

Colorado College Creekside Support Center

CPC MP 97-00261-A4MN15

CPC ZC 15-00055

CPC NV 15-00076

CPC CU 10-00100-A3MJ15

CPC V 15-00058

City Council Public Hearing

October 13, 2015

Ryan Tefertiller

Background

- Colorado College owned parcels north of San Miguel and east of Glen Ave
- 2.27 acres in size
 - 0.9 acres zoned SU/SS
 - 1.4 acres zoned R2/SS
- Site currently a mix of College offices, facility yard/warehouse, and residential structures
- Adjacent to Monument Valley Park

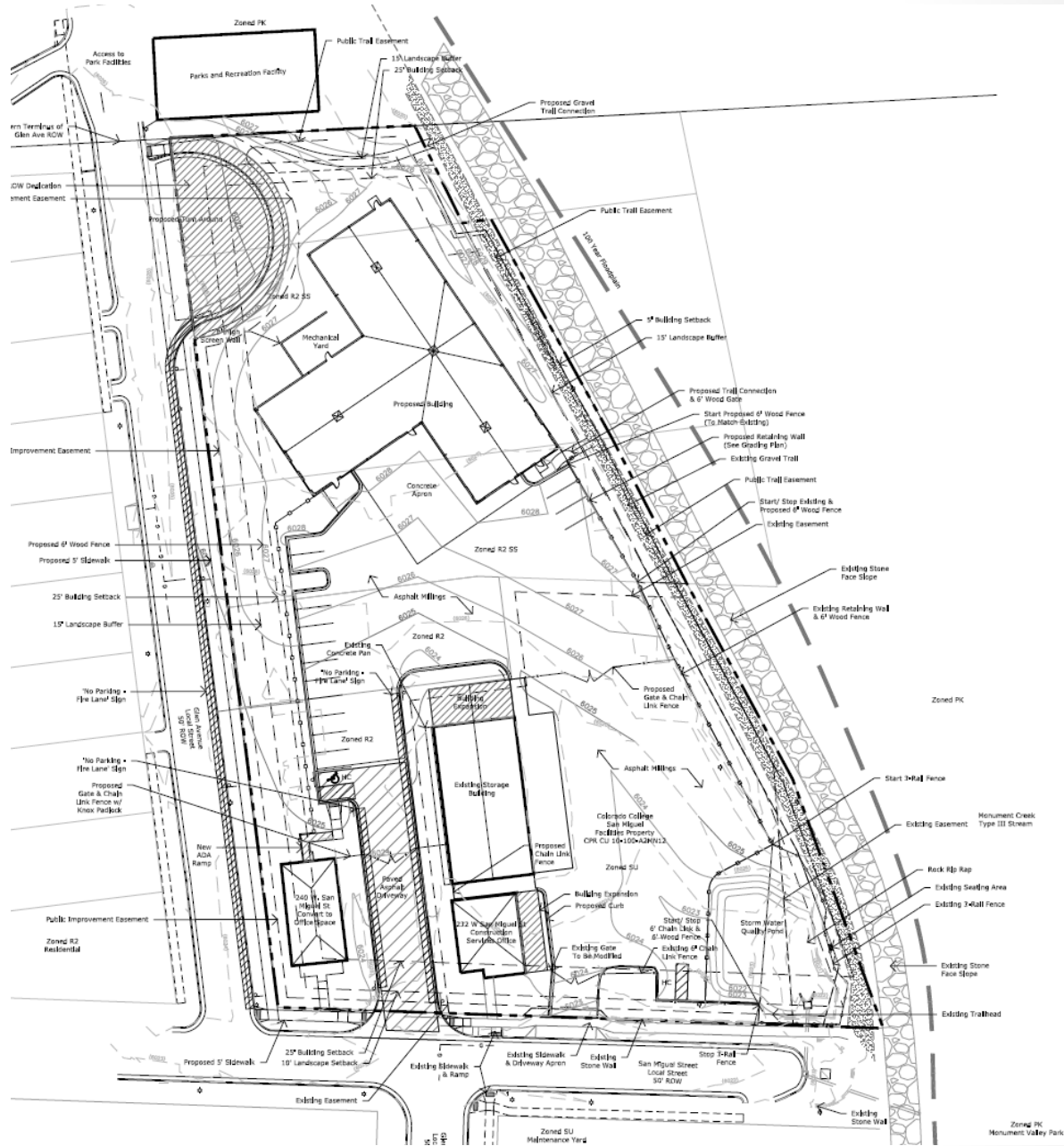
Subject Property



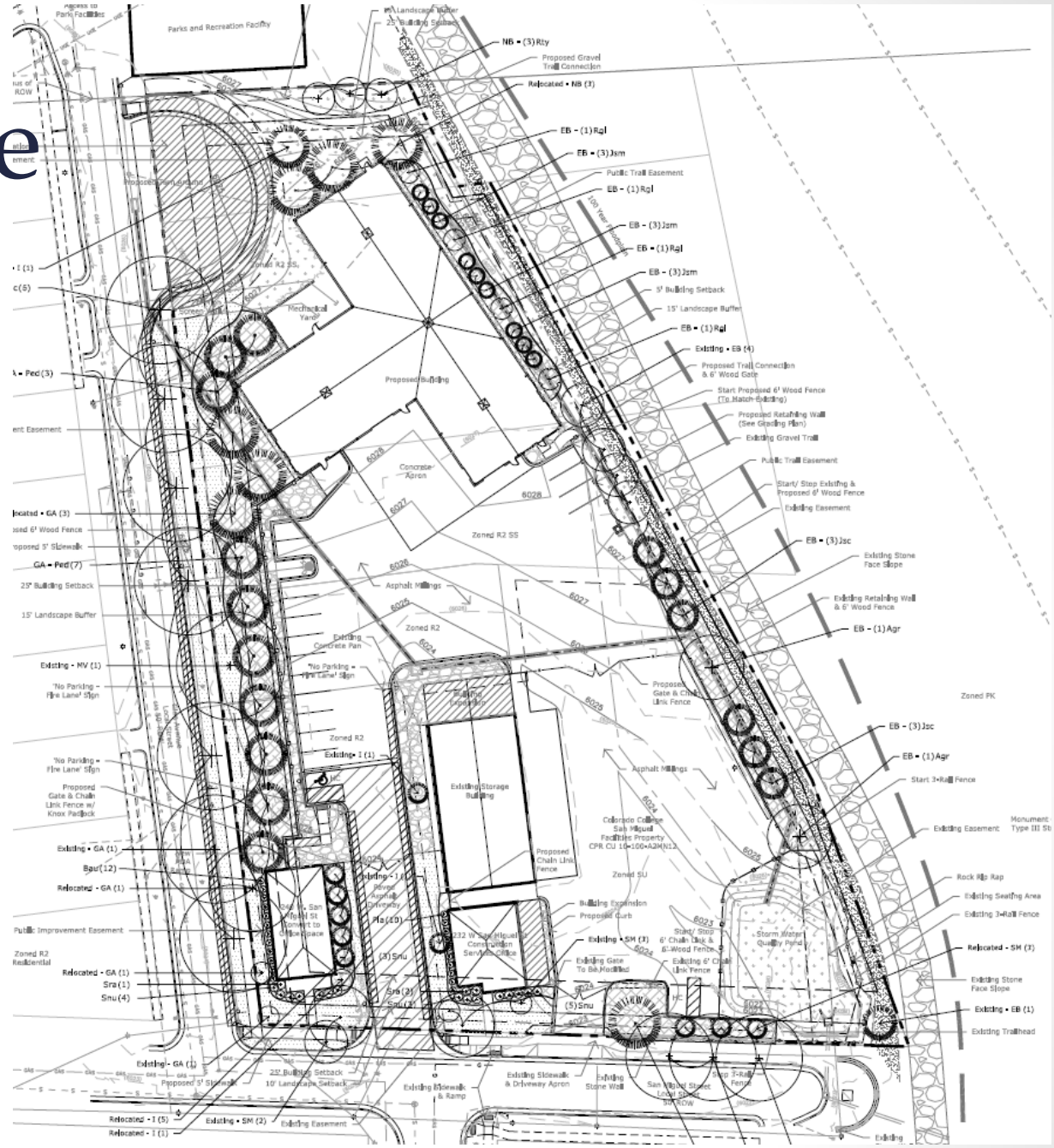
Proposal

- Redevelop the site for the Creekside Support Center
 - Demolish 6 residential structures
