

RECORD OF PROCEEDINGS

Minutes of the
Planning and Zoning Commission of the City of Cherry Hills Village, Colorado
Held on Tuesday, May 13, 2014 at 6:30 p.m.
At the Village Center

CALL TO ORDER

Chair Christman called the meeting to order at 6:36 p.m.

ROLL CALL

Present at the meeting were the following Planning and Zoning Commissioners: Chair Laura Christman, Vice Chair Peter Savoie, Commissioner Jim Rubin, and Commissioner David Wyman.

Present at the meeting were the following staff members: Robert Zuccaro, Community Development Director; Marcus McAskin, Deputy City Attorney; Troy Carmann, City Engineer; and Cesarina Dancy, Community Development Clerk.

Absent from the meeting were Commissioner Steve Szymanski, Commissioner Kassie Jensen and Commissioner Al Blum.

APPROVAL OF MINUTES

Commissioner Wyman made a motion, which was seconded by Vice Chair Savoie, to accept the April 8, 2014 minutes as written. The motion passed unanimously.

Chair Christman requested that the motion in the April 22, 2014 minutes be amended to include that the denial of the request was also based on the fact that the addition of tennis court lights was not in keeping with the Master Plan of the City.

Staff agreed to amend the minutes and present the amended minutes for the next meeting of the Planning and Zoning Commission.

AGENDA ITEMS***Request by St. Mary's Academy for an Expanded Use Permit to Build an Approximately 22,722 Square Foot Community Center Building***

Mr. Zuccaro stated that St. Mary's Academy is requesting an Expanded Use Permit to build an approximately 22,772 square-foot, two-story community center building. The community center is intended to provide additional instruction space for lower and middle school activities that are currently located in the high school building.

Mr. Zuccaro continued that the applicant's letter of intent states that the expansion will provide additional space for lower and middle school activities that are currently located in the high school building and provide dedicated middle school foreign language and music and drama spaces.

Mr. Zuccaro displayed a vicinity map of the St. Mary's Academy campus and the adjacent properties. He stated that the St. Mary's Academy campus is zoned R-1, 2 ½-Acre Residential District. Private schools are an allowed use in the R-1 District provided that such use is approved, expanded or increased in accordance with Article XX of the Zoning Ordinance.

Mr. Zuccaro stated that St. Mary's Academy is a private institution with approximately 670 students, grades kindergarten through 12. The campus is 24.67 acres in net area. Surrounding zoning and land uses include R-1 and R-3 zoned residential properties. Access to the property is from multiple driveways connecting to University Boulevard, which borders the campus to the east.

Mr. Zuccaro stated that the last expanded use permit granted to St. Mary's Academy was in 1999 with the addition of the 37,248 square-foot middle school building. He continued that other buildings on campus include the 68,370 square-foot high school building, 20,592 square-foot lower school building, 7,650 square-foot Bishop Evens Sports Center, 8,352 square-foot Sanders House Administration Building, and 1,530 square-foot caretakers house.

Mr. Zuccaro stated that with the 1999 expansion, the parking for the schools was increased from 312 to 332 spaces. Based on the parking calculations made at that time it was determined that the minimum parking requirements were met without the need for approval of a reduction. The enrollment in 1999 was noted as 801 students and a condition of the middle school expansion was that enrollment could not increase by more than 10%, or could not increase less than 10% if that expansion would regularly generate in excess of 100 vehicle trips per day, without further approval through the Expanded Use Permit process.

Mr. Zuccaro outlined the process for obtaining an Expanded Use permit. He stated that St. Mary's Academy presented the preliminary application to the Planning and Zoning Commission on November 12, 2013.

Mr. Zuccaro displayed a graphic of the campus which indicated the proposed location of the community center. He stated that the proposed building is located south of the existing middle school building, approximately 175 feet from the closest property boundary to the west. The height of the building is proposed at 34 feet and 4 inches above the midpoint elevation. From the finished grade on the west side of the building, the overall height is proposed at 44 feet and 10 inches. Campus-wide, the total proposed finished floor area, including the community center, is 166,520 square feet, resulting in a Floor Area Ratio of 15.5%.

Mr. Zuccaro stated that the existing drainage pond has the capacity needed to hold any additional runoff from the new addition.

Mr. Zuccaro stated that the lighting plan which was submitted meets code requirements.

Mr. Zuccaro stated that the applicant has submitted a traffic study, which compared data from 1999 along S. University Boulevard. The study finds that daily traffic volume and peak time traffic volumes have decreased over this period. The study also notes that basic traffic patterns at the entrances and exits to the campus are the same as in 1999, but that improvements have also been made to the configuration of the lower school lot that have expanded capacity on site; thus, reducing vehicle queuing on S. University Boulevard.

