



Legislation Text

File #: CPC CU 16-00106, **Version:** 1

A conditional use to allow the K through 12 Thomas MacLaren Charter School in the PIP-1 (Planned Industrial Park) zone district located at 1615 West Garden of the Gods Road.

(Quasi-Judicial)

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development

Proposed Motion:

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.