



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

**BOULDER COUNTY PLANNING COMMISSION
PUBLIC HEARING**

June 12, 2024 at 1:30 p.m.

**Boulder County Courthouse, 3rd Floor,
1325 Pearl Street, Boulder
Virtual and in-person**

STAFF RECOMMENDATION

STAFF PLANNER: Pete L’Orange, Planner II

DATE ISSUED: June 5, 2024

Docket SU-23-0015: St. Ambrose Church Day Care

Request: Special Review/Site Specific Development Plan request to permit a day care/pre-school as customary and incidental to an existing Church use.

Location: 7520 South Boulder Road, located approximately 1 mile west of the intersection of South Boulder Rd and McCaslin Blvd, in Section 12, Township 1S, Range 70W.

Zoning: Estate Residential (ER)

Applicants/Owner: St. Ambrose Church

Agent: Rev. Jan Pearson

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SUMMARY

The subject application is for a Special Review to permit a Day Care Center in an existing church building on an approximately 2.7-acre property within the Estate Residential (ER) Zoning District. With the recommended conditions of approval, staff find the proposal can meet the Special Review Criteria in Article 4-601 of the Boulder County Land Use Code (the Code) and recommends conditional approval to the Planning Commission.

DISCUSSION

The subject parcel is an approximately 2.7-acre parcel, located in the Spanish Hills subdivision (see Figure 1 below). The parcel has frontages on both South Boulder Road and Barcelona Drive, with the

Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner

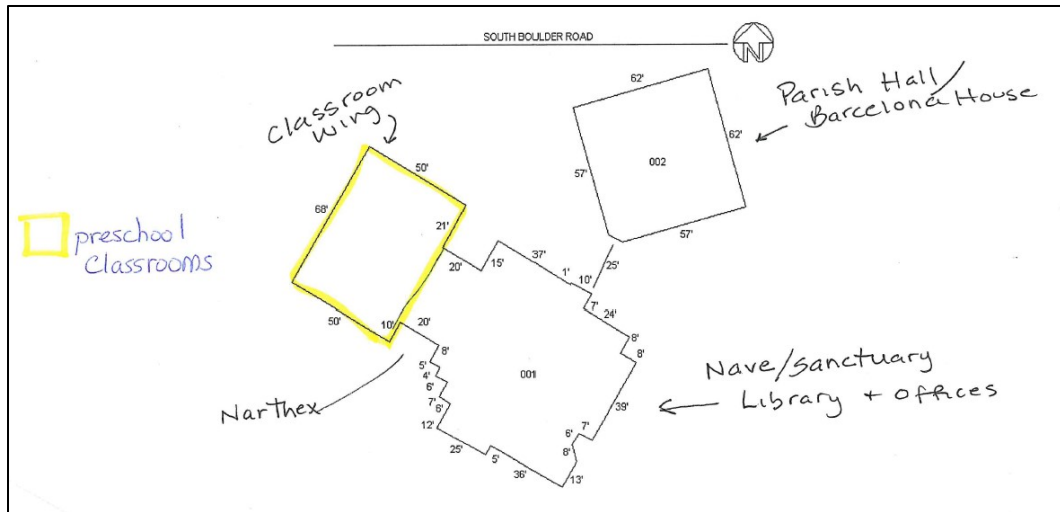


Figure 2: Existing church building, with classroom indicated in yellow.

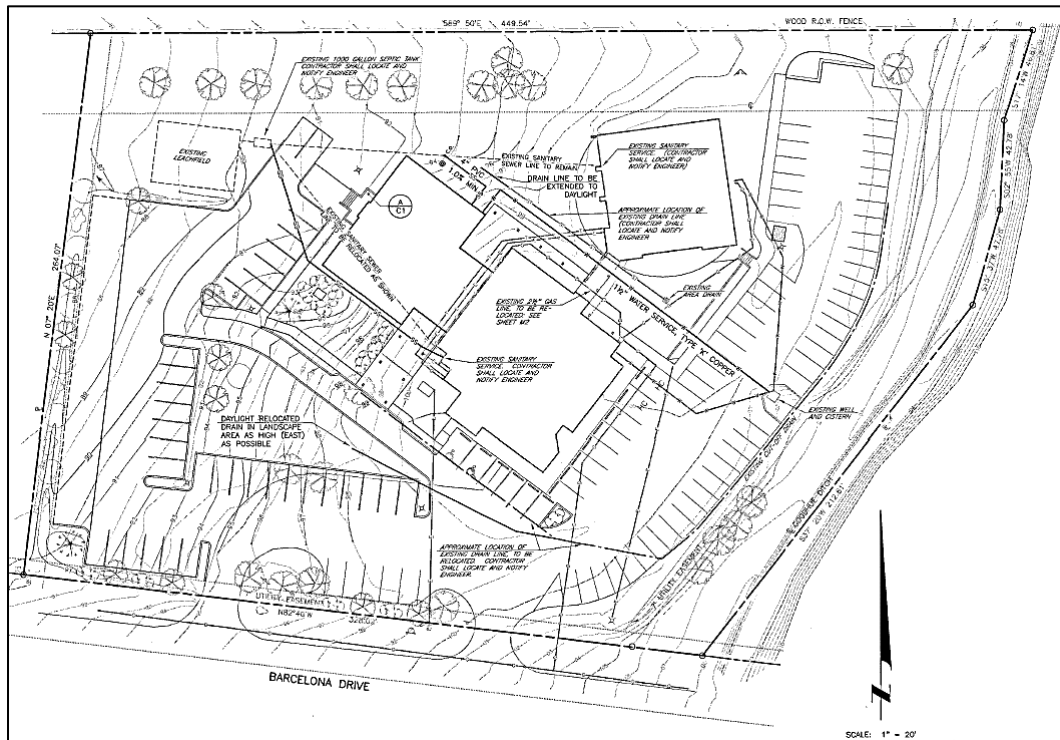


Figure 3: Site plan of subject parcel.

Per the Boulder County Comprehensive Plan, the eastern edge of the subject parcel is located within a designated riparian area, which is associated with the Goodhue Ditch (see Figure 4 below). There is also a Viewshed Protection Score for South Boulder Road (north of the subject parcel) ranging from 0.55 to 1.0 out of 5. These resources and the potential impacts on them resulting from the proposed development are discussed in the criteria review below.

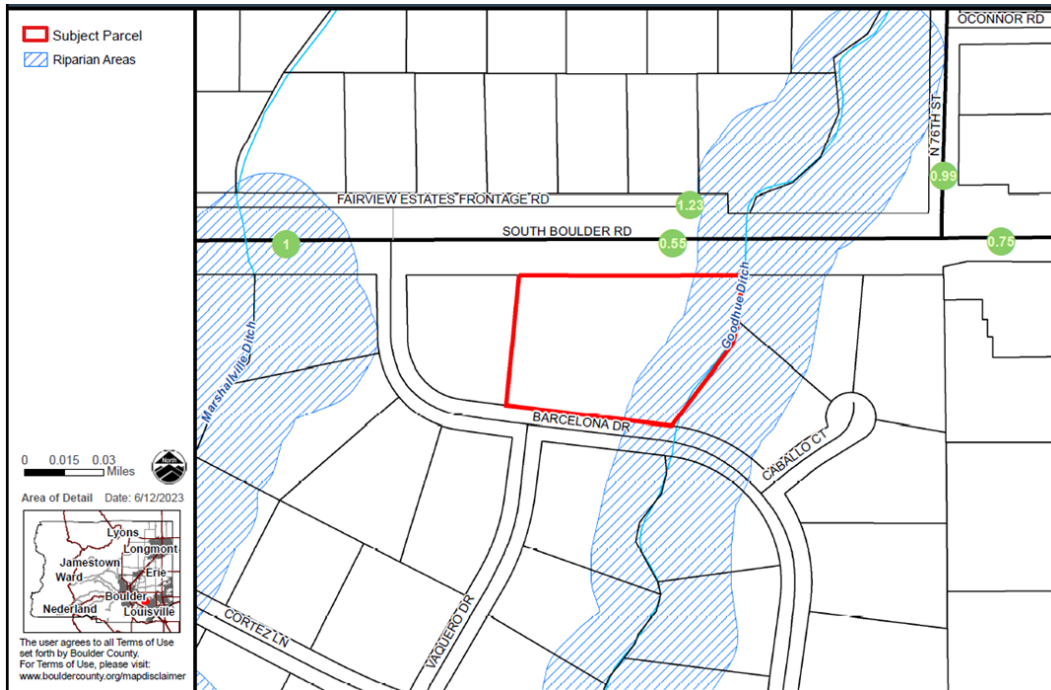


Figure 8: Comprehensive Plan map

As detailed in the criteria review below, staff find that the proposed daycare center (pre-school) can meet the Special Review Criteria in Article 4-601 of the Code, with the recommended conditions of approval.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

County Building Safety & Inspection Services Team: This team reviewed the proposal and stated that building permits and a design analysis will be necessary for a change in occupancy. They also noted that any work requiring permits will be required to meet Americans with Disabilities Act requirements.

Boulder County Public Health: This team reviewed the request and noted that their records indicate that a septic permit has been issued for the existing structure, but that the application materials indicated the subject parcel was on City of Lafayette sewer. If the property is determined to have a septic system, it will subject to Public Health’s non-residential change in use policy, which is intended to ensure that the existing OWTS will continue to meet the wastewater demands of the newly proposed use.

County Development Review Team – Access & Engineering: This team reviewed the proposal and confirmed the subject parcel has legal access to Barcelona Drive. They also provided comment on the exiting parking lot, noting that the striping was faded, but that concrete wheel stops serve to define the parking spaces and, as such, no modifications were required at this time. The team recommended a condition of approval that the applicants install two bicycle parking spaces. Finally, the team reviewed the Transportation System Impact Review (TSIR) and found it acceptable. However, they noted that TSIR was developed for a program with 25 students where the proposal states there will be 40 students; they recommended that no more than 25 students be accommodated on a daily basis.

County Parks & Open Space Natural Resources Planner: The Natural Resources Planner reviewed the application materials and stated they had no natural resources concerns. They did note

that the Goodhue Ditch may pose an attractive nuisance to children, and expressed concerns about the existing playground area adjacent to South Boulder Road.

Colorado Division of Water Resources: This agency reviewed the application and noted that the church use is currently served by City of Lafayette water, but that there is a Colorado State well permit issued for the property. They stated that the existing well permit is for “domestic uses,” and therefore cannot be used for the proposed day care use.

Adjacent Property Owners: Notices were sent to 167 adjacent property owners, and staff received one letter in opposition, expressing concern about the church use not having sufficient parking and concerns about the Goodhue Ditch.

Agencies that responded with no conflict: Boulder County Conservation Easement team; Boulder County Historic Preservation team; Boulder County Stormwater team; Mountain View Fire Protection District; and Xcel Energy.

Agencies that did not respond: Boulder County Long Range Planning; Boulder County Assessor; Boulder County Attorney; Boulder County Child Health Promotion; Boulder County Sheriff; Boulder County Treasurer; Boulder County Surveyor; Goodhue Ditch Company; City of Boulder Planning & Development Services; City of Louisville Planning Department; Boulder Valley & Longmont Conservation Districts; Colorado State Department of Early Childhood; Spanish Hills Architectural Design Committee; and Spanish Hills HOA.

SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has evaluated the Special Review standards for approval of a Day Care Center in the Estate Residential Zoning District, per Article 4-601 of the Code, and finds the following:

- (1) *Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

As discussed above, the existing church use has been previously reviewed and approved through docket SU-95-0009; staff recommends as a condition of approval that all the previous conditions of approval continue to apply.

