffic pattern will provide the school campus with approximately 1800 feet of queue length. When all grades are introduced, the 1800 feet of stacking may cause school traffic to queue along High Tech Way and impact business accesses during school's traffic peak times. Because of this concern, the applicant is being asked to provide an alternative traffic loading pattern design that will accommodate all school traffic on campus during loading/unloading process.

As a result, the applicant is suggesting drop-off and pick-up times for the future K-5 students to be separated by a minimum of 15 minutes to reduce vehicular congestion on the surrounding streets. Also, prior to the introduction of elementary school grades (K-5), Thomas MacLaren School shall submit an operational plan to City Traffic Engineering for review and analysis.

2. Conformance with the City Comprehensive Plan:

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as Employment Center per the Plan's 2020 Land Use map.

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

The location and design of development in the past has created a pattern of isolated, disconnected, single-purpose land uses. A better 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.

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.

Strategy LU 701e: Combine Commercial and Employment Uses in Regional Centers Designed to Serve Residents throughout the City and the Region

Combine commercial center with employment center uses so that they are mutually supportive in a single, integrated regional destination.

It is the finding of the Planning and Community Development Department that the conditional use request will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives. Further the City Infill Chapter encourages reuse of vacant buildings and reinvestment within underutilized properties.

3. Conformance with the Area's Master Plan: There is no master plan for this area.

STAFF RECOMMENDATION:

CPC CU 16-00106 – Conditional Use

Approve the conditional use for the Thomas MacLaren Charter School based upon the finding that the conditional use complies with the three (3) review criteria as set forth in City Code Section 7.5.704 for granting conditional uses and the criteria for granting a development plan as set forth in City Code Section 7.5.502(E), subject to the following technical and/or informational plan modifications:

Technical and/or Informational Modifications

1. Note the City file number, CPC CU 16-00106, in the lower right hand corner of the plan page.
2. Add a note stating "Drop-off and pick-up times for the K-5 students shall be separated by a minimum of 15 minutes to reduce vehicular congestion on the surrounding streets. Prior to operating the elementary school (K-5), Thomas MacLaren School shall submit an operational plan to City Traffic Engineering for review and analysis".
3. Add a note stating "If a full kitchen is installed in the future a grease interceptor is required".
4. Ensure with City Fire that all necessary fire lanes have been identified on the site.
5. Cloud the added parking table as it relates to the charter school.
6. Clarify if the satellite parking facility, located on Lot 5, has any other cross parking agreements with the other properties.
7. Note that an amendment was filed to add 47 parking stalls to Lot 2.