North Weber Rezone

Neighborhood Meetings

March 10, 2021 ~ 9a to 11a
March 11, 2021 ~ 3p to 5p
Introductions

- Amber Brannigan – Assoc. Vice President of Facilities, Colorado College
- Klay Matlock – Facility Services, Colorado College
- Erica Hardcastle – Technical Events Team Lead – Colorado College
- Chris Lieber – Principal, N.E.S. Inc.
- Tamara Baxter – Planner, N.E.S. Inc.
Project Purpose and Goals

**What:**
- Rezone College-owned parcels within the City block bounded by Weber Street, Dale Street, Cache la Poudre, and Nevada Avenue.
- Establish allowable uses for College-owned parcels through City planning process

**Why:**
- Provide consistent zoning across campus
- Provide flexibility for college uses within existing structures
- Resolve non-conformance issues with existing zoning
- Ensure existing uses are compliance with proposed zoning

**How:**
- Minor Master Plan Amendment
- Zone Change (SU- Special Use)
- Development Plan
Properties Owned by Colorado College
Properties To Be Rezoned
Existing and Proposed Zoning

**Existing Zoning**

- **SU (Special Use)**
- **R4 (Multi-Family Residential)**
- **FBZ-T2A (Formed Base Zone – Transition Sector 2A)**

**Proposed Zoning**

- **C5 (Intermediate Business)**
- **OR (Office Residential)**
Colorado College Master Plan
North Weber/Wahsatch Historic District

FOCUS AREA

Nevada Avenue
Weber Street
La Plata Street
Dale Street
City Entitlement Request

• Minor Amendment to Colorado College Master Plan

• Rezone from R4 (Multi-Family Residential) and C5 (to SU (Special Use)
  • SU - Special Use: This zone district accommodates primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions.

• Development Plan (as-Build)
  • SU Development Standards
  • Land Use Type
    • Residential
      • Student and Facility Housing
    • Office (all subcategory uses identified in Code)
  • Civic
    • Educational
    • Academic
## SU Zone District Development Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>R-4</th>
<th>C-5</th>
<th>SU</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum District Area</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum lot area:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached (lot area per unit)</td>
<td>5,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Single-family and accessory dwelling unit - detached</td>
<td>5,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Single-family and accessory dwelling unit - integrated</td>
<td>5,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Single-family with accessory family suite</td>
<td>5,000 sq. ft.</td>
<td>5,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Duplex (lot area per duplex)</td>
<td>6,000 sq. ft.</td>
<td>6,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Duplex and accessory dwelling unit</td>
<td>6,000 sq. ft.</td>
<td>6,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td><strong>Multi-family unit (lot area per unit):</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One-story</td>
<td>2,500 sq. ft.</td>
<td>1,000 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Two-story</td>
<td>2,000 sq. ft.</td>
<td>800 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Three-story</td>
<td>1,500 sq. ft.</td>
<td>700 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Four-story</td>
<td>600 sq. ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attached single-family</td>
<td>3,000 sq. ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum lot width</strong></td>
<td>50 ft.</td>
<td>50 ft.</td>
<td></td>
</tr>
<tr>
<td><strong>Minimum setback:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Side</td>
<td>5 ft.</td>
<td>3</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Rear</td>
<td>25 ft.</td>
<td>20 ft.</td>
<td>25 ft.</td>
</tr>
<tr>
<td><strong>Maximum lot coverage</strong></td>
<td>35%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Buildings exceeding 18 ft. in height</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Buildings less than 18 ft. in height:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5,000 – 6,500 sq. ft. lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6,501 – 7,500 sq. ft. lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7,501 – 8,500 sq. ft. lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8,501+ sq. ft. lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum building height</strong></td>
<td>40 ft.</td>
<td>45 ft.</td>
<td>60 ft.</td>
</tr>
</tbody>
</table>
## Parking Standards