The proposed day care center is considered a second principal use, to be located in the existing building; no exterior modifications or expansions are proposed as part of this application. Day care centers are allowed in the Estate Residential zoning district through the Special Review process. Per Article 4-512.D.3 of the Code, day care centers are required to provide one parking space per employee plus one space per 200 feet of floor area. Based on the application materials, this proposed day care center is required to provide a total of 27 parking spaces. Article 4-516.Y.3 of the Code, however, states that the county can deviate from the required number of parking spaces required for a particular use, based on the specific circumstances of the proposal. When there are multiple uses, the parking required for the most intensive use is applied. In this case, the approved church use is considered the more intensive use. The existing parking lot has approximately 80 parking spaces, which meets the parking requirement for the church use. Additionally, the typical hours of use for the day care center and church use do not overlap. Therefore, staff find there is no parking conflict between the two uses. As such, staff find that no additional parking is required for the day care use. As there are no changes or increases to the parking lot required, the electrical vehicle charging station requirements under Article 4-516.Y.5.c are not triggered by this application.

In accordance with Article 4-512.D.5.a, staff recommends as a condition of approval that the applicants obtain and maintain all applicable local, state, and federal permits.

Therefore, as conditioned, staff find this criterion can be met.

- (2) ***Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;***

The subject parcel is located in an existing residential area. The proposed day care center use is a relatively low-impact use, which is consistent with the character of a residential area. Additionally, no modifications are proposed for the existing structure. As such, staff find the proposal will not have any adverse impacts on the character of the surrounding area.

Therefore, staff find this criterion is met.

- (3) ***Will be in accordance with the Boulder County Comprehensive Plan;***

Staff reviewed the proposed project in relation to the Boulder County Comprehensive Plan and identified several goals and policies which are particularly applicable to this proposal.

Countywide Goal 1: Cluster Development. This goal states that future urban development should be located in or adjacent to existing urbanized areas in order to prevent sprawl and strip development. As discussed above, the subject parcel is located within a developed residential neighborhood, which is adjacent to City of Louisville. As such, staff find this area is already an urbanized area. Therefore, staff find the proposal is consistent with this goal.

Public Health Element Policy PH 1.03 Childcare Service. This policy states that the county supports efforts to ensure that there are adequate childcare services and facilities throughout the county. The proposed day care center would provide childcare and pre-K educational services in this part of the county. Therefore, staff find the proposal is consistent with this policy.

Staff have not identified any conflicts with any other goals or policies of the Comprehensive Plan.

Therefore, staff find this criterion is met.

- (4) ***Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat,***

and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.

As discussed above, the proposed day care center would be located in an existing structure, in an already developed neighborhood. The existing church use has a low level of activity during the hours/days day care center would be operating; while the day care center would increase the level of activity on the subject parcel, staff find a day care center is also a low-intensity use. Additionally, as discussed above, the existing parking lot is more than sufficient for the day care center use and will not require any modifications or expansions, so the proposal will not result in any increase in the amount of land being developed. As such, staff find the proposal will not result in an over-intensive use of the land. Additionally, staff do not anticipate any adverse impacts to any natural resources.

Therefore, staff find this criterion is met.

(5) *Will not have a material adverse effect on community capital improvement programs;*

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff find this criterion is met.

(6) *Will not require a level of community facilities and services greater than that which is available;*

Staff does not anticipate the proposal will have an adverse effect on community facilities and services, and no referral agency responded with any such concerns.

Therefore, staff find this criterion is met.

(7) *Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;*

The subject property has two points of physical access at Barcelona Drive, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Residential Collector. Legal access has been demonstrated via adjacency to both the Barcelona Drive and South Boulder Road ROWs.

Staff reviewed the Transportation System Impact Review (TSIR), dated April 1, 2024, and have found that it is acceptable. However, as noted in the referral response from Access & Engineering staff, the TSIR was developed for a program with 25 students where the proposal states there will be 40 students. Staff have requested revised calculations based on 40 students, but have not received any additional information to date. Without this information, staff cannot determine the traffic impacts created by an additional 15 students and whether this would result in a decrease in the current level of service for Barcelona Drive. Therefore, staff recommends as a condition of approval that prior to the recording of the development agreement, the applicants must provide documentation from a qualified, Colorado-licensed traffic engineer that 40 students will not result in a decrease in the level of service for Barcelona Drive. If this documentation cannot be provided, the day care center must be limited to no more than 25 students, as supported by the TSIR.

As discussed above, the existing parking lot does not require any expansion or modification to accommodate the day care center use. However, staff noted that the subject property does not currently have any bicycle parking as required by the Boulder County Multimodal Transportation Standards (MTTS). Per the MMTS requirements, the proposed day care use requires a total of two bicycle parking spaces. Staff recommends this be included as a condition of approval.

Therefore, as conditioned, staff find this criterion can be met.

(8) *Will not cause significant air, odor, water, or noise pollution;*

Staff have no concerns that the proposed day care center would result in the creation of air, odor, water, or noise pollution; no referral agencies have responded with any such concerns.

Therefore, staff find this criterion is met.

(9) *Will be adequately buffered or screened to mitigate any undue visual impacts of the use;*

As discussed above, there are no exterior modifications proposed or required for the day care center. As such, staff find the proposed day care center will not result in any undue visual impacts.

Therefore, staff find this criterion is met.

(10) *Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;*

Per the referral response from the Boulder County Parks & Open Space Natural Resources Planner, there is potential for the Goodhue Ditch to provide an attractive nuisance for small children. However, staff have determined that there is an existing fence between the outdoor playground area on the northside of the building and the Goodhue Ditch to the east. As such, staff find this concern is adequately addressed.

Additionally, the Natural Resources Planner noted that the existing playground is located adjacent to South Boulder Road and expressed concern about the potential for a vehicle crash to come into the playground area. However, there are approximately 35 feet between the edge of the traffic lane and the subject parcel. In addition, the playground is located an additional approximately 40 feet in from the parcel line (a total of approximately 75 feet from the travel way). Additionally, there is a fence and line of well-established pine trees between the property line and the playground area. Staff also reviewed the accident data included in the Transportation System Impact Review, which found that over the past 11 years there have only been nine accidents along this portion of South Boulder Road, none of which were fatal. As such, staff find the potential for a vehicular accident impacting the playground area is low and have determined that there is currently an acceptable level of safety, and no additional measures are required at this time.

Therefore, staff find this criterion is met.

(11) *Will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;*

As discussed above, the proposed day care center will be located in an existing structure, in an already developed area, and will provide for the societal need for childcare services. Staff finds that the use of an existing structure, rather than pursuing the development of a vacant parcel, supports the efficient use of resources and land.

Therefore, staff find this criterion can be met.

- (12) ***Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.***

The Comprehensive Plan does not identify any natural hazards on or near the subject parcel. No referral agencies have responded with any concerns related to natural hazards.

Therefore, staff find this criterion is met.

- (13) ***The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.***

As discussed above, there are no structural or site modifications proposed or required. As such, staff find there will be no changes to any existing drainage patterns.

Therefore, staff find this criterion is met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Special Review. Therefore, staff recommend that the Boulder County Planning Commission recommend the Board of County Commissioners ***CONDITIONALLY APPROVE docket SU-23-0015 St. Ambrose Day Care Center*** with the following conditions:

1. Prior to the issuance of any permits by the Boulder County Community Planning & Permitting Department and within one-year of the signing of the Resolution, the applicants must provide a Development Agreement for review and approval by County staff. Once approved by County staff, the Development Agreement must be signed and notarized by the applicants, and will be recorded by County staff.

2. All previously approved conditions of approval from docket SU-95-0009 will continue to apply.
3. In accordance with Article 4-512.D.5.a of the Boulder County Land Use Code, the applicants must obtain and maintain all applicable local, state, and federal permits.
4. ***Prior to the recording of the development agreement***, the applicants must provide documentation from a qualified, Colorado-licensed traffic engineer that 40 students will not result in a decrease in the level of service for Barcelona Drive. If this documentation cannot be provided, the day care center must be limited to no more than 25 students, as supported by the Transportation System Impact Review.
5. ***Prior to commencement of Day Care Center operations***, the applicants must install a minimum of two bicycle parking spaces.
6. The applicants are subject to the terms, conditions, and commitments of record and in the file for docket ***SU-23-0015 St. Ambrose Church Day Care Center***.



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

<i>Shaded Areas for Staff Use Only</i>
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 7520 South Boulder Rd.			
Subdivision Name Spanish Hills			
Lot(s) 2+3	Block(s)	Section(s)	Township(s) Range(s)
Area in Acres 2.678 acres	Existing Zoning ER	Existing Use of Property church	Number of Proposed Lots
Proposed Water Supply city of Lafayette		Proposed Sewage Disposal Method city of Lafayette	

Applicants:

Applicant/Property Owner St. Ambrose Episcopal Church		Email	
Mailing Address 7520 South Boulder Rd			
City Boulder	State CO	Zip Code 80303	Phone (502) 644-9973
Applicant/Property Owner/Agent/Consultant Rev. Anne Richter		Email revanne.stambrose@gmail.com	
Mailing Address 7520 S. Boulder Rd			
City Boulder	State CO	Zip Code 80027	Phone (502) 644-9973
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner 	Printed Name William Eliason - Sr. Warden	Date 9/22/23
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



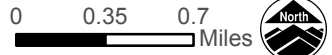
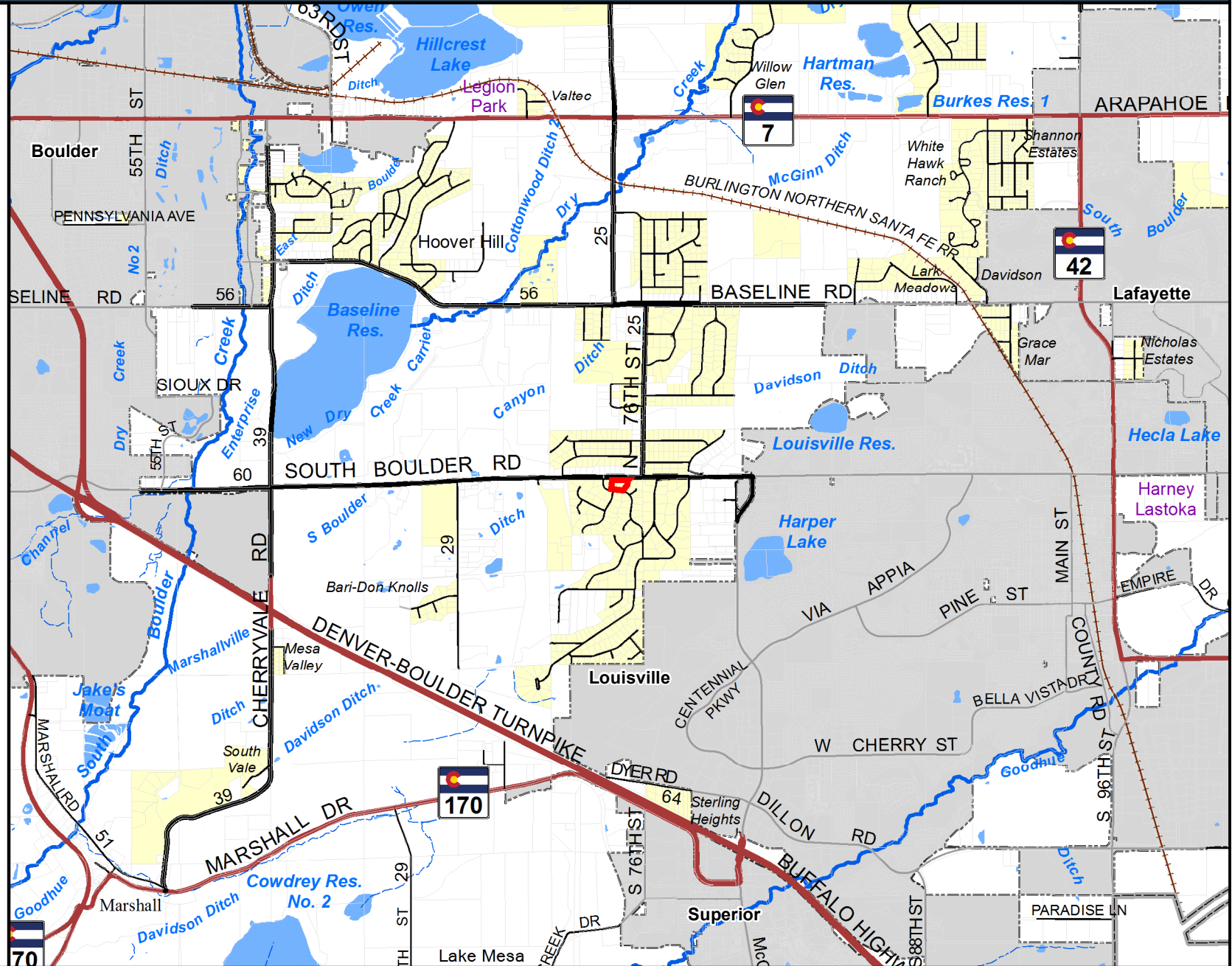
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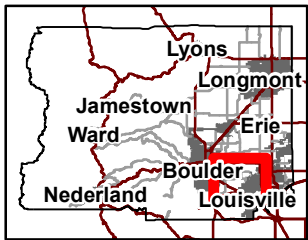
Vicinity

