

CITY OF EDGEWATER

**ORDINANCE 2016 - 22
SERIES OF 2016**

AN ORDINANCE APPROVING AN AMENDMENT TO THE EXISTING PLANNED UNIT DEVELOPMENT (PUD) FOR 2501 CHASE STREET, EDGEWATER, COLORADO, TO MODIFY THE PARKING AND SITE IMPROVEMENTS AND CONSTRUCT AN ELEVATOR SHAFT AND EXTERIOR STAIRWAY ADDITION TO THE EXISTING BUILDING

WHEREAS, the City of Edgewater, Colorado (“City”) has received an application and related documents from the Gold Crown Foundation (the “Applicant”), with the consent of the City, as the owner of the subject property, to amend a previously-approved Planned Unit Development (“PUD”) for the property known as 2501 Chase Street, Edgewater, Colorado (the “Property”), to modify the existing parking and site improvements and construct an elevator shaft and exterior stairway addition to the existing building (the “Application”); and

WHEREAS, the Property is also known as the Heritage Center has been designated as an historic landmark property by the City; and

WHEREAS, the southern half of the Property is zoned Commercial 1 (C-1) and the northern half is zoned Residential 3 (R-3); and

WHEREAS, the Property is also subject to a previously-approved PUD, finally approved by the City on October 16, 2003, which approved the use of the Property and existing building as a “Public Facility”; and

WHEREAS, the existing building on the Property is currently vacant and not put to use and the existing site improvements conform to the previously-approved PUD; and

WHEREAS, pursuant to Edgewater Municipal Code (“Code”) Section 16-28-90, any changes to a previously-approved PUD that do not qualify as “minor” must be processed and approved through the same procedure required by an original PUD, which procedure requires the review and recommendation of the Edgewater Planning and Zoning Commission (the “Commission”) and final review and approval from the Edgewater City Council (“City Council”); and

WHEREAS, after due and proper notice, the Commission conducted a public hearing on the Application on October 26, 2016, at which time the Applicant and all other interested parties were given the opportunity to be heard; and

WHEREAS, at the conclusion of its hearing, the Commission voted unanimously to recommend approval of the Application to the City Council, through the adoption of Resolution No. PC 2016-03; and

WHEREAS, after due and proper notice as required by the Code, the City Council

conducted its own public hearing on the Application on November 3, 2016, at which time the City Council considered all offered evidence and testimony and the Commission's recommendation on the Application; and

WHEREAS, based upon the totality of the testimony and evidence received at such hearing and after its consideration of the approval criteria set forth in the Code, the City Council finds that the Application satisfies the relevant criteria, as further set forth in this Ordinance, and wishes to approve the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. Approval Criteria: To obtain approval, Code Section 16-28-60 requires a PUD applicant to demonstrate:

- (1) The proposed project shall not be detrimental to present and potential surrounding land uses.
- (2) Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.
- (3) Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.
- (4) The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.
- (5) The project conforms with the purposes and standards prescribed in this Chapter.
- (6) The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.
- (7) The project provides benefits to the City that outweigh its adverse effects.
- (8) The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.

Section 2. Findings: Based on all the evidence and testimony presented at the hearing on the Application conducted by the City Council on November 3, 2016, the City Council finds that the Application meets the approval criteria set forth in Code Sections 16-28-60 as follows:

- (1) *The proposed project shall not be detrimental to present and potential surrounding land uses.*

The proposed amendments to the previously-approved PUD will permit the currently-vacant and unused building to be used for after-school programs and other activities for

area youth and children. The parking lot improvements and elevator shaft will improve accessibility. The existing parking lot will be utilized for all parking needs of the facility. The proposed facility program will be primarily conducted within the existing building and occasionally permit students to work outside. While there may be some traffic impact along 25th Avenue when that area will be used to pick up and drop off children, that impact is likely to be minimal as the pick-up and drop off events are likely to be spread throughout the program hours, from approximately 3 pm to 7 pm. As such, the City Council finds that the proposed project is likely to have minimal impact on present and potential surrounding land uses.

(2) Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.

