

M E M O R A N D U M

March 5, 1987

TO: Planning Board

FROM: Ed Gawf, Director of Community Planning and Development
Rob Fauver, Staff Planner

SUBJECT: Public hearing and consideration of a request for Special Review #SR-85-40 and Planned Unit Development #P-87-8, for a school for 12 students to be located in a High Density Residential-Established (HR-E) zoning district at 1622 18th Street.

Applicant: John Hay

I. STATISTICS

Proposal: Convert a portion of an existing single family dwelling to an adult education facility for 12 students.

Location: 1622 18th Street.

Size of Tract: 7199 square feet.

Existing Zoning: HR-E (High Density Residential-Established).

Comprehensive Plan: High Density Residential, Area I.

II. KEY ISSUES

Will the proposed use aggravate the existing parking problem in the area?

As a result of the site's proximity to Boulder High School the existing on-street parking spaces are filled the majority of time on weekdays. The application includes a request for a parking reduction from four required spaces to one space.

III. BACKGROUND AND PROPOSAL

The property is located at 1622 18th Street. The existing building on the site is approximately 100 years old but is not of landmark designation quality. The structure has traditionally been used as a two family dwelling with one unit on the main level and one unit in the basement.

The request before the Board is to convert the main level of the building to an adult education facility for up to 12 students. Additionally, the applicant has requested that the number of students be allowed to increase to 15 in the future. There are no current plans for this, but this would allow expansion without a new special review.

Classes would be generally held three mornings a week with occasional evening and weekend seminars. The basement of the structure would continue to be used as a separate dwelling unit for one individual.

The school use has been in operation for about four years in this location. As a result of a zoning complaint, the applicant has been made aware that adult education facilities are allowed only through special review in the HR-E zoning district. The applicant's written statement describes the school's operation in more detail (attached).

Special review is required for the use and a Planning Board hearing is required for a non-residential use in a residential zone. A PUD is also required because the applicant is seeking a parking reduction as well as setback variances for the proposed parking.

IV. SPECIAL REVIEW AND PUD CRITERIA ANALYSIS

Planning staff believes that the proposed adult education facility does comply with the special with the special review criteria of Section 9-4-9 as well as the criteria for planned unit developments, Section 9-4-12. Staff analysis follows.

A. Special Review

1. The use is consistent with the purpose of the zoning district as set forth in Section 9-2-1, B.R.C. 1981.

The adult education facility use is allowed through special review in the HR-E zoning district and is consistent with the purpose of the zoning district.

2. The use provides direct service or convenience to the surrounding uses or neighborhood.

The use will provide a direct service to the surrounding residential area. The applicant has indicated that six of the 12 students enrolled in the school live within walking distance of the facility.

3. The use and building complies with the height and bulk requirements of Section 9-3-2, B.R.C. 1981, unless varied pursuant to subsection (a) of this section upon finding that the applicable requirements of Section 9-4-12, B.R.C. 1981, are met.

The existing building complies with height and setback requirements. A parking reduction and a setback variance for parking are included in the request. The parking reduction issue will be addressed below. The setback variance would allow a parking space to be located in the front yard setback. Thus, the length of the driveway would be minimized, thereby maximizing landscape area. Staff supports the setback variance request.

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4. The location, size, design, and operating characteristics of the proposed development (in addition to the requirements of paragraph (2) of this subsection) are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties.

As discussed above, the only potential negative impact on surrounding properties is that of additional on-street parking. Based on the four year history of the school and the applicant's written statement, staff believes that the school use will not create a negative impact on the area. If the off-street parking provided proves not to be adequate, the Planning Department has the option to require the applicant to construct additional parking (shown on the site plan as deferred parking). This would be located along the north property line. In order for the number of students to increase to 15, the applicant would have to provide the additional parking.

5. As compared to development permitted under Section 9-3-1, B.R.C 1981, in the zone, the use will not significantly adversely affect the infrastructure of the neighborhood, including without limitations, water, wastewater, and storm drainage utilities and streets.

Because the intensity of the proposed use is so minor, there would be no negative impact on the infrastructure of the area. No structural changes are proposed to the building and no additional plumbing fixtures are required.

6. The use will not change the predominant character of the surrounding area as intended under the zoning district.

Since no major changes are proposed for the existing building, the change of use will not affect the predominant character of the area. Since the structure has been there for 100 years, it is contributing in a positive way to the neighborhood character.

There would normally be a requirement to make the structure handicap accessible. Because there are no handicap students or staff and the access-ramp would alter the residential character of the building, the chief building official has granted a two year extension for this requirement.

B. Planned Unit Development Criteria

Because a parking reduction and setback variance for parking are requested, the application must meet the applicable requirements of the planned unit section of the code (9-4-12). Specifically, the project must be consistent with the policies and purposes of the Boulder Valley Comprehensive Plan and must utilize site design techniques which enhance the quality of the development. Site design factors include open space, circulation, parking, livability, and building design.

Based on the operating characteristics of the school and the long history of the structure, planning staff believes that the project complies with all of the above criteria.

There is one additional criterion for a parking reduction approval. That is that adequate parking is provided for the users of the development (9-4-12(g)(2)). The 864 square foot portion of the structure proposed to be used as a school has a parking requirement of three spaces. The one-bedroom unit in the basement has a requirement of one space, resulting in a total requirement of four parking spaces.

The applicant is proposing to provide one parking space along the north property line where an abandoned curb cut exists. Two additional tandem spaces are possible in the same drive. The applicant is requesting that these two spaces be deferred in order to maintain the existing landscaping. Additionally, there are three tandem parking spaces in the driveway at 1701 16th Street (across from the proposed school), two of which would be for students of the school. The house at 1701 16th Street is owned by the applicant and is occupied by a teacher of the school. Planning staff is proposing that a condition be imposed requiring that the two houses remain under the same ownership as long as the school use exists.

Based on the information provided by the applicant regarding the operating characteristics of the school, planning staff believes that the off-street parking provided will be adequate for the users of the school. In the event that this proves to be a problem, planning staff has the prerogative to require the deferred parking to be constructed.

V. NEIGHBORHOOD COMMENTS

The application for this request was originally submitted in 1985. At that time the property was posted and notification was sent to property owners in the area. Since so much time was elapsed, the site was posted again in February and a new notice was sent to property owners two weeks ago. At the writing of this report, no new comments have been received.

The Planning Department received one letter and several phone calls regarding this application when the original notice was sent. The letter is attached. The people who called in had essentially the same concern, i.e. parking impact on the neighborhood. The original application did not include any provision for off-street parking.

VI. RECOMMENDATION

Planning staff recommends that Planning Board approve Special Review #SR-85-40 and PUD #P-87-8, finding that the use complies with the requirements of Section 9-4-9 and 9-4-12, B.R.C, 1981 as amended and incorporating the staff memorandum as findings with the following conditions:

1. The applicant agrees to pave the two parking spaces shown on the approved site plan as "deferred," if the Planning Department determines in the future that the parking provided for the project is not adequate.
2. The applicant agrees that the school use is limited to twelve students with classes to be held three days a week with occasional evening and weekend seminars. If the number of students increases to fifteen, the deferred parking shown on the approved site plan must be provided.
3. The applicant agrees that no exterior remodel of the structure will occur and that any interior remodel must not render the structure unsuitable for residential occupancy.
4. The applicant agrees that the buildings and lots located at 1622 18th Street and 1701 18th Street remain under the same ownership for the duration of the school use at 1622 18th Street.
5. The applicant agrees that the building will be made handicap accessible by February 3, 1989, or discontinue the school use.

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