



## Legislation Text

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**File #:** 15-00580, **Version:** 1

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Gearonimo Concept Plan to utilize a portion of the property for indoor recreation.

Quasi-Judicial

**From:**

Peter Wysocki, Planning and Development Director  
Lonna Thelen, Principal Planner, Planning and Development Department

**Summary:**

Applicant: LDC, Inc.  
Owner: Farrio, LLC & Cheyenne Canyon Properties, LLC  
Location: 1301, 1353, and 1355 S. 8th Street

This project is a concept plan for a 7.2-acre site. The concept plan utilizes a portion of the property for an indoor recreation facility.

**Previous Council Action:**

None

**Background:**

The application under review is for a zone change from OC and R-5 to PBC. The site is located adjacent to 8th street. The OC portion of the site was originally developed as an office complex and the R-5 portion of the site was original developed as a church. The office portion of the site has remained office, but the church has recently turned into a climbing gym, which is under the indoor sports and recreation use category. Indoor sports and recreation is not a permitted use in the R-5 zone district. Indoor sports and recreation and offices are permitted uses in the PBC zone district; therefore, the applicant is requesting a zone change to PBC for the entire site. The PBC zoning is consistent with the zoning along 8th street. The corridor contains OC, PBC, C-5 and C-5 zoning.

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

**Financial Implications:**

Not applicable.

**Board/Commission Recommendation:**

At their meeting on August 20, 2015 the Planning Commission voted 9-0 to approve the Concept Plan.

**Stakeholder Process:**

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 78 property owners within 500 feet. No public comment was received.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

**Proposed Motion:**

CPC CP 15-00046 - CONCEPT PLAN

Approve the concept plan for Gearonimo PBC, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E, subject to compliance with the conditions of approval and technical plan modifications listed in the City Planning Commission Draft Record of Decision, dated August 20, 2015.

Not applicable.