Based on the Applicant's credible evidence that a significant portion of program participants are likely to walk or bike to the facility, the City Council finds that the projected vehicle trips to and from the location are likely to be adequately served by existing streets. Existing sidewalks are adequate to carry projected foot traffic to and from the site.

(3) Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.

The existing site and building are currently served by existing water and sewer facilities, which are not proposed to be modified. Based on the credible testimony offered that the City engineer and Community Services Director have no concerns, the City Council finds that the existing utility services are adequate to serve the project.

(4) The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.

The existing on-site parking area and proposed nine (9) parking spaces are adequate for the facility and comply with the parking requirement of .21 parking spaces per student, based on a maximum projected number of students of forty (40). The minor landscaping modifications to accommodate the addition of an exterior stairway and elevator addition within the perimeter of the existing building and parking area are designed to minimize impacts to the surrounding properties.

(5) The project conforms with the purposes and standards prescribed in this Chapter.

As noted above, the project conforms with parking and landscaping standards. The site conforms to applicable other standards of the Code. The purpose of the zoning chapter of the Code is to promote "the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing light and air, avoiding undue congestion of population, facilitating the adequate provision of transportation, water, sewerage, schools and other public requirements, and by other means in accordance with the Comprehensive Plan." The City Council finds that, by

providing much-needed after-school programs for area youth and children, through minimal modification to an existing building, the project will promote the health, morals, convenience, prosperity and welfare of present and future City inhabitants.

(6) The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.

The project is consistent with the general purpose, goals and objectives of the 2013 Edgewater Comprehensive Plan by providing a mix of activities along the 25th Avenue Street and creating a sense of place for students of Edgewater and community. As noted in the above finding, the City Council finds that the project will provide resources that will benefit the community both immediately and long-term.

The proposed project and PUD Amendment is compatible with the following specific Comprehensive Plan goals:

- Land Use Goals 1 & 2: Create opportunities for new development and redevelopment in the Transformation and Evolution Areas. The proposed redevelopment is located within the 25th Avenue Evolution and Opportunity areas depicted in the Comprehensive Plan. The proposed redevelopment for a community facility creates youth program opportunities in these areas while preserving and enhancing the character of the neighborhood and surrounding area.
- Economic Development Goal 1: The proposed redevelopment and community programs for educational, creative and science based educational opportunities is consistent with this goal to create a quality working environment that fosters an attractive sense of place for youth within the City.

(7) The project provides benefits to the City that outweigh its adverse effects.

The proposed project will provide after school interest and learning programs for students from the ages 10 to 18 with activities focused on creative art, technology and STEM-based projects. The City Council finds that this project will provide benefits to the City that outweigh the minimal potential adverse land use impacts.

(8) The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.

As noted in the City Planner's Staff Report, the project proposes to locate permanent building address signs on the front elevation on Chase Street and the alley side of the existing building to allow quick identification for emergency service personnel.

Section 3. Decision: Based on the foregoing findings, the City Council hereby APPROVES the Application.

Section 4. Recordation. City Staff is directed to record the Application, together with a copy of this Ordinance, with the Jefferson County Clerk and Recorder at the Applicant's expense, in accordance with Code Section 16-28-70(g).

Section 5. Effective Date. This ordinance shall become effective in accordance with the Home Rule Charter of the City of Edgewater.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 1st day of December, 2016.

/s/ Kris Teegardin, Mayor

ATTEST:

/s/ Pam Anderson, City Clerk

PASSED AND ADOPTED ON SECOND READING AND ORDERED PUBLISHED this 5th day of January, 2017.

