



Legislation Text

File #: 15-00576, **Version:** 1

A request by EV Studio for a concept plan for the redevelopment of the Lincoln Elementary School, located at 2727 North Cascade Avenue.

Quasi-Judicial

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

Applicant: EV Studio

Owner: School District 11

Location: 2727 North Cascade

Concept plan (CPC PUP 15-00037) for the purpose of converting the former Lincoln Elementary school to a single use or mixed use project.

Previous Council Action:

None

Background:

From 1948 until its closure at the end of the 2013-2014 school year Lincoln Elementary served as the local neighborhood school and a focal point for the Roswell area. The school at 2727 North Cascade Avenue is a one story, brick structure consisting of 42,327 square feet. The building is in the shape of an "L" with the east/west wing containing the front entry, school office, gymnasium/cafeteria, library/auditorium, kitchen and classrooms. The north/south wing consists of classrooms. The tallest portion of the school is the gymnasium at 32 feet. The building surrounds a gravel playground.

The concept plan proposes no additional buildings with the existing playground converted to a parking lot to support the uses within the building. The possible uses within the building include a range of commercial, office, civic and residential uses. The Planning Commission recommended a maximum of 35,000 square feet of commercial uses, a maximum of 20 dwelling units per acre of residential uses (60 dwelling units maximum) and no specified limit on office or civic uses. Drive-through facilities are not permitted. The Planning Commission recommended a maximum building height of 45 feet for residential uses and 35 feet for all other uses. Planning Commission also recommended allowing the use of the parking reduction ratios for certain mixed use combinations contained in Section 2.6.1 of the Downtown Colorado Springs FBZ (Form-Based Zone). Planning Commission also stated that on-street parking spaces adjacent to the site may assist in satisfying the parking requirement minimums for the proposed uses. Typically only on-site parking spaces are counted to satisfy the parking requirements. The changes made by the Planning Commission were

supported by city staff.

Please see the attached City Planning Commission staff report for detailed project analysis.

Financial Implications:

Not applicable

Board/Commission Recommendation:

At their meeting on August 20, 2015 the Planning Commission approved the applications by a vote of 8-0 subject to significant and technical modifications to the concept plan as indicated in the Draft Record-of-Decision.

Stakeholder Process:

Public notice was provided to 280 property owners within 1,000 feet of the school property on three occasions: 1) during the pre-application stage for the neighborhood meeting on April 27, 2015; 2) after the submittal of the applications; and 3) prior to the Planning Commission meeting on August 20, 2015. Approximately 50 people attended the neighborhood meeting on April 27th. Correspondence received after the submittal of the applications is included within Figure 3 of the Planning Commission agenda. The Record of Decision of the Planning Commission summarizes stakeholder involvement at the public hearing.

Due to the changes made by the Planning Commission pertaining the increase in the commercial square footage allowance and the maximum building height, a public hearing notice with the Planning Commission's changes was sent prior to the City Council hearing.

Alternatives:

1. Approve the applications as recommended by the Planning Commission;
2. Approve the applications with modifications;
3. Deny the applications; or
4. Refer the applications back to Planning Commission for further consideration.

Proposed Motion:

CPC PUP15-00037 - Concept Plan

Approve the concept plan for Lincoln School, based on the finding the plan complies with the review criteria in City Code Section 7.3.605 (Review Criteria for PUD Concept Plans) subject to compliance with the significant modifications and technical and/or informational modifications to the concept plan as required in the Draft Record-of-Decision from the August 20, 2015 Planning Commission meeting.

Not applicable