7520 SOUTH BOULDER RD

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 6/12/2023



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Aerial

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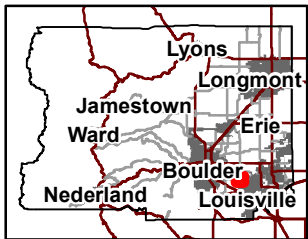
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 6/12/2023



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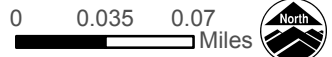
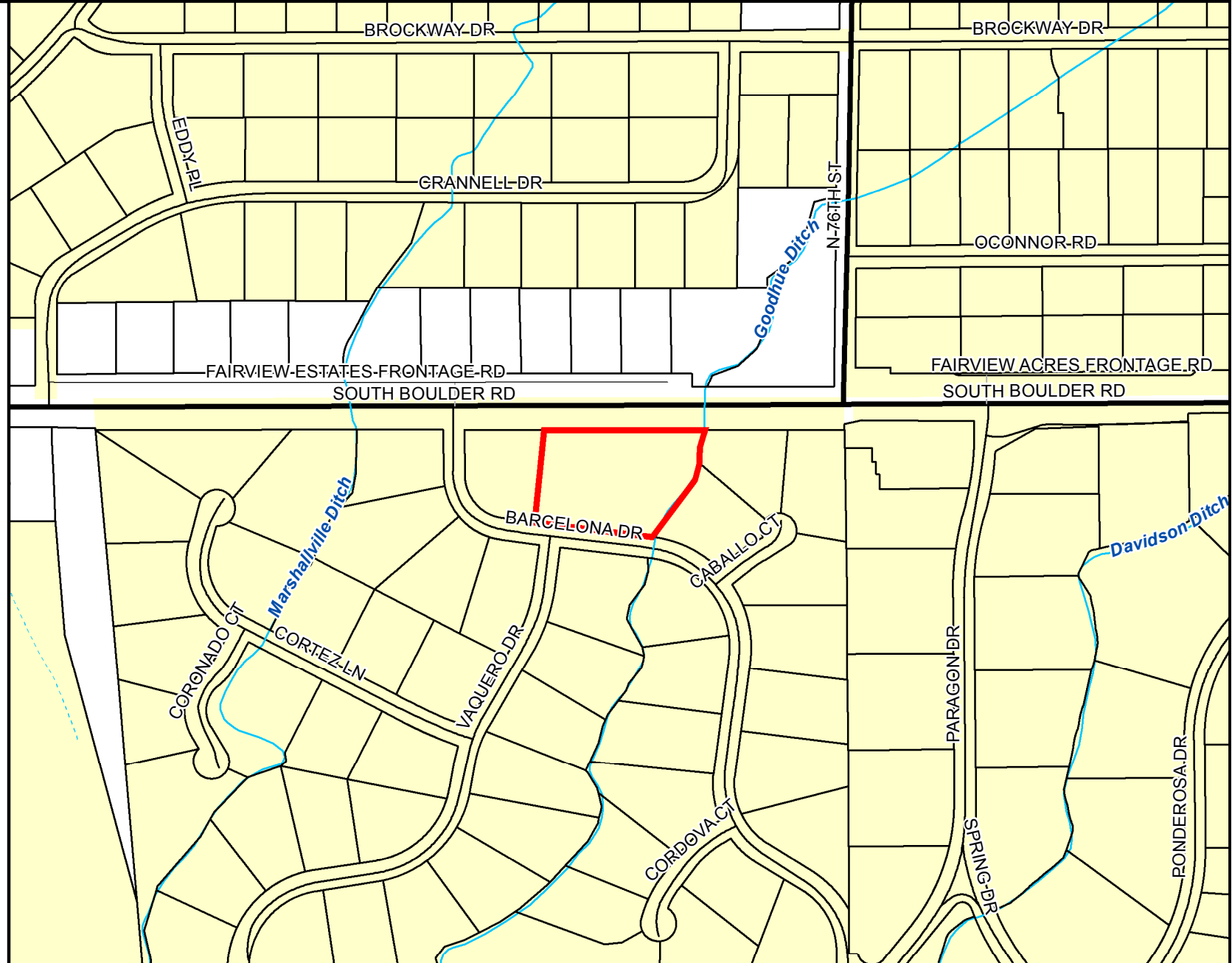
Location

7520 SOUTH BOULDER RD

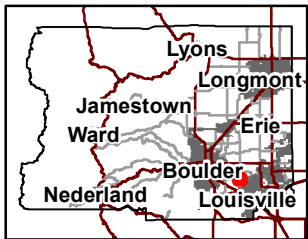
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 6/12/2023



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Zoning

7520 SOUTH BOULDER RD

Subject Parcel

Zoning Districts

Estate Residential

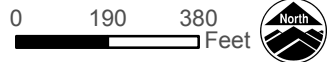
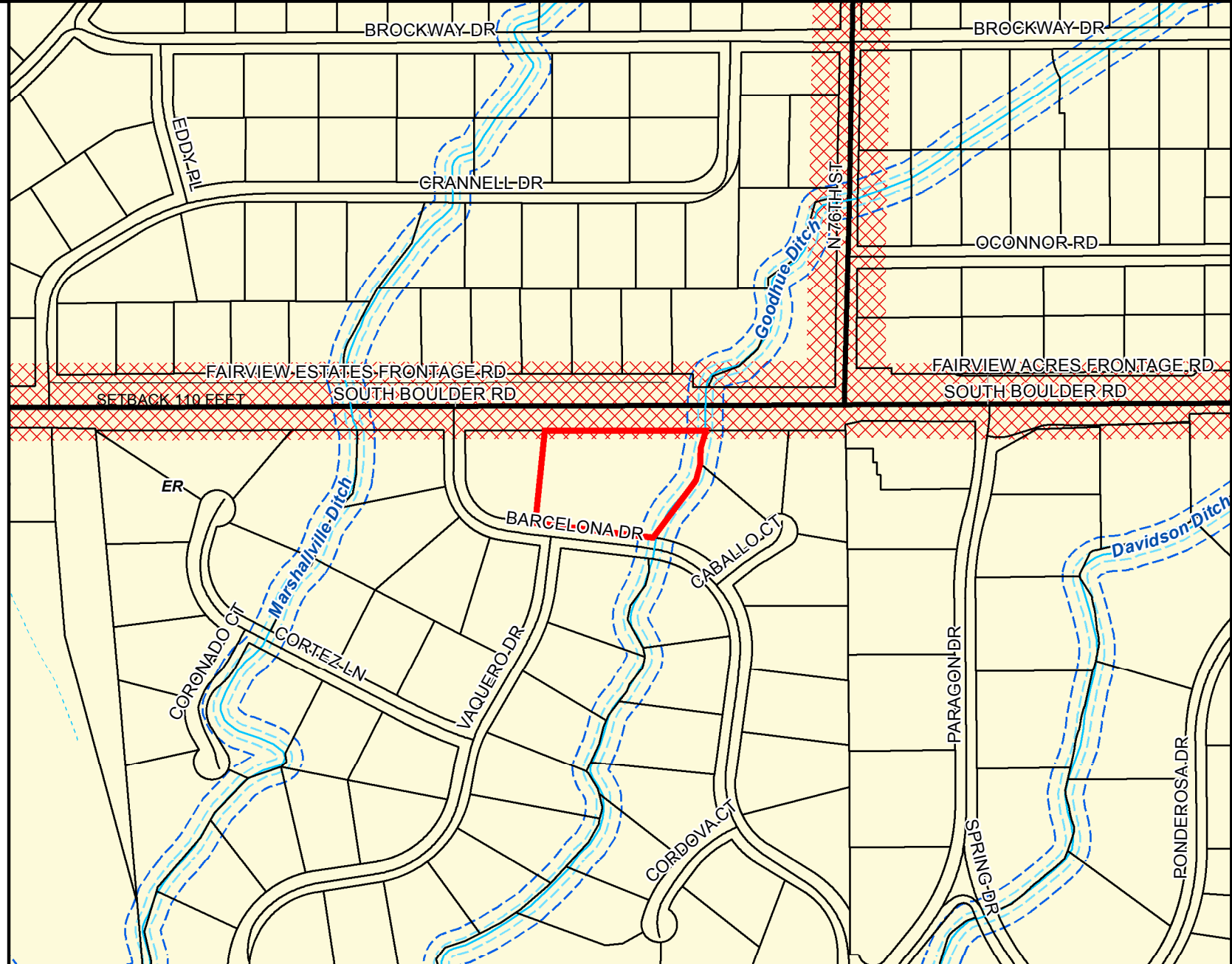
Ditch Setbacks