 - Construct 10,923 sf warehouse
 - Convert one residential structure to office
 - Landscape improvements
 - Trail improvements
 - Public improvements: curb/gutter/sidewalk
- Site will serve as off-site library storage and central receiving facility

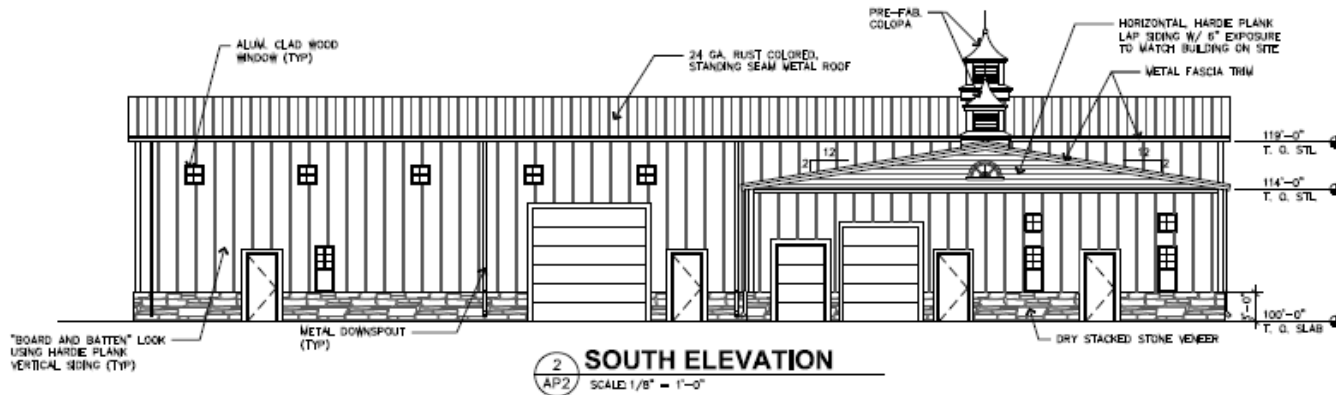
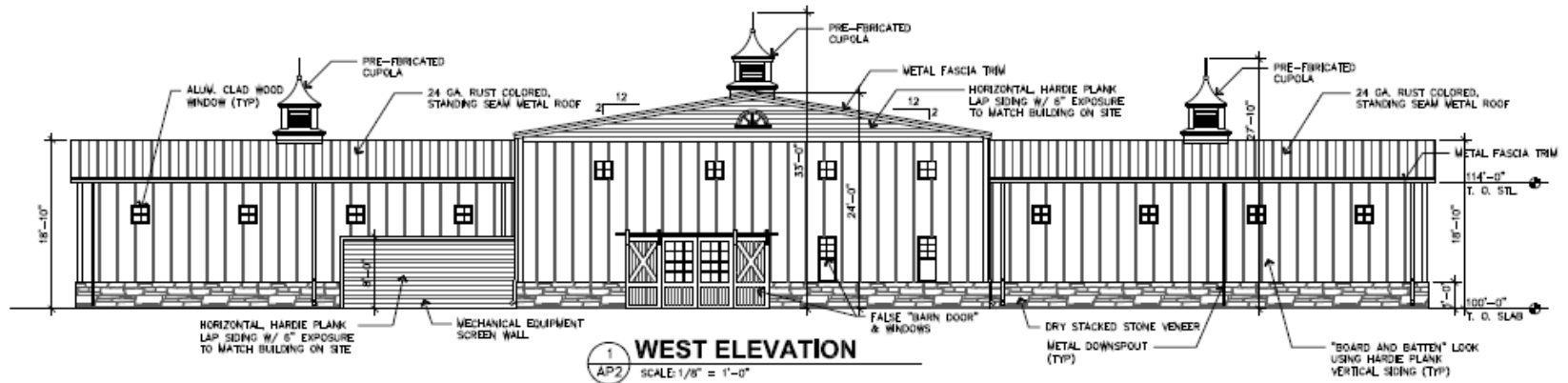
Site Plan