/s/ Kris Teegardin, Mayor

ATTEST:

/s/ Pam Anderson, City Clerk

APPROVED AS TO FORM:

/s/ Thad Renaud, City Attorney

CITY OF EDGEWATER

**ORDINANCE 2016- 22
SERIES OF 2016**

AN ORDINANCE CONDITIONALLY APPROVING AN AMENDMENT TO THE EXISTING PLANNED UNIT DEVELOPMENT (PUD) FOR 2501 CHASE STREET, EDGEWATER, COLORADO, TO MODIFY THE PARKING AND SITE IMPROVEMENTS AND CONSTRUCT AN ELEVATOR SHAFT AND EXTERIOR STAIRWAY ADDITION TO THE EXISTING BUILDING

WHEREAS, the City of Edgewater, Colorado (“City”) has received an application and related documents from the Gold Crown Foundation (the “Applicant”), with the consent of the City, as the owner of the subject property, to amend a previously-approved Planned Unit Development (“PUD”) for the property known as 2501 Chase Street, Edgewater, Colorado (the “Property”), to modify the existing parking and site improvements and construct an elevator shaft and exterior stairway addition to the existing building (the “Application”); and

WHEREAS, the Property is also known as the Heritage Center has been designated as an historic landmark property by the City; and

WHEREAS, the southern half of the Property is zoned Commercial 1 (C-1) and the northern half is zoned Residential 3 (R-3); and

WHEREAS, the Property is also subject to a previously-approved PUD, finally approved by the City on October 16, 2003, which approved the use of the Property and existing building as a “Public Facility”; and

WHEREAS, the existing building on the Property is currently vacant and not put to use and the existing site improvements conform to the previously-approved PUD; and

WHEREAS, pursuant to Edgewater Municipal Code (“Code”) Section 16-28-90, any changes to a previously-approved PUD that do not qualify as “minor” must be processed and approved through the same procedure required by an original PUD, which procedure requires the review and recommendation of the Edgewater Planning and Zoning Commission (the “Commission”) and final review and approval from the Edgewater City Council (“City Council”); and

WHEREAS, after due and proper notice, the Commission conducted a public hearing on the Application on October 26, 2016, at which time the Applicant and all other interested parties were given the opportunity to be heard; and

WHEREAS, at the conclusion of its hearing, the Commission voted unanimously to recommend approval of the Application to the City Council, through the adoption of Resolution No. PC 2016-03; and

WHEREAS, after due and proper notice as required by the Code, the City Council

conducted its own public hearing on the Application on November 3, 2016, at which time the City Council considered all offered evidence and testimony and the Commission's recommendation on the Application; and

WHEREAS, based upon the totality of the testimony and evidence received at such hearing and after its consideration of the approval criteria set forth in the Code, the City Council finds that the Application satisfies the relevant criteria only upon the imposition of one or more conditions, as further set forth in this Ordinance, and wishes to approve the same, subject to such specified condition(s).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. Approval Criteria: To obtain approval, Code Section 16-28-60 requires a PUD applicant to demonstrate:

- (1) The proposed project shall not be detrimental to present and potential surrounding land uses.
- (2) Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.
- (3) Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.
- (4) The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.
- (5) The project conforms with the purposes and standards prescribed in this Chapter.
- (6) The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.
- (7) The project provides benefits to the City that outweigh its adverse effects.
- (8) The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.

Section 2. Findings: Based on all the evidence and testimony presented at the hearing on the Application conducted by the City Council on November 3, 2016, the City Council finds that the Application meets the approval criteria set forth in Code Sections 16-28-60 as follows:

[If the Council finds that any of the criteria below are satisfied only upon the imposition of a condition, please specify why, the condition to be imposed and to which criteria it relates. Please then direct the City Attorney to provide appropriate language for your approval.]

Draft findings are indicated below merely for convenience of editing; the City Council may edit any and all of the findings below, based on the evidence and testimony received.]

(1) The proposed project shall not be detrimental to present and potential surrounding land uses.

The proposed amendments to the previously-approved PUD will permit the currently-vacant and unused building to be used for after-school programs and other activities for area youth and children. The parking lot improvements and elevator shaft will improve accessibility. The existing parking lot will be utilized for all parking needs of the facility. The proposed facility program will be primarily conducted within the existing building and occasionally permit students to work outside. While there may be some traffic impact along 25th Avenue when that area will be used to pick up and drop off children, that impact is likely to be minimal as the pick-up and drop off events are likely to be spread throughout the program hours, from approximately 3 pm to 7 pm. As such, the City Council finds that the proposed project is likely to have minimal impact on present and potential surrounding land uses.

(2) Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.