20 feet

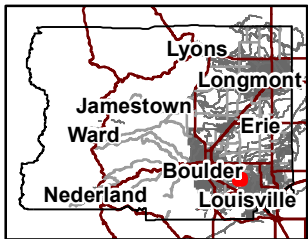
50 feet

Major Road Setbacks

110 feet



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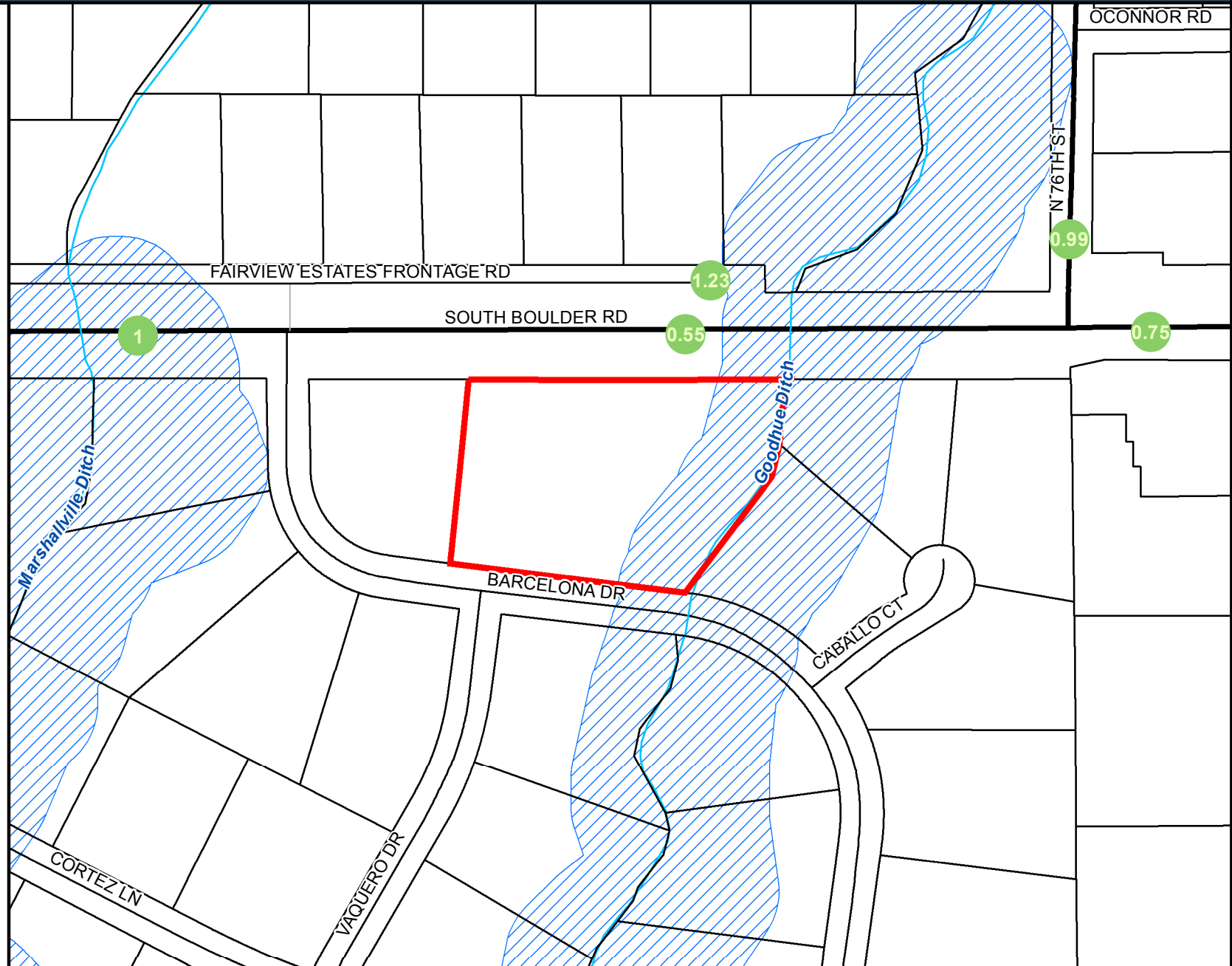
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Comprehensive Plan

7520 SOUTH BOULDER RD

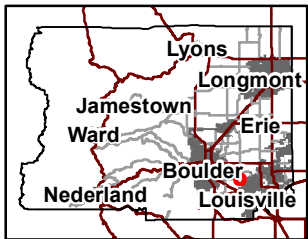
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- Riparian Areas



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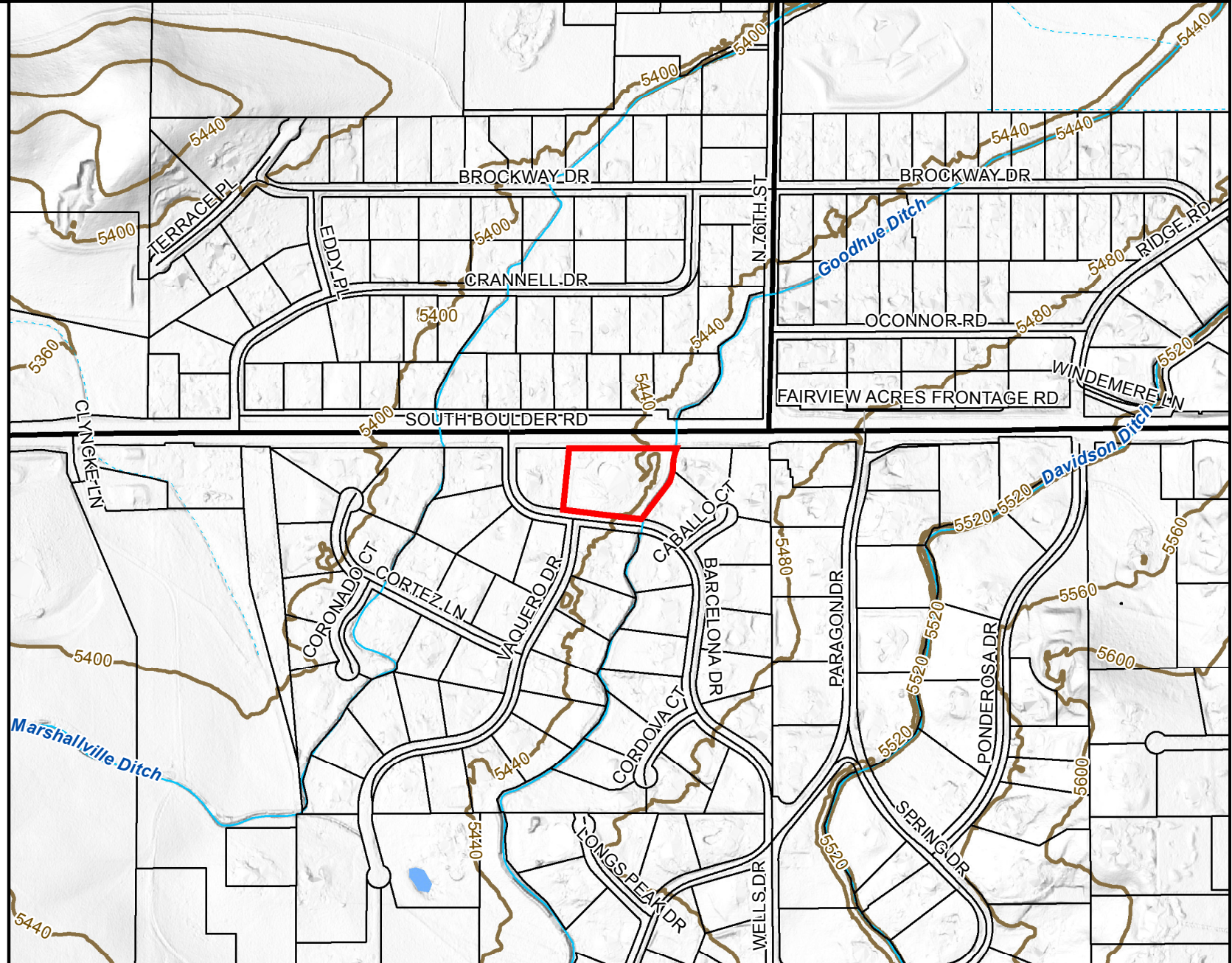
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Elevation Contours

7520 SOUTH BOULDER RD

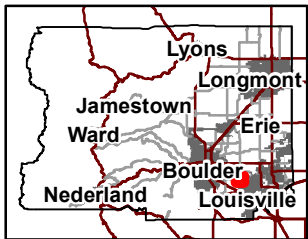
- Subject Parcel
- Contours 40'



0 0.05 0.1 Miles



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Geologic Hazards

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Subject Parcel

Geologic Hazard & Constraint Areas Geology Element

Slope Stability

- Debris flow susceptibility area
- Rockfall susceptibility area
- Landslide susceptibility area
- Landslide Inventory