<table>
<thead>
<tr>
<th>Address</th>
<th>Use Type</th>
<th>City Code (Sec. 7.4.203)</th>
<th>Total Parking Required</th>
<th>Total Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>820 N Weber</td>
<td>Academic Use</td>
<td>1 space/400 SF</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>822 N Weber (garage)</td>
<td>Campus Support</td>
<td>1 space/400 SF</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>818 N Weber</td>
<td>Faculty Housing</td>
<td>0.5 spaces/bedroom</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>816 N Weber</td>
<td>Student Housing</td>
<td>0.5 spaces/bedroom</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>810/812 N Weber Parking</td>
<td>Parking</td>
<td></td>
<td>0</td>
<td>40</td>
</tr>
<tr>
<td>222 E Dale</td>
<td>Student Housing/Campus Support</td>
<td>0.5 spaces/bedroom; 1 space/400 sf</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>228 E Dale</td>
<td>Student Housing</td>
<td>0.5 spaces/bedroom</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>801 N Nevada</td>
<td>Educational</td>
<td>1 space/400 SF</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>809 N Nevada</td>
<td>Campus Support</td>
<td>1 space/400 SF</td>
<td>8</td>
<td>4</td>
</tr>
<tr>
<td>802 N Weber</td>
<td>Campus Support/Programming</td>
<td>1 space/400 SF</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>42</strong></td>
<td><strong>53</strong></td>
</tr>
</tbody>
</table>
820 N Weber

- Existing and Proposed Use
  - Academic Use
    - Speech and Debate House
- Current Zoning: R4 (Multi-Family Residential)
- Rezone: SU (Special Use)
822 N Weber

- **Existing and Proposed Use**
  - Campus Support
  - Garage – Campus Piano Tuner
- **Current Zoning**
  - R4 (Multi-Family Residential)
- **Rezone:** SU (Special Use)
818 N Weber

- **Existing and Proposed Use**
  - **Campus Support**
    - Office (Current Sodexo)

- **Current Zoning**
  - R4 (Multi-Family Residential)

- **Rezone**: SU (Special Use)
816 N Weber

- **Existing and Proposed Use**
  - Residential
  - Student Housing

- **Current Zoning:** R4 (Multi-Family Residential)

- **Rezone:** SU (Special Use)
810 & 812 N Weber

- **Existing and Proposed Use**
  - Parking (E-6 Lot)
- **Current Zoning**
  - R4 (Multi-Family Residential)
- **Rezone:** SU (Special Use)
802 N Weber

- **Proposed Use**
  - Campus Support/Programming
- **Current Zoning:** R4 (Multi-Family Residential)
- **Rezone:** SU (Special Use)
228 E Dale

- **Existing and Proposed Use**
  - Residential
  - Student Housing
- **Current Zoning:** R4 UV (Multi-Family Residential Use Variance)
- **Rezone:** SU (Special Use)
222 E Dale

- **Existing and Proposed Use**
  - Offices / Residential
    - Interfaith Housing (1\(^{st}\) Floor)
    - Student Housing (2\(^{nd}\) Floor)
- **Current Zoning:** C5 (Intermediate Business)
- **Rezone:** SU (Special Use)
801 N Nevada

- **Existing and Proposed Use**
  - Educational
  - 3-D Arts
- **Current Zoning:** C5 (Intermediate Business)
- **Rezone:** SU (Special Use)
809 N Nevada

- Existing and Proposed Use
  - Campus Support
    - Campus Safety Office
- Current Zoning: C5 (Intermediate Business)
- Rezone: SU (Special Use)
Process

Neighborhood Meetings (March 10th and 11th)

Initial application submittal to City of Colorado Springs

Application Review process

Planning Commission Hearing

City Council Hearing

City Council Hearing / 2nd Reading
Project Summary:

What:
• Rezone College-owned parcels within the City block bounded by Weber Street, Dale Street, Cache la Poudre, and Nevada Avenue.
• Establish a framework of allowable uses for College-owned parcels through City planning process for the benefit of College and surrounding neighborhood

Why:
• Provide consistent zoning across campus
• Provide flexibility for college uses within existing structures
• Resolve non-conformance issues with existing zoning
• Ensure existing uses are compliance with proposed zoning

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• Minor Master Plan Amendment
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• Development Plan
Questions