Based on the Applicant's credible evidence that a significant portion of program participants are likely to walk or bike to the facility, the City Council finds that the projected vehicle trips to and from the location are likely to be adequately served by existing streets. Existing sidewalks are adequate to carry projected foot traffic to and from the site.

(3) Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.

The existing site and building are currently served by existing water and sewer facilities, which are not proposed to be modified. Based on the credible testimony offered that the City engineer and Community Services Director have no concerns, the City Council finds that the existing utility services are adequate to serve the project.

(4) The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.

The existing on-site parking area and proposed nine (9) parking spaces are adequate for the facility and comply with the parking requirement of .21 parking spaces per student, based on a maximum projected number of students of forty (40). The minor landscaping modifications to accommodate the addition of an exterior stairway and elevator addition within the perimeter of the existing building and parking area are designed to minimize impacts to the surrounding properties.

(5) The project conforms with the purposes and standards prescribed in this Chapter.

As noted above, the project conforms with parking and landscaping standards. The site conforms to applicable other standards of the Code. The purpose of the zoning chapter of the Code is to promote “the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing light and air, avoiding undue congestion of population, facilitating the adequate provision of transportation, water, sewerage, schools and other public requirements, and by other means in accordance with the Comprehensive Plan.” The City Council finds that, by providing much-needed after-school programs for area youth and children, through minimal modification to an existing building, the project will promote the health, morals, convenience, prosperity and welfare of present and future City inhabitants.

(6) The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.

The project is consistent with the general purpose, goals and objectives of the 2013 Edgewater Comprehensive Plan by providing a mix of activities along the 25th Avenue Street and creating a sense of place for students of Edgewater and community. As noted in the above finding, the City Council finds that the project will provide resources that will benefit the community both immediately and long-term.

The proposed project and PUD Amendment is compatible with the following specific Comprehensive Plan goals:

- Land Use Goals 1 & 2: Create opportunities for new development and redevelopment in the Transformation and Evolution Areas. The proposed redevelopment is located within the 25th Avenue Evolution and Opportunity areas depicted in the Comprehensive Plan. The proposed redevelopment for a community facility creates youth program opportunities in these areas while preserving and enhancing the character of the neighborhood and surrounding area.
- Economic Development Goal 1: The proposed redevelopment and community programs for educational, creative and science based educational opportunities is consistent with this goal to create a quality working environment that fosters an attractive sense of place for youth within the City.

(7) The project provides benefits to the City that outweigh its adverse effects.

The proposed project will provide after school interest and learning programs for students from the ages 10 to 18 with activities focused on creative art, technology and STEM-based projects. The City Council finds that this project will provide benefits to the City that outweigh the minimal potential adverse land use impacts.

(8) The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.

As noted in the City Planner's Staff Report, the project proposes to locate permanent building address signs on the front elevation on Chase Street and the alley side of the existing building to allow quick identification for emergency service personnel.

Section 3. Decision: Based on the foregoing findings, the City Council hereby APPROVES the Application with the following CONDITIONS:

- 1.
- 2.

Section 4. Recordation. Upon the satisfaction of any condition that must be met prior to finalization of the PUD plans or any other portion of the submittal, City Staff is directed to record the Application, together with a copy of this Ordinance, with the Jefferson County Clerk and Recorder at the Applicant's expense, in accordance with Code Section 16-28-70(g).

Section 5. Effective Date. This ordinance shall become effective in accordance with the Home Rule Charter of the City of Edgewater.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 1st day of December, 2016.

Kris Teegardin, Mayor

ATTEST:

Pam Anderson, City Clerk

PASSED AND ADOPTED ON SECOND READING AND ORDERED PUBLISHED this ___ day of _____, 2016.