Heaving Bedrock

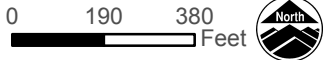
- Steeply Dipping, Heaving Bedrock

Boulder Coal Field

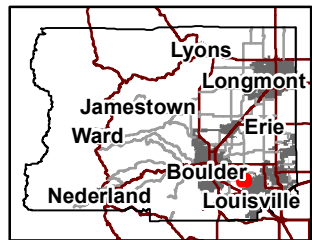
- Extent of Abandoned Coal Mines

Soil and Bedrock Swell Potential

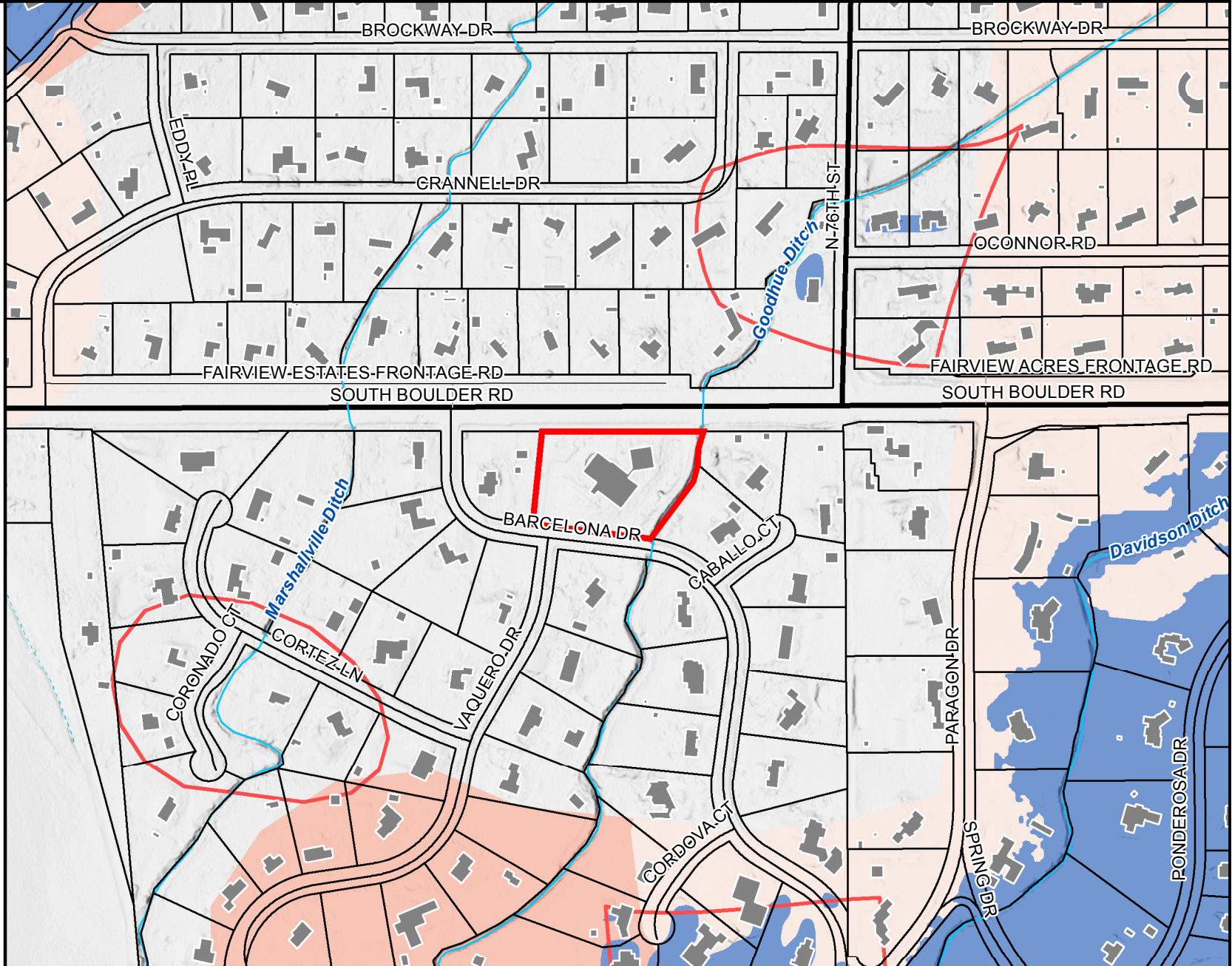
- Very High
- High
- Moderate



Area of Detail Date: 6/12/2023



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Planning Areas

7520 SOUTH BOULDER RD

Subject Parcel

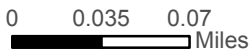
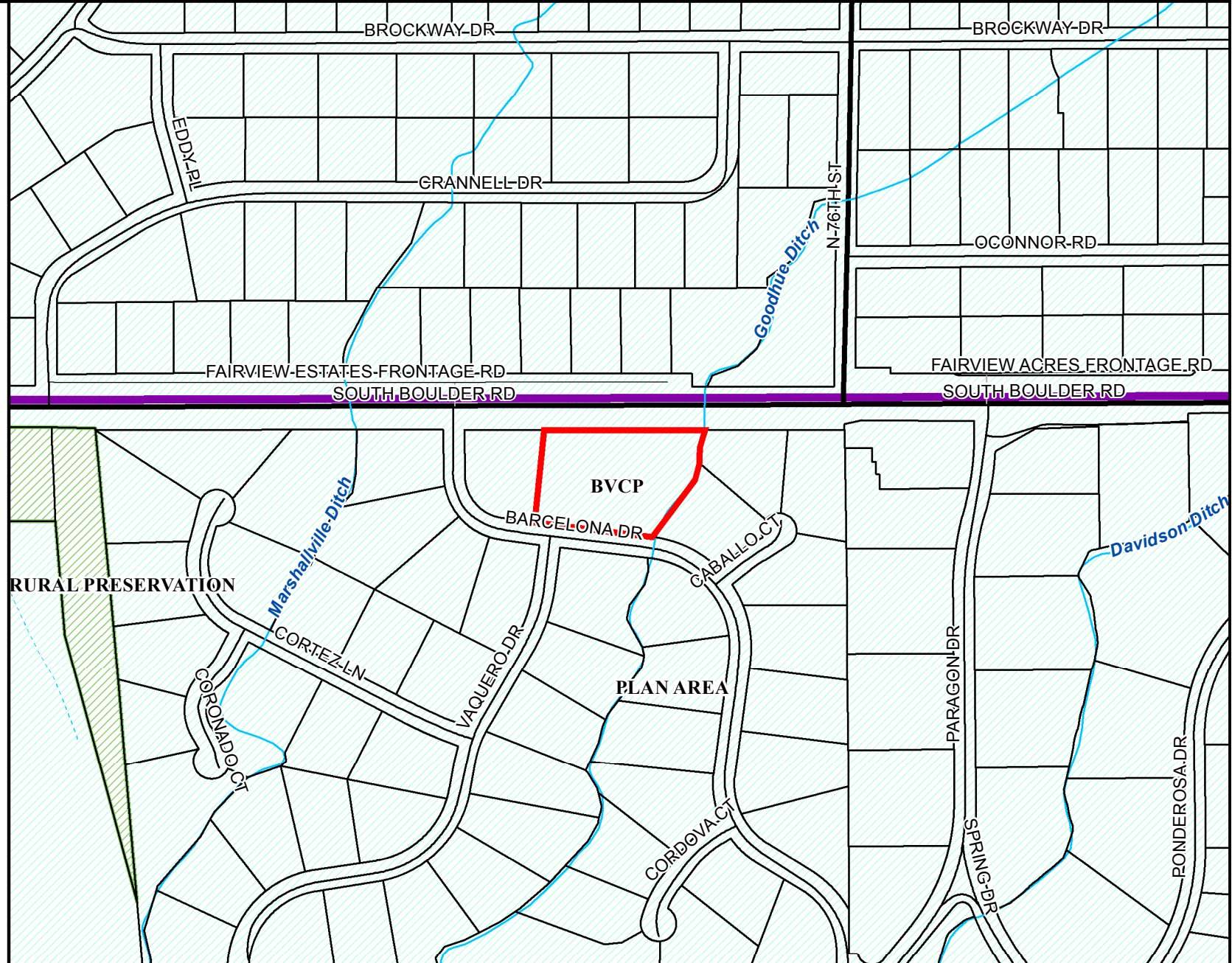
Active IGA Boundary

Active IGA Designation

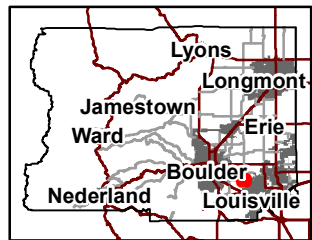
RURAL PRESERVATION

BVCP

PLAN AREA



Area of Detail Date: 6/12/2023



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Community Planning & Permitting

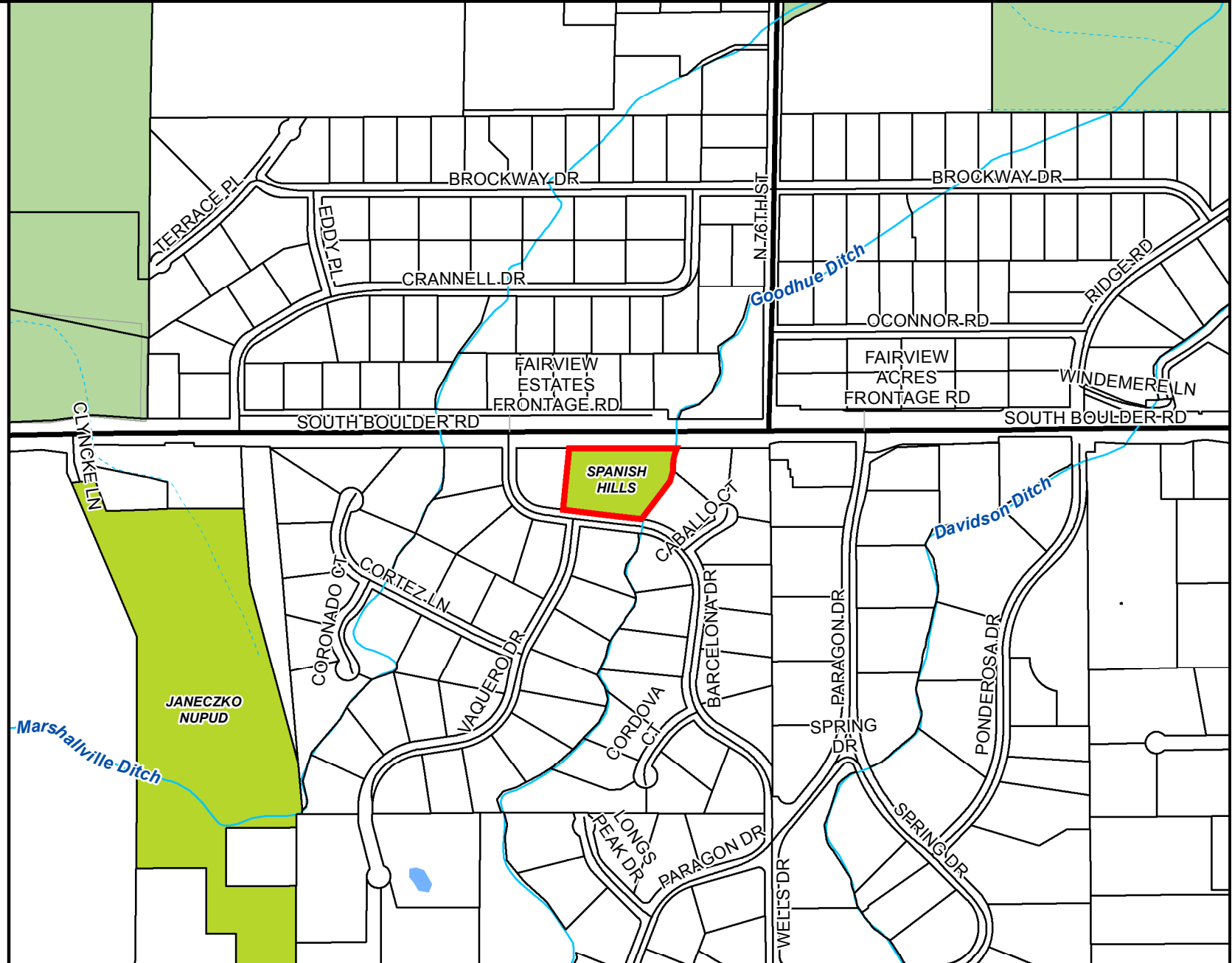
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Public Lands & CEs
7520 SOUTH BOULDER RD

Subject Parcel

Boulder County Open Space

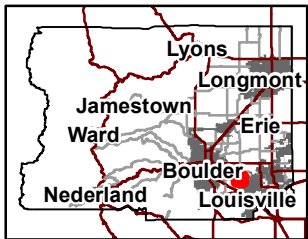
- County Conservation Easement
- OSMP Properties



0 0.05 0.1 Miles



Area of Detail Date: 6/12/2023



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Second-Use Permit Narrative

St. Ambrose Episcopal Church has been approached by Golden Aspen Bilingual Preschool (<https://goldenaspenbilingualpreschool.com/home>) who would like to lease our classrooms to establish a second location for their school. Since Hospitality and Healing through Community are core values of our congregation, we are very interested in partnering with a bilingual school to offer needed childcare in our community.

We have four classrooms in the education wing of the church, built as an addition in 1993. The classroom wing is accessed through two sets of nearby double doors which both open to the outdoors. We have two restrooms in this wing, with two toilets each, in addition to a special child-sized toilet and sink in a restroom between two of the classrooms. Each classroom has its own sink, as well. The architectural blueprint for this wing is provided in this application, as well as a drawing that shows the placement of the wing on the church campus.

The classroom wing has a fire alarm system and battery-powered emergency lighting.

We have a parking lot with 80 spaces, and with an entrance and exit onto Barcelona Drive. Because of the size of our parking lot and convenient entrance and exit patterns, we would not expect any cars to back up onto Barcelona Drive.

This preschool would be duly licensed by Boulder County.

Intensity of Use

Golden Aspen expects up to forty children and seven staff members to be in the preschool at any given time. Around forty-five cars would come and go from the site in the morning at drop-off and in the afternoon, for pick-up. Parents would park in the ample spaces in our lot and walk indoors to drop off and pick up their children.

The preschool would offer flexible program options of two, three, and five days per week, with both half days (8:30 am – 12:30 pm) and full days (8:30 am – 4:30) available.

The preschool would not generate extra noise, light, or odors in the neighborhood, and existing buildings only will be used.