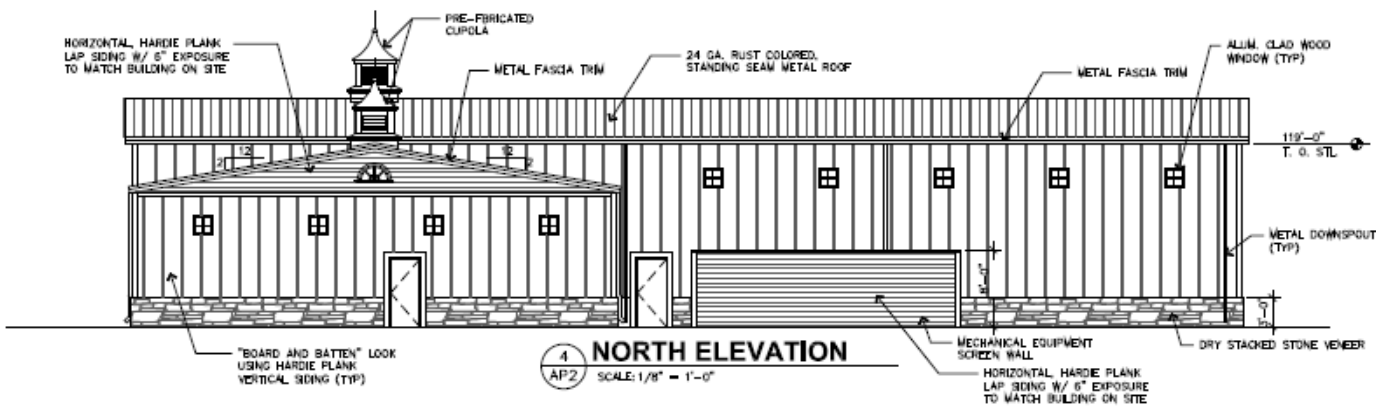
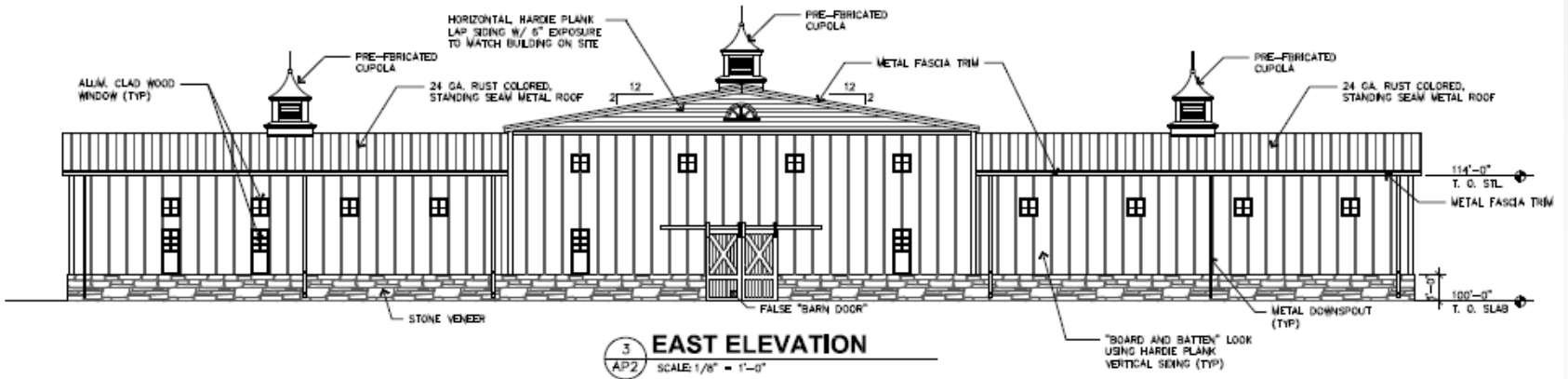
Landscape Plan



