

April 26, 2016

West Side House PDP-Major Amendment

Statement of Planning Objectives

This is a request for approval of a PDP-Major Amendment for the West Side House, located on 0.413 acres at 801 South Shields, at the southwest corner of Shields Street and Plum Street. The Major Amendment proposes to convert an existing 3-story building that is currently operating as an Extra Occupancy Rental House (EORH) to a Fraternity House use. The applicant is requesting that the existing EORH use approval remain in addition to the Fraternity House use being added. The Extra Occupancy Rental House was approved on May 23, 2014. The approval was for a maximum occupancy limit of 20 residents with 15 off-street parking spaces. The building contains 20 bedrooms, of which 10-12 are presently being used.

The intent of the current request is to utilize the existing building for a fraternity Chapter House, which means that only active members will live there. There will be an on-site housing manager who is also a member of the fraternity. The occupancy is tied to the number of parking spaces available. With 17 spaces, the maximum number of occupants permitted is 26. This will be enforced by giving each resident a dedicated parking space that is tied to the lease. The occupancy will be monitored and if a member finds a parking space off-site, they will have to show proof to the owners in order to comply.

The majority of the site improvements were completed when the EORH use was approved; however, a trash enclosure, boulder seating areas and bike racks will be added.

The 0.413-acre site is in the C-C zoning district, the TOD Overlay district and in the Campus West Community Commercial District Planning Study Report.

The area surrounding the site contains a mix of single-family homes, apartment buildings, sorority houses, a church, and retail uses. The proposed project is located within walking and biking distance to CSU and other destinations in the Campus West area. A growing trend in the Campus West area is the redevelopment of older properties as the market becomes stronger for revitalization.

(i) Statement of appropriate City Plan Principles and Policies achieved by the proposed plan:

This proposal meets the applicable City Plan Principles and Policies:

Economic Health

Principle EH 4: The City will encourage the redevelopment of strategic areas within the community as defined in the Community and Neighborhood Livability and Neighborhood Principles and Policies.

Policy EH 4.1 –Prioritize Targeted Redevelopment Areas
Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

The West Side House is located within the C-C zoning district and in the Campus West Community Commercial District Planning Study Report. The Campus West area has been identified as a targeted infill and redevelopment area.

Community and Neighborhood Livability

Principle LIV 5: The City will promote redevelopment and infill in areas identified on the Targeted Infill and Redevelopment Areas Map.

Policy LIV 5.1 – Encourage Targeted Redevelopment and Infill

Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.

Policy LIV 7.1 – Encourage Variety in Housing Types and Locations
Policy LIV 7.7 – Accommodate the Student Population

Principle LIV 35: Community Commercial Districts will be communitywide destinations and hubs for a high-frequency transit system. They will be quality mixed-use urban activity centers that offer retail, offices, services, small civic uses, and higher density housing, in an environment that promotes walking, bicycling, transit and ridesharing.

Policy LIV 35.2 – Mix of Uses

Policy LIV 35.3 –Scale

Policy LIV 35.4 – Transform through Infill and Redevelopment

Principle LIV 37: The campuses of Colorado State University and Front Range Community College will be integrated into the community structure, and treated as prominent community institutions and major destinations served by the City’s multi-modal transportation system.

Policy LIV 37.3 –Supporting Uses and Housing

The project will revitalize an existing underutilized building and will provide housing for students. The site location will promote walking and cycling and is within easy walking distance to CSU.

Transportation

Principle T 8: Transportation that provides opportunities for residents to lead healthy and active lifestyles will be promoted.

Policy T 8.1 – Support Active Transportation

Policy T 8.2 – Design for Active Living

The project supports active lifestyles by providing on-street sidewalks, and designated bike lanes.

Principle T10: Using transit will be a safe, affordable, easy, and convenient mobility option for all ages and abilities.

Policy T 10.1 – Transit Stops

There are bus routes on nearby streets and the CSU Transit Center is within walking distance.

Principle T11: Bicycling will be a safe, easy, and convenient mobility option for all ages and abilities

Principle T 12: The pedestrian network will provide a safe, easy, and convenient mobility option for all ages and abilities.

Policy T 12.1 – Connections

The location of the site will promote and support the idea of the residents utilizing alternative modes of transportation (walking/biking) or public transportation. There are bike lanes and sidewalks on all of the public streets.

- (ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.**
There are no wetlands or significant natural habitats within the boundaries of the site.
- (iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.**
There is no public or private open space within the project boundaries. The building will likely be leased to a fraternity organization.
- (iv) Estimate of number of employees for business, commercial, and industrial uses.**
n/a
- (v) Description of rationale behind the assumptions and choices made by the applicant.**
The rationale behind the project is to create a Chapter House for a fraternity to occupy.
- (vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.**
Applicable criteria is documented in the submittal.

- (vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.**
There are not existing wetlands, natural habitats or features currently located on site.
- (viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.**
There was a neighborhood meeting held on 3.28.16
- (ix) Name of the project as well as any previous name the project may have had during Conceptual Review.**
The project is called West Side House. The project was previously called Plum and Shields Extra Occupancy Rental House.