Mr. Zuccaro stated that Staff has worked with the applicant to calculate the parking requirements. He stated that the applicant proposes to maintain the current number of parking spaces on campus at 343 and requests a parking reduction of 20%. Based on an analysis of the current and proposed building layout and uses, a total of 427 parking spaces are needed to meet the minimum code requirements. Municipal Code Section 16-16-10(c) allows an exception to be granted up to 40% of the required parking if it is found that the parking needs of the use will be adequately served. He stated that the request is based on a limitation of use of the Bishop Evans Gym during the school day, which requires 91 spaces based on minimum zoning requirements

for assembly space. Thus, when there is a parking demand for the gym after school hours, parking demands from other uses that occur only during the school hours will not be present.

Mr. Zuccaro stated that in order to ensure an enforceable mechanism to ensure that the Bishop Evans Gym is not used during the school day; Staff recommends a condition of approval that the restriction on concurrent use for this facility be noted on the Expanded Use Plans and in the development agreement prior to the City Council hearing.

Mr. Zuccaro stated that all public hearing requirements were met by the applicant.

Mr. Zuccaro stated that Staff recommends approval of the proposal by St. Mary's Academy with two conditions:

1. Prior to the City Council hearing, the applicant shall provide a note on the site plans and include a provision in the development agreement limiting any special event use of the Bishop Evans Gym during school hours.
2. Prior to the City Council hearing, the applicant shall provide final approval letters from Denver Water, Cherry Hills Village Sanitation District and South Metro Fire Rescue Authority.

Diana Rael, representative for the applicant introduced the team who has been working on the project. Present at the meeting were: Deirdre Cryor, President of St. Mary's Academy; Janet O' Halloran, CEO of St. Mary's Academy; Charlie Arbogast, Director of Advancement of St. Mary's Academy; Michael Hall from Inline Management; Ken Clifford from JVA, Inc.; Michael Roybel from Roybel Corp. Architects; and John Birkey from Norris Design.

Ms. Rael stated that the campus had 95 parking spaces which could be considered flexible. 31 spaces in the high school parking lot, 48 spaces in the lower school gym area, and 16 spaces in the middle school area. She continued that with the inclusion of these spaces a 20% reduction was reasonable.

Ms. Rael stated that she has received a will serve letter from the Cherry Hills Village Sanitation District, and a permit from the South Metro Fire and Rescue. She continued that the plans were in review with Denver Water and she expected to hear from them soon.

Ms. Rael stated that they are waiting on the electrical comments on the building plans and should have any issues addressed in the next week. She continued that the applicant agrees with the conditions of approval.

Ms. Rael thanked Mr. Zuccaro for all of his work on their project.

Chair Christman stated that there were no members of the public present for the public hearing portion of the meeting and closed the public hearing.

Commissioner Rubin stated that the new addition fits well with the campus. He continued that the applicant has addressed the concerns of the commission from the previous meeting.

Vice Chair Savoie asked if the parking conditions would be noted on the site plan and development agreement.

Mr. Zuccaro replied that they would be on the site plan and in the development agreement.

Chair Christman stated that this expansion should not supersede the enrollment limitation from 1999 of 801 students and wanted to make sure this was clear in the development agreement.

Commissioner Rubin moved to recommend approval of the request by St. Mary's Academy for the community center addition with the following conditions:

1. Prior to the City Council hearing, the applicant shall provide a note on the site plans and include a provision in the development agreement limiting any special event use of the Bishop Evans Gym during school hours.
2. Prior to the City Council hearing, the applicant shall provide final approval letters from Denver Water, Cherry Hills Village Sanitation District and South Metro Fire Rescue Authority.

Commissioner Wyman seconded the motion.

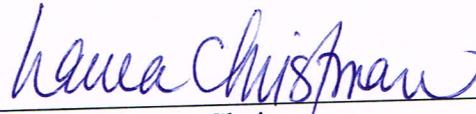
The motion passed unanimously.

Vice Chair Savoie made a motion to adjourn, which was seconded by Commissioner Wyman.

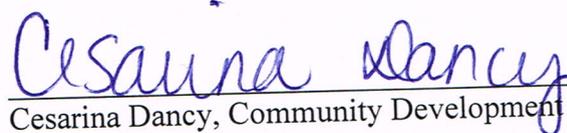
The motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 7:01 p.m.



Laura Christman, Chair



Cesarina Dancy, Community Development Clerk