Elevations



Elevations

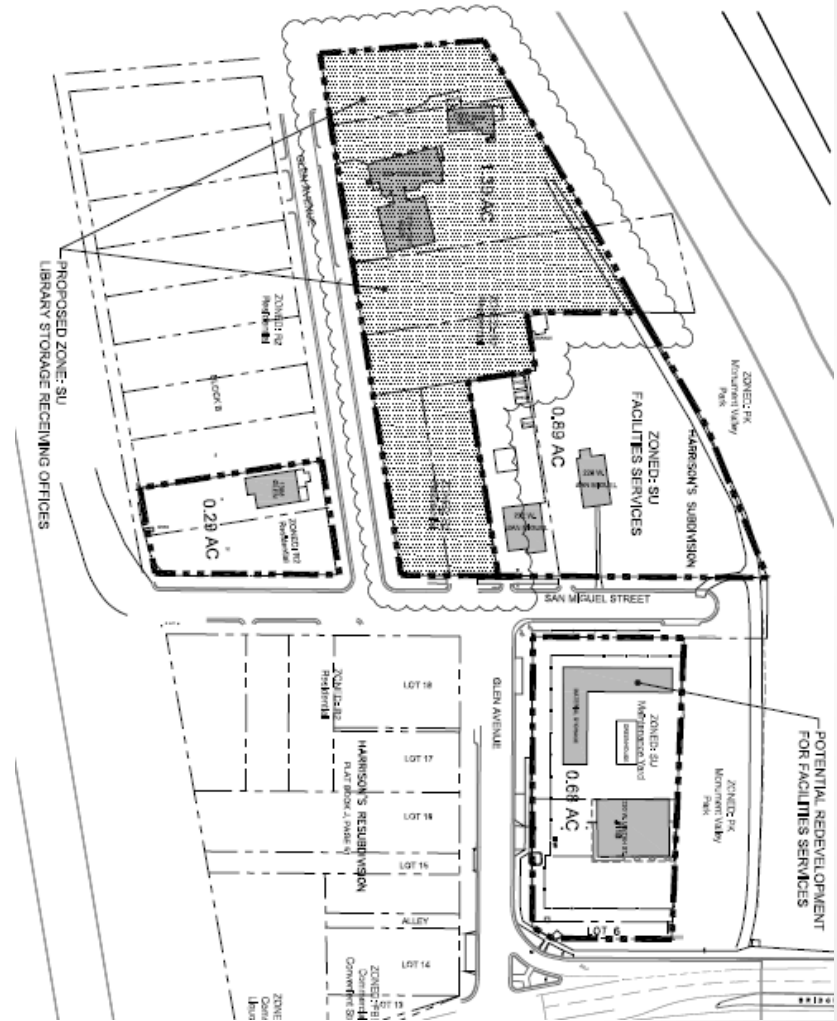


Applications

- Multiple applications required
 - Minor amendment to the Colorado College Master Plan
 - Zone change from R2/SS to SU/SS
 - Non-use variance for SS impervious cover
 - Major amendment to the Colorado College Facility Yard conditional use development plan
 - Vacation of a portion of San Miguel
 - Subdivision plat processed administratively