Kris Teegardin, Mayor

ATTEST:

Pam Anderson, City Clerk

APPROVED AS TO FORM:

Thad Renaud, City Attorney

CITY OF EDGEWATER

**ORDINANCE 2016 - 22
SERIES OF 2016**

AN ORDINANCE DENYING AN AMENDMENT TO THE EXISTING PLANNED UNIT DEVELOPMENT (PUD) FOR 2501 CHASE STREET, EDGEWATER, COLORADO, TO MODIFY THE PARKING AND SITE IMPROVEMENTS AND CONSTRUCT AN ELEVATOR SHAFT AND EXTERIOR STAIRWAY ADDITION TO THE EXISTING BUILDING

WHEREAS, the City of Edgewater, Colorado (“City”) has received an application and related documents from the Gold Crown Foundation (the “Applicant”), with the consent of the City, as the owner of the subject property, to amend a previously-approved Planned Unit Development (“PUD”) for the property known as 2501 Chase Street, Edgewater, Colorado (the “Property”), to modify the existing parking and site improvements and construct an elevator shaft and exterior stairway addition to the existing building (the “Application”); and

WHEREAS, the Property is also known as the Heritage Center has been designated as an historic landmark property by the City; and

WHEREAS, the southern half of the Property is zoned Commercial 1 (C-1) and the northern half is zoned Residential 3 (R-3); and

WHEREAS, the Property is also subject to a previously-approved PUD, finally approved by the City on October 16, 2003, which approved the use of the Property and existing building as a “Public Facility”; and

WHEREAS, the existing building on the Property is currently vacant and not put to use and the existing site improvements conform to the previously-approved PUD; and

WHEREAS, pursuant to Edgewater Municipal Code (“Code”) Section 16-28-90, any changes to a previously-approved PUD that do not qualify as “minor” must be processed and approved through the same procedure required by an original PUD, which procedure requires the review and recommendation of the Edgewater Planning and Zoning Commission (the “Commission”) and final review and approval from the Edgewater City Council (“City Council”); and

WHEREAS, after due and proper notice, the Commission conducted a public hearing on the Application on October 26, 2016, at which time the Applicant and all other interested parties were given the opportunity to be heard; and

WHEREAS, at the conclusion of its hearing, the Commission voted unanimously to recommend approval of the Application to the City Council, through the adoption of Resolution No. PC 2016-03; and

WHEREAS, after due and proper notice as required by the Code, the City Council

conducted its own public hearing on the Application on November 3, 2016, at which time the City Council considered all offered evidence and testimony and the Commission's recommendation on the Application; and

WHEREAS, based upon the totality of the testimony and evidence received at such hearing and after its consideration of the approval criteria set forth in the Code, the City Council finds that the Application fails to satisfy one or more of the relevant criteria, as further set forth in this Ordinance, and wishes to deny the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. Approval Criteria: To obtain approval, Code Section 16-28-60 requires a PUD applicant to demonstrate:

- (1) The proposed project shall not be detrimental to present and potential surrounding land uses.
- (2) Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.
- (3) Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.
- (4) The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.
- (5) The project conforms with the purposes and standards prescribed in this Chapter.
- (6) The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.
- (7) The project provides benefits to the City that outweigh its adverse effects.
- (8) The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.

Section 2. Findings: Based on all the evidence and testimony presented at the hearing on the Application conducted by the City Council on November 3, 2016, the City Council finds that the Application meets the approval criteria set forth in Code Sections 16-28-60 as follows:

[If the Council finds that any of the criteria below are not satisfied, please specify which criterion and the facts on the record that indicate that it is not met. Please then direct the City Attorney to provide appropriate language for your approval.]

Draft findings are indicated below merely for convenience of editing; the City Council may edit any and all of the findings below, based on the evidence and testimony received.]

(1) The proposed project shall not be detrimental to present and potential surrounding land uses.

The proposed amendments to the previously-approved PUD will permit the currently-vacant and unused building to be used for after-school programs and other activities for area youth and children. The parking lot improvements and elevator shaft will improve accessibility. The existing parking lot will be utilized for all parking needs of the facility. The proposed facility program will be primarily conducted within the existing building and occasionally permit students to work outside. While there may be some traffic impact along 25th Avenue when that area will be used to pick up and drop off children, that impact is likely to be minimal as the pick-up and drop off events are likely to be spread throughout the program hours, from approximately 3 pm to 7 pm. As such, the City Council finds that the proposed project is likely to have minimal impact on present and potential surrounding land uses.