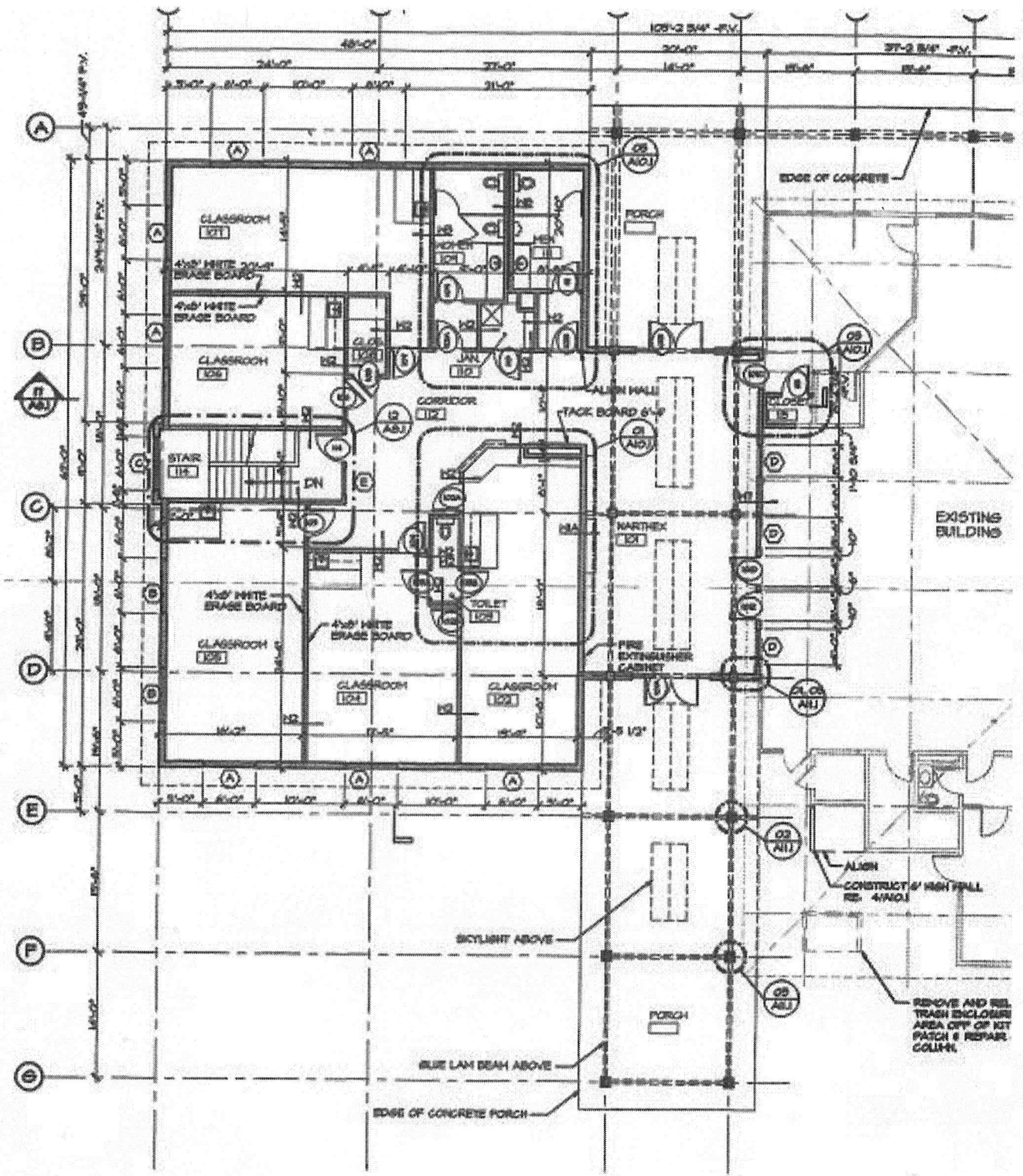
Services

St. Ambrose uses public water and sewer. In case of emergencies, emergency vehicles can easily reach the preschool portion of our building.

Mitigation of Impacts

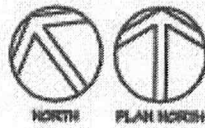
St. Ambrose is a member of the Spanish Hills HOA. The pastor has spoken with the Spanish Hills HOA president and explained our desire for a second-use permit and a bilingual preschool. The pastor also spoke about the preschool at the July 2023 Annual Meeting of the Spanish Hills HOA. No objections were raised, and the HOA president stated that we would not be in violation of any HOA covenants.

There will be no new buildings created, nor will there be exterior modifications to existing buildings.



10 UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'0"

= 2' on this sheet



Oct 31, 1997



Church Insurance Agency Corporation
New York, New York



American
Appraisal

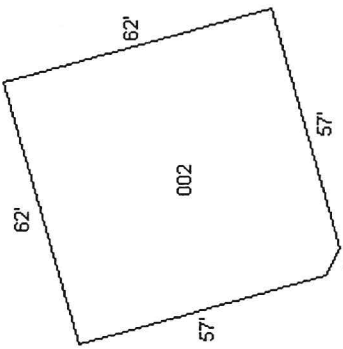
MEMBER: VPP-7782 ST. AMBROSE CHURCH
SITE: 001 ST. AMBROSE CHURCH

Site Plat

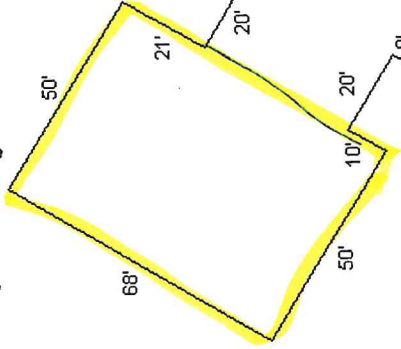


SOUTH BOULDER ROAD

Parish Hall
Barcelona House

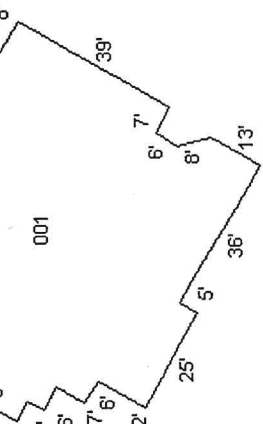


Classrooms



preschool
Classrooms

Nave/sanctuary
Library + offices



Narthex



MEMORANDUM

TO: Kelly Miller-Taylor

FROM: Christopher Fasching, PE PTOE

DATE: April 1st, 2024

SUBJECT: Saint Ambrose Episcopal Church
FHU Project 124084-01

Introduction

The Saint Ambrose Church is located southeast of Boulder within unincorporated Boulder County. The site is accessed via Barcelona Drive approximately 700 feet south of South Boulder Road. The Church is proposing to host a preschool program that would accommodate 25 students. Building expansion is not being proposed as part of this proposal, rather this is a use permission application.

Boulder County has requested that a Transportation System Impact Review (TSIR) be prepared to address the pre-school program including vehicular traffic and multi-modal accommodations/encouragement measures. County staff have also requested additional information about church operations as they relate to a previous church traffic impact study prepared by Felsburg Holt & Ullevig in 1995. Specific items requested include:

- Multi-modal facilities, services, and encourage measures of non-automobile usage
- Traffic volumes and LOS on the adjacent roadways
- Safety considerations
- Current Sunday church service attendance levels
- Trip Generation information

Background

The church built an addition in the 1990's when they had originally planned to operate a 30-student day-care facility. The addition was built, but the day-care operation never came to fruition. As part of that previous approval, a traffic impact study was prepared in 1995 including traffic counts along South Boulder Road and traffic projections developed for the year 2015.

County staff has suggested that the 1995 study may still have some validity if the facility is not generating trips beyond that estimated in the 1995 study and if traffic volumes along South Boulder Road are not dramatically different than those presented in the 1995 study.

April 1st, 2024
 Saint Ambrose Church
 Page 2

Existing Conditions

Currently, the church is provided two access driveways onto Barcelona Drive. There is typically one service that occurs each week taking place on Sunday at 10:00 AM. Church staff estimates that the service might see 45 people on average with 25 vehicles parked in the lot. Monthly vestry meetings are held after a Sunday service involving 8 to 10 people staying at the facility. The church employs four part-time staff who are typically not on-site every day.

Barcelona Drive is a two-lane residential road winding south of South Boulder Road connecting with Paragon Drive, together forming a loop system for the neighborhood. South Boulder Road, which abuts the property to its north, is a five-lane arterial road with approximately 7-foot-wide paved bike lanes. This roadway extends from Foothills Parkway to 120th Street in Lafayette. The intersection of South Boulder Road and Barcelona Drive is controlled via side-street stop control.

Peak hour turning movement counts were collected at South Boulder Road/Barcelona Drive intersection on March 5th, 2024. These data are shown at the bottom of **Figure 2**. South Boulder Road served nearly 1900 vehicles per hour during the AM peak hour and nearly 1700 vehicles per hour during the PM peak hour (west of Barcelona Drive). Directional flows favor the westbound direction during the AM peak hour and the eastbound during the PM peak hour. Barcelona Drive served 50 to 60 vehicles per hour during each peak hour.

The 2024 count data do not differ too much from the turning movement count collected back in 1995. AM and PM peak hour flows along South Boulder Road were approximately 1620 vehicles per hour during the AM peak hour and 1870 vehicles per hour during the PM peak hour. Today's AM counts were approximately 17 percent higher than those collected in 1995, but the busier PM peak hour (busier in 1995) was actually lower by 9 percent. When compared to the 2015 traffic projections shown in the 1995 report, the current 2024 traffic flows are significantly less, ranging 60 to 70 percent lower. The South Boulder Road traffic demand is far less than what was projected in the 1995 study.

Trip Generation

As mentioned, the Church was previously approved to operate a 30-student day-care facility. The proposal now involves operating a 25-student pre-school program. **Table I** was produced to illustrate the trip generation difference between the two.

Table I. Trip Generation Comparison

Scenario	Daily Trips	AM Peak hour Trips	PM Peak Hour Trips
30-Student Day Care as shown in 1995 Traffic Study	140	24	26
25-Student Pre-school per the current proposal ¹	105	25	16 ² 7 ³

1. Based on ITE Trip Generation Manual, 11th Edition, Private School, Category 530.
2. Based on PM peak hour of generator (not commuter peak hour).
3. Estimated generation during PM Peak commuter hour.

April 1st, 2024
 Saint Ambrose Church
 Page 3

From **Table I**, the pre-school is expected to generate less daily traffic than the previously approved day care use by 35 vehicles per day. During the peak commuter times, the AM peak is estimated to generate about the same number of trips than the previously approved day care use. The PM peak commuter hour will actually see a decrease from 26 trips to 7 trips which is due to the preschool likely ending during the mid-afternoon whereas the previously considered daycare day's-end would have occurred during peak PM commuter time. For completeness, **Table I** also shows the PM peak trip estimate for the time when the preschool will peak which is anticipated to occur prior to the commuter PM peak hour; this too is also less than the PM peak hour trips of the 30-student day-care facility previously approved.

The 1995 traffic study also presented trip estimates for a typical Sunday. At that time, an estimated 462 daily trips were projected in association with the church (231 in and 231 out) in which 118 would occur during the peak hour of that day. According to church staff, about 25 vehicles currently park at the site on a Sunday. Assuming one in and one out, the 25 parked vehicles may be associated with 50 trips per day. Other trips are possible involving drop-off/pick-up (and therefore are not parked) which could add to the total, and it is highly unlikely that the Sunday generation is any more than 100 trips per day based on staff's information. This is significantly less than the 462 Sunday daily trips previously projected in the 1995 study.

South Boulder Road/Barcelona Drive Intersection

The 1995 traffic impact study revealed potential operational issues at this side-street stop intersection in that the northbound left turn movement might experience some delay during peak times in the future. This was largely due to the fact that South Boulder Road traffic volumes were projected to increase significantly, which has not come to fruition. Interestingly, the left turn out of Barcelona Drive onto westbound South Boulder Road is actually 35 percent less in 2024 than that counted in 1995, and this left turn is 60 to 70 percent less than what was projected for 2015. Even with the addition of pre-school traffic, the left turn out from Barcelona Drive will be much less than what was projected in the 1995 study, and of course the conflicting through traffic along South Boulder Road is significantly less than projected.