Master Plan Amendment

- Majority of the site falls outside the Master Plan land use map
- Proposed amendment will add the R2 area to the map and identify it as "proposed SU zone, library storage receiving office" use



Zone Change – R2 to SU and R2 to PK

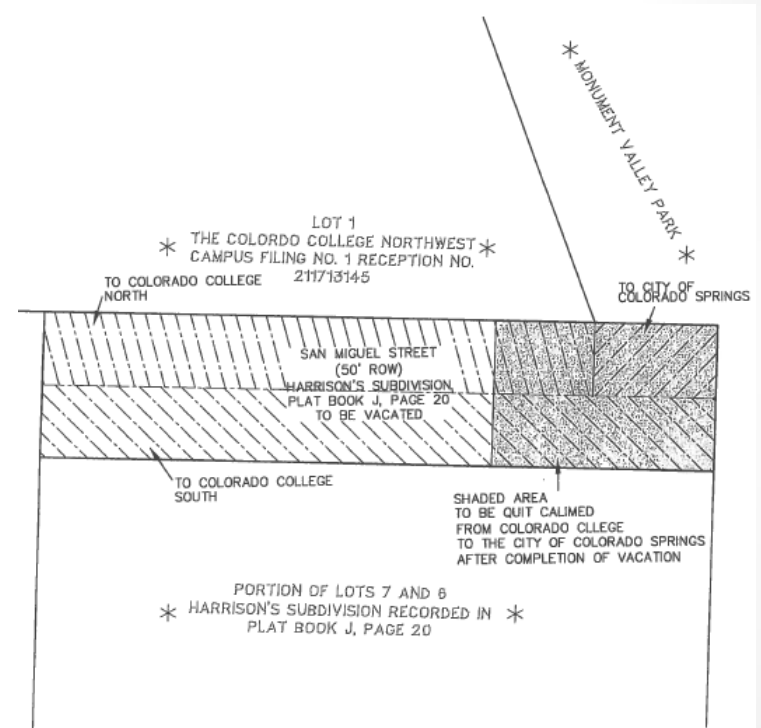
- SU zone intended to “accommodate primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions”
- SU zone described as a “residential zone” in Part 1, of Article 3 of the zoning code
- Permitted uses include: all residential uses, most human services, B & B, offices, cultural services, daycare, schools, parks, religious institutions
- PK zone for trail/creek tract conveyed to City

Conditional Use Development Plan

- Significant efforts to meet CU and DP review criteria
 - Limited access
 - Landscaping and buffering
 - Architectural design
 - Little evening activity
 - Street, trail, and drainage improvements

ROW Vacation

- College owns properties north/south
- ROW provide no public transportation purpose
- New trail connection
- Utility and drainage easements retained
- Historic wall remains public



Stakeholder Input

- Pre-application neighborhood meeting
 - Approximately 7 attendees
- Notice at submittal
 - Multiple emails from adjacent owners and ONEN
 - Most input opposed
 - Some support for the project

Criteria

- Many criteria are applicable
 - Master Plan: 5 primary (4 to 7 sub-criteria)
 - Zone Change: 3 criteria
 - Non-Use Variance: 3 criteria
 - Conditional Use Development Plan: 3 for CU, 12 for DP, and 11 for SS overlay
 - Vacation: 5 criteria
- Significant effort to evaluate criteria

Planning Commission Action

- Planning Commission recommended approval of all 5 applications
 - Unanimous vote
 - One condition added to the conditional use development plan:
 - Transportation and storage of food waste is prohibited on the site.

Recommendation

- Approve all 5 applications based on the finding that the required review criteria are met
 - Numerous technical modifications on the conditional use development plan
 - New condition from CPC hearing
 - Two conditions of approval for the ROW vacation

Questions?