(2) Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.

Based on the Applicant's credible evidence that a significant portion of program participants are likely to walk or bike to the facility, the City Council finds that the projected vehicle trips to and from the location are likely to be adequately served by existing streets. Existing sidewalks are adequate to carry projected foot traffic to and from the site.

(3) Services, including potable water, sanitary sewer and storm drainage, are available or can be provided by the development prior to occupancy.

The existing site and building are currently served by existing water and sewer facilities, which are not proposed to be modified. Based on the credible testimony offered that the City engineer and Community Services Director have no concerns, the City Council finds that the existing utility services are adequate to serve the project.

(4) The proposed development contains the required parking spaces, recreation spaces, landscape and utility areas so as to minimize impacts on surrounding properties.

The existing on-site parking area and proposed nine (9) parking spaces are adequate for the facility and comply with the parking requirement of .21 parking spaces per student, based on a maximum projected number of students of forty (40). The minor landscaping modifications to accommodate the addition of an exterior stairway and elevator addition within the perimeter of the existing building and parking area are designed to minimize impacts to the surrounding properties.

(5) The project conforms with the purposes and standards prescribed in this Chapter.

As noted above, the project conforms with parking and landscaping standards. The site

conforms to applicable other standards of the Code. The purpose of the zoning chapter of the Code is to promote “the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing light and air, avoiding undue congestion of population, facilitating the adequate provision of transportation, water, sewerage, schools and other public requirements, and by other means in accordance with the Comprehensive Plan.” The City Council finds that, by providing much-needed after-school programs for area youth and children, through minimal modification to an existing building, the project will promote the health, morals, convenience, prosperity and welfare of present and future City inhabitants.

(6) The project is compatible with the general purpose, goals, objectives and standards of the Comprehensive Plan.

The project is consistent with the general purpose, goals and objectives of the 2013 Edgewater Comprehensive Plan by providing a mix of activities along the 25th Avenue Street and creating a sense of place for students of Edgewater and community. As noted in the above finding, the City Council finds that the project will provide resources that will benefit the community both immediately and long-term.

The proposed project and PUD Amendment is compatible with the following specific Comprehensive Plan goals:

- Land Use Goals 1 & 2: Create opportunities for new development and redevelopment in the Transformation and Evolution Areas. The proposed redevelopment is located within the 25th Avenue Evolution and Opportunity areas depicted in the Comprehensive Plan. The proposed redevelopment for a community facility creates youth program opportunities in these areas while preserving and enhancing the character of the neighborhood and surrounding area.
- Economic Development Goal 1: The proposed redevelopment and community programs for educational, creative and science based educational opportunities is consistent with this goal to create a quality working environment that fosters an attractive sense of place for youth within the City.

(7) The project provides benefits to the City that outweigh its adverse effects.

The proposed project will provide after school interest and learning programs for students from the ages 10 to 18 with activities focused on creative art, technology and STEM-based projects. The City Council finds that this project will provide benefits to the City that outweigh the minimal potential adverse land use impacts.

(8) The project provides for the installation of permanent address identification signs on the front of each building and on the alley side of the fence, garage or principal structure, as applicable, to allow quick identification by emergency service personnel.

As noted in the City Planner's Staff Report, the project proposes to locate permanent building address signs on the front elevation on Chase Street and the alley side of the existing building to allow quick identification for emergency service personnel.

Section 3. Decision: Based on the foregoing findings, the City Council hereby DENIES the Application.

Section 4. Effective Date. This ordinance shall become effective in accordance with the Home Rule Charter of the City of Edgewater.

INTRODUCED, READ, PASSED ON FIRST READING AND ORDERED PUBLISHED this 1st day of December, 2016.

Kris Teegardin, Mayor

ATTEST:

Pam Anderson, City Clerk

PASSED AND ADOPTED ON SECOND READING AND ORDERED PUBLISHED this ___ day of _____, 2016.

Kris Teegardin, Mayor

ATTEST:

Pam Anderson, City Clerk

APPROVED AS TO FORM:

Thad Renaud, City Attorney