



## STAFF REPORT

To: Mayor Teegardin and Members of the City Council

From: Patty McCartney, City Planner

Cc: Carmen Beery, City Attorney  
Pam Anderson, City Clerk  
Dan Maples, Community Services Director

Public Hearing Date and Location: November 3, 2016, 7:00 p.m., Council Chambers  
2401 Sheridan Blvd, Edgewater, Colorado

Applicant/Representative: Gold Crown Foundation/Kevin Petty  
3198 Speer Boulevard, Denver CO 80212

Owner: City of Edgewater  
2401 Sheridan Boulevard  
Edgewater, CO 80214

Subject: Planned Unit Development Amendment

Location of Request: 2501 Chase Street  
Edgewater, CO 80214

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### EXECUTIVE SUMMARY:

The applicant is requesting approval of a First Amendment to a Planned Unit Development (PUD) to modify the parking and site improvements and construct an elevator shaft and exterior stairway addition to the existing building and property located at 2501 Chase Street (Block 115, Lots 25 -28, inclusive) Edgewater, Colorado (the "Property").

The Property is also known as the Heritage Center and is a City of Edgewater designated historic landmark property. The southern half of the Property is zoned Commercial 1 District (C-1) and the northern half is zoned Residential 3 District (R-3). The Property is governed by a PUD that was approved on October 16, 2003.

Pursuant to Section 16-28-90 of the Edgewater Municipal Code ("Code"), all changes in a PUD development plan including changes in the provision of common open spaces, changes in the arrangements of buildings, and all other changes in the approved development plan, except those that are minor changes, must be approved under the procedure authorized for the original plan approval, which requires public hearings before both the Planning and Zoning Commission ("Commission") and the City Council, with City Council rendering the final decision by ordinance.

### PROJECT DESCRIPTION

The proposed PUD Amendment site improvements include: grading and restriping the parking area; grading and pavement improvements; exterior mechanical equipment and screening; and the construction of an elevator addition and second story stairway access at the northwest corner of the existing building. A maximum number of 40 students will be permitted for the proposed Gold Crown facility. The building is currently vacant and the proposed facility will provide community services of the sort that are permitted under the existing PUD: "Public Facility."

**LOCATION:**

The Property is located at 2501 Chase Street, Edgewater Colorado, 80214.

**PUBLIC NOTICING:**

The public hearing before the City Council was publicly noticed by posting, publication and mailing, in accordance with the Code.

**PLANNING AND ZONING COMMISSION REVIEW**

**Eligibility:** The Property is eligible for PUD Amendment under Code Section 16-28-90, as it is currently governed by a PUD approved by the City on October 16, 2003. This review requires an investigation by the Planning and Zoning Commission via a public hearing. Upon completion of the investigation, the Commission shall provide its recommendation in writing to City Council for a final decision. The PUD Amendment was reviewed by the Planning and Zoning Commission at the October 26, 2016 public hearing and recommended approval by resolution.

**PLANNED UNIT DEVELOPMENT CRITERIA:**

Pursuant to Code Section, 16-28-60, in its review, City Council shall consider the following criteria:

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

**Staff Comment:** The proposed use is not projected to present any detrimental impacts on surrounding uses. The existing parking lot will be utilized for all parking needs of the facility. The Applicant represents that 25<sup>th</sup> Avenue will be used for the drop-off and pick-up area. The proposed facility program will be primarily conducted within the existing building and occasionally permit students to work outside. The facility programs and educational opportunities should have limited impact and not be detrimental to the 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.

**Staff Comment:** The Applicant represents that the proposed Gold Crown facility typically provides services to students who walk or ride a bike with a small percentage of students that are dropped off or picked up by a vehicle. The drop-off and pick-up typically occurs throughout the operational hours of the facility generally scheduled between 3 pm and 7 pm. The existing streets and sidewalks are projected to be suitable and adequate for the anticipated traffic within the project site and vicinity of the Property.

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

**Staff Comment:** The Property and building currently have water and sewer facilities, which are not being modified as part of this PUD. The City Engineer and Community Services Director have reviewed the Application and have expressed no concern regarding level of service for the site.

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

**Staff Comment:** The Applicant is proposing no changes to recreation or utility areas, and the existing site has an existing parking and landscaped areas. The existing on-site parking area and proposed nine parking spaces are adequate for the facility and comply with the parking requirement of .21 parking spaces per student. The maximum number of students proposed for the facility is 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 and existing site improvements within the Property and historic building.

5. The project conforms to the purposes and standards prescribed in Chapter 16 of the City of Edgewater Municipal Code.

**Staff Comment:** Per the discussion provided under Review Criteria #4, staff finds that the project conforms to the purposes and applicable standards of Chapter 16.

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

**Staff Comment:** The PUD Amendment is consistent with the general purpose, goals and objectives of the 2013 Edgewater Comprehensive Plan by providing a mix of activities along the 25<sup>th</sup> Avenue Street and creating a sense of place for students of Edgewater and community. The proposed Enrichment Center facility for the Gold Crown Foundation will provide resources that will benefit the community both immediately and long-term. The proposed project and PUD Amendment is compatible with specific goals and objectives as provided below:

- 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 25<sup>th</sup> 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 outweighs its adverse effects.

**Staff Comment:** The proposed project and Gold Crown facility 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 for an inactive community public facility. The proposed Gold Crown facility provides educational and creative youth programs, which are benefits to the community and City that outweigh any minimal potential adverse effects of the proposed project.

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 of emergency service personnel.

**Staff Comment:** The Applicant has provided labels indicating that a permanent building address sign will be placed on the front elevation on Chase Street and alley side of the existing building to allow quick identification for emergency service personnel.

#### **CITY COUNCIL ACTION:**

After the conclusion of the public hearing, City Council may approve or conditionally approve the PUD Amendment application finding it is in compliance with criteria listed above, or recommend denial of the application finding it is not in compliance with the criteria listed above. City Council's final decision must be rendered by ordinance.

#### **ATTACHMENTS:**

- A: PUD Amendment Application
- B: Project Letter of Intent
- C: West Metro Fire District Review Comment Letters
- D: First PUD Amendment Plan