FHU had conducted field work in support of the 1995 study to better assess this minor street left turn movement. One of the key findings from those observations included the fact that an existing signal is located at 76th Street nearby, and this signal affects the traffic arrival patterns from the east in a favorable way such that large traffic gaps are formed allowing easier access onto South Boulder Road from Barcelona Drive.

LOS analyses were conducted for the intersections given existing AM and PM peak hour traffic volumes with the additional estimated trips from the proposed 25-student preschool. Based on the current lane configuration, the poorest LOS movement at the intersection (which is the northbound approach) is proposed to be LOS E during the AM peak hour. During the PM peak hour, this same movement would function at a LOS D. These results assume random arrivals along South Boulder Road, and the signal at 76th Street will produce better operations as mentioned. The volume-to-capacity ratio (v/c ratio) in each peak hour is less than 0.32 indicating that the northbound approach would function well below its capacity; the projected 95th percentile queue is between 1 and 1.5 vehicles. The LOS worksheets are attached.

The field observations from 1995 (which entailed similar-level traffic levels) indicated that the northbound approach was enduring a LOS D based on a sampling of measured delay. From this and from the analysis provided herein, the existing intersection is expected to function within acceptable level given the additional trips associated with a 25-student preschool.

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Saint Ambrose Church
Page 4

Safety

FHU staff acquired 11-year's worth of crash data in the proximity of the South Boulder Road/Barcelona Drive intersection. A total of 9 crashes were uncovered, fewer than one per year. A few observations of these data:

- Four of the nine were single-vehicle crashes
- No fatal accidents were discovered in the research
- Only two of the nine were broadside crashes

Other factors for some of crashes involved wildlife and slippery roads. The crash history does not suggest that the intersection is experiencing significant safety concerns given the intersection's current configuration.

Multi-modal

There are several alternative mode provisions in close proximity to the church. Transit-wise, Boulder's DASH route serves South Boulder Road. Stops are located on both sides of South Boulder Road at Barcelona Drive. The DASH route runs between downtown Boulder and Lafayette Park-n-Ride facility located near South Boulder Road and Public Road. Public transit service is available nearby.

Bicycling and pedestrian facilities are also available. The intersection counts included bicycling and pedestrian activity. During the morning peak hour, no bicyclists were recorded on March 5th and only one pedestrian was recorded walking along the north side of South Boulder Road. During the PM peak hour, no bicycles were again recorded, and a total of 4 pedestrians were recorded including one who crossed the west leg of South Boulder Road. The spring cool weather may have discouraged robust activity for bikes and pedestrians, and it is believed that more bicycles and pedestrians are active during the warmer months, but these users were not prevalent on the day of the counts.

Bike lanes are provided along South Boulder Road in both directions. South of the church, the neighborhood roads connect to the Davidson Mesa Trail which provides access to the US 36 Bikeway. These facilities allow access to the broader bike trail system throughout the County. Barcelona Drive is the means serving bicyclists to/from the church, and this roadway is a relatively low traffic volume facility. So, facilities are in the area for the church and school.

To promote alternative mode activity, the church regularly shares water and snacks with all bicyclists traveling along South Boulder Road as a courtesy. This is typically done from spring to fall when the weather is favorable for bicycling. With respect to travelers to/from the church, a bike rack is provided on the property. The school planning to run the operation has shared that some of their staff are passionate about bicycling and that they anticipated one or two of their staff will bike to work at least some of the time. The school is also considering proving transit passes to their staff to encourage bus usage. The school has also shared that it is highly possible that a few of the enrolled families will leverage transit at times as well.

With respect to pedestrian facilities, a detached sidewalk is provided along the church's South Boulder Road frontage from Barcelona Drive to 76th Street. The signal at the South Boulder Road/76th Street intersection provides pedestrian crossing heads and a cross-walk markings to accommodate walking across South Boulder Road at that location. At Barcelona Drive, pedestrian crossing accommodations are not evident. But from the counts, pedestrian activity is not overwhelming. Potentially, pedestrian activity could increase as a result of the pre-school.

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Saint Ambrose Church
Page 5

The City of Boulder has developed pedestrian crossing guidelines that the County has also leveraged. A chart presented in those guidelines suggests that 20 pedestrians an hour should take place in crossing South Boulder Road before measures should be implemented. Only one pedestrian was recently counted, and the school is not anticipated to generate nearly enough to reach the 20 per hour threshold. The speed limit along South Boulder Road is 45 MPH, and improving safety to cross this road facility to reach the bus stop on the north side is suggested. As such, crosswalk markings and accompanying signage is recommended across the west leg of South Boulder Road at Barcelona Drive (since the westbound bus stop is on the west leg) similar to that which exists at Edds Way to the west.

Summary

Given the analysis and findings presented in this study, the addition of a 25-student preschool use at the church should not generate any meaningful effects that warrant vehicular traffic mitigation. A 30-student day-care use had previously been approved and was never initiated, so the difference in trip-making between the two is actually favorable (an overall reduction). No significant safety patterns were discovered around the South Boulder Road/Barcelona Drive intersections.

Multi-modal-wise, an enhancement to crossing South Boulder Road is recommended in the form of a crosswalk across South Boulder Road and accompanying pedestrian crossing signage. The intent is to raise awareness of South Boulder Road drivers given the slight increase in pedestrian activity crossing South Boulder Road associated with school users making use of the DASH bus route along South Boulder Road.

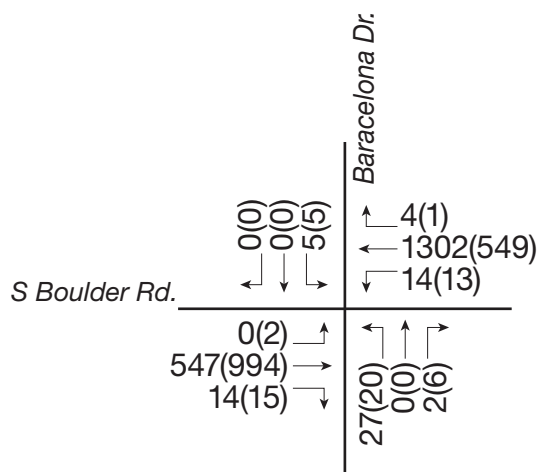
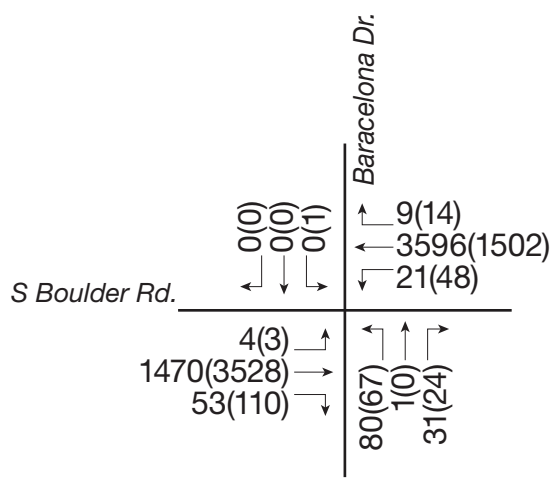
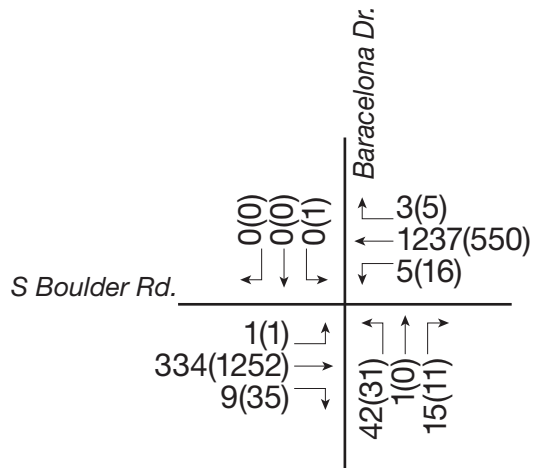


NOTE: Drawing Not to Scale



FIGURE I Vicinity Map

Saint Ambrose Church 124084-01 3/20/24



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes



NOTE: Drawing Not to Scale

FIGURE 2
S Boulder Road/Barcelona Drive
Turning Movement Comparisons

Saint Ambrose Church 124084-01 3/20/24



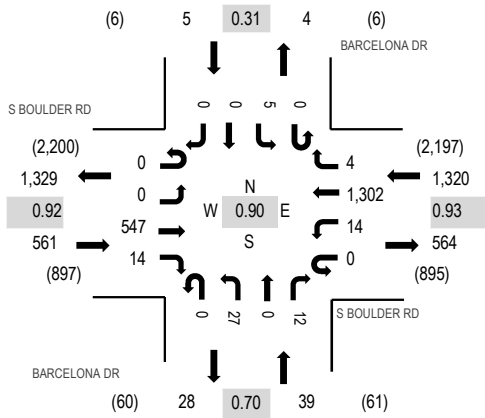
Location: 1 BARCELONA DR & S BOULDER RD AM

Date: Tuesday, March 5, 2024

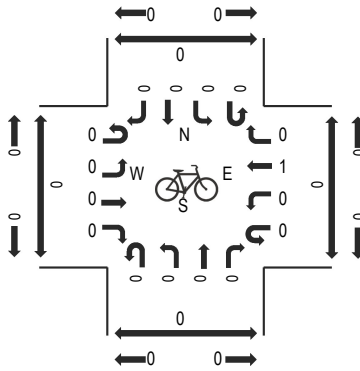
Peak Hour: 07:45 AM - 08:45 AM

Peak 15-Minutes: 08:00 AM - 08:15 AM

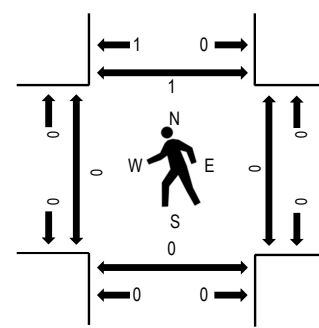
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	S BOULDER RD Eastbound				S BOULDER RD Westbound				BARCELONA DR Northbound				BARCELONA DR Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	1	48	3	0	1	133	0	0	0	0	1	0	0	0	0	187	1,307	0	0	0	0
7:15 AM	0	0	58	6	0	3	181	0	0	3	0	3	0	0	0	0	254	1,653	0	0	0	0
7:30 AM	0	0	84	3	0	4	299	0	0	5	0	2	0	0	0	0	397	1,907	0	0	0	0
7:45 AM	0	0	105	6	0	5	340	1	0	5	0	3	0	4	0	0	469	1,925	0	0	0	0
8:00 AM	0	0	147	2	0	3	366	1	0	9	0	5	0	0	0	0	533	1,854	0	0	0	0
8:15 AM	0	0	137	6	0	1	353	1	0	6	0	4	0	0	0	0	508		0	0	0	1
8:30 AM	0	0	158	0	0	5	243	1	0	7	0	0	0	1	0	0	415		0	0	0	0
8:45 AM	0	0	127	6	0	6	249	1	0	1	0	7	0	1	0	0	398		0	0	0	0
Count Total	0	1	864	32	0	28	2,164	5	0	36	0	25	0	6	0	0	3,161		0	0	0	1
Peak Hour	0	0	547	14	0	14	1,302	4	0	27	0	12	0	5	0	0	1,925		0	0	0	1



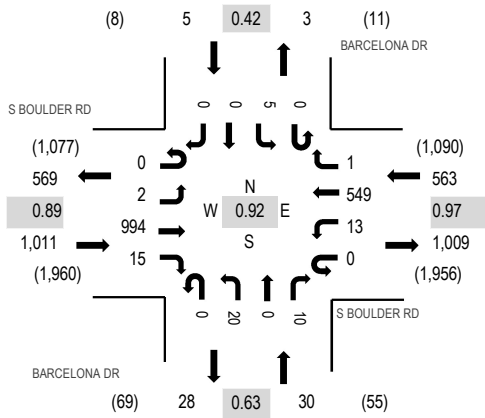
Location: 1 BARCELONA DR & S BOULDER RD PM

Date: Tuesday, March 5, 2024

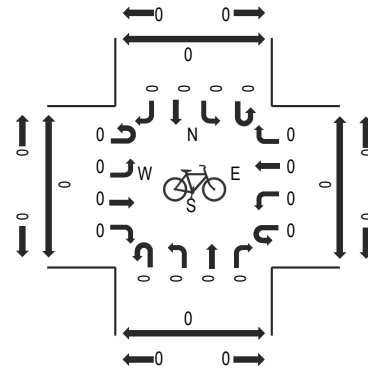
Peak Hour: 04:15 PM - 05:15 PM

Peak 15-Minutes: 04:15 PM - 04:30 PM

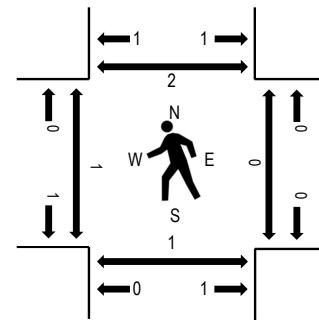
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	S BOULDER RD Eastbound				S BOULDER RD Westbound				BARCELONA DR Northbound				BARCELONA DR Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	227	3	0	9	120	3	0	6	0	9	0	0	1	0	378	1,575	0	1	0	1
4:15 PM	0	1	275	7	0	5	137	0	0	5	0	4	0	3	0	0	437	1,609	0	0	1	0
4:30 PM	0	1	228	5	0	2	128	0	0	5	0	4	0	1	0	0	374	1,592	1	0	0	2
4:45 PM	0	0	237	1	0	5	137	1	0	4	0	1	0	0	0	0	386	1,593	0	0	0	0
5:00 PM	0	0	254	2	0	1	147	0	0	6	0	1	0	1	0	0	412	1,538	0	0	0	0
5:15 PM	0	0	269	3	0	3	140	1	0	1	0	3	0	0	0	0	420		0	0	0	0
5:30 PM	0	0	227	3	1	1	136	2	0	2	0	1	0	2	0	0	375		0	0	0	0
5:45 PM	0	0	207	10	0	8	101	2	0	2	0	1	0	0	0	0	331		0	0	0	0
Count Total	0	2	1,924	34	1	34	1,046	9	0	31	0	24	0	7	1	0	3,113		1	1	1	3
Peak Hour	0	2	994	15	0	13	549	1	0	20	0	10	0	5	0	0	1,609		1	0	1	2

HCM 6th TWSC

2: Barcelona Dr & S Boulder Road

03/25/2024

Intersection

Int Delay, s/veh 1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	547	30	21	1302	39	7
Future Vol, veh/h	547	30	21	1302	39	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	595	33	23	1415	42	8

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	628
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	950
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	950
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	38
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	158	-	-	950	-
HCM Lane V/C Ratio	0.316	-	-	0.024	-
HCM Control Delay (s)	38	-	-	8.9	-
HCM Lane LOS	E	-	-	A	-
HCM 95th %tile Q(veh)	1.3	-	-	0.1	-

HCM 6th TWSC

2: Barcelona Dr & S Boulder Road

03/25/2024

Intersection						
Int Delay, s/veh	1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↑	↑↑	↑	↑
Traffic Vol, veh/h	994	23	16	549	28	14
Future Vol, veh/h	994	23	16	549	28	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1080	25	17	597	30	15
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	1105	0	1413	540
Stage 1	-	-	-	-	1080	-
Stage 2	-	-	-	-	333	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	628	-	129	486
Stage 1	-	-	-	-	287	-
Stage 2	-	-	-	-	698	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	628	-	126	486
Mov Cap-2 Maneuver	-	-	-	-	126	-
Stage 1	-	-	-	-	287	-
Stage 2	-	-	-	-	679	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	0.3	34.5			
HCM LOS						D
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	167	-	-	628	-	
HCM Lane V/C Ratio	0.273	-	-	0.028	-	
HCM Control Delay (s)	34.5	-	-	10.9	-	
HCM Lane LOS	D	-	-	B	-	
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-	



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety & Inspection Services Team

MEMO

TO: Pete L'Orange, Planner II
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: April 24, 2024

RE: Referral Response, SU-23-0015: St. Ambrose Church Day Care. Special Review/Site Specific Development Plan request to permit a day care/pre-school as customary and incidental to an existing Church use.

Location: 7520 South Boulder Road

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** Building permits, plan review and inspection approvals and a Certificate of Occupancy ("C.O.") is required for the addition of a pre-school in the existing church.

With the building permit application please include a narrative that lists the number and age of the children.

For a complete list of when building permits are required, please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

The **International Existing Building Code (IEBC)** will guide the process for the building code analysis for the existing structures.

The Commercial Plan Submittal Checklist: [B70 Commercial Plan Checklist \(bouldercounty.gov\)](#)

2. **Minimum Plumbing Fixtures.** The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.
3. **Accessibility.** Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to

include any applicable accessibility requirements, including accessible parking, signage, accessible routes and accessible fixtures and features.

4. The proposed project is in an existing building with a proposed **change in occupancy** as defined by the 2015 International Existing Building Code (IEBC). A Colorado licensed registrant needs to provide a design analysis in accordance with the IEBC. Please indicate the Method of Compliance for the work proposed.
 - 1.) Prescriptive Compliance Method (IEBC chapters 3 and 4)
 - 2.) Work Area Compliance Method (IEBC chapters 3, and 5 through 13, as applicable)
 - 3.) Performance Compliance Methods (Demonstrate compliance in accordance with IEBC chapters 3 and 14.Please document steps of compliance to each appropriate section in accordance with the Method of Compliance chosen including accessibility requirements.
5. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 165 mph (Vult) and 50 psf, respectively.
6. **Fire Department.** It appears that the site is served by Mountain View Fire Rescue District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code (“IFC”) adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
7. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit(s) application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met.

If the applicants should have questions or need additional information, we’d be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org



Public Health

Environmental Health Division

May 13, 2024

TO: Staff Planner, Land Use Department

FROM: Carl Job, Environmental Health Specialist

SUBJECT: SU-23-0015: St Ambrose Church Day Care

OWNER: ST AMBROSE EPISCOPAL CHURCHHELDAN

PROPERTY ADDRESS: 7520 SOUTH BOULDER ROAD

SEC-TOWN-RANGE: 12 -1S -70

The Boulder County Public Health – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS Application Needed:

1. Boulder County Public Health (BCPH) issued a new permit for the installation of an absorption bed system on 08/02/1968. Boulder County Public Health approved the installation of the OWTS on 09/28/1968.
2. Boulder County Public Health (BCPH) issued a new permit for the installation of an absorption bed system on 12/12/1997. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for a daily flow rate of 1050 gallons per day. Boulder County Public Health approved the installation of the OWTS on 01/26/1998.
3. Our records indicate that the property is served by an OWTS. However, the submitted application notes that the property is served by the City of Lafayette's municipal sewer system. Please provide BCPH with clarification on the proposed sewage disposal method.
4. If the property is served by the City of Lafayette's municipal sewer system, no further action is required regarding the OWTS.
5. If the property is served by the existing OWTS, then it is subject to BCPH's non-residential change in use policy, which is intended to ensure that the existing OWTS will continue to meet the wastewater demands of the newly proposed use. The applicant must meet requirements under the non-residential change in use policy, including completion of a certified NAWT inspection and submittal of an accompanying Engineer's Report. Additional information about the non-residential change in use policy can be found here: <https://assets.bouldercounty.gov/wp-content/uploads/2024/03/non-residential-change-in-use-policy.pdf>

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact HealthOWS@bouldercounty.org.

Cc: OWTS file, owner, Community Planning and Permitting



Community Planning & Permitting

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May 24, 2024

TO: Pete L'Orange, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Anita Riley, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SU-23-0015: St. Ambrose Church Day Care – 7520 South Boulder Road

The Development Review Team – Access & Engineering has reviewed the above referenced docket and has the following comments:

1. The subject property has two points of physical access at Barcelona Drive, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Residential Collector. Legal access has been demonstrated via adjacency to both the Barcelona Drive and South Boulder Road ROWs.
2. During a site visit, conducted on May 20, 2024, staff noted that the striping in the parking area is in poor condition, however, concrete wheel stops helped identify the location of the parking spaces. Staff does not find that restriping of the parking area is necessary at this time.
3. The parking area provides spaces for 80 vehicles. The requires 23 parking spaces, as defined in the Land Use Code. As use of the daycare will not significantly overlap with the currently approved use, the lot provides adequate parking for this proposed use.

Staff notes that no EV parking is present on the subject property, however, as the proposal involves no construction, the addition of EV parking is not required.

The Boulder County Multimodal Transportation Standards requires the addition of bicycle parking in the amount of 10 percent of the required vehicular parking. Therefore, two bicycle parking spaces are required. Staff requests that an approval for this application include a condition that two bicycle parking spaces be added to the development agreement.

4. The Transportation System Impact Review (TSIR), dated April 1, 2024, has been reviewed and found acceptable. However, the TSIR was developed for a program with 25 students where the proposal states there will be 40 students. Without additional information, staff cannot determine the traffic impacts created an additional 15 students and, therefore, recommends that no more than 25 students be accommodated on a daily basis.

This concludes our comments at this time.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
 303-678-6200 • POSinfo@bouldercounty.org
 www.BoulderCountyOpenSpace.org

TO: Pete L'Orange, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: May 13, 2024
SUBJECT: Docket SU-23-0015, St. Ambrose, 7520 S. Boulder Road

Staff has reviewed the submitted materials, and has no natural resource concerns, per se, with the proposal. However, there may be safety concerns for the new pre-school use -- one being relative to the Goodhue Ditch, which forms the parcel's eastern boundary.

Although staff has not been on-site, it appears in aerial photos that the "approach" to the ditch, from the church property, is completely open. When the ditch is flowing, this water may be considered an "attractive nuisance" to the 40 very young children who would be on-site. Other than a physical barrier, staff does not know what solution may be warranted, or is even aware of the actual conditions on-the-ground.

Additionally, the on-site playground is only about 75 feet from the four lanes of traffic on S. Boulder Road – see below. Staff is concerned -- and has seen actual instances of this -- that a speeding car could leave the road and crash into the site. There *is* a row of small trees on the south side of the wooden fence, but perhaps bollards should be installed next to the playground.





Community Planning & Permitting

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MEMO TO: Referral Agencies
 FROM: Pete L'Orange, Planner II
 DATE: April 19, 2024
 RE: Docket SU-23-0015

Docket SU-23-0015: St. Ambrose Church Day Care

Request: Special Review/Site Specific Development Plan request to permit a day care/pre-school as customary and incidental to an existing Church use.

Location: 7520 South Boulder Road, located approximately 1 mile west of the intersection of South Boulder Rd and McCaslin Blvd, in Section 12, Township 1S, Range 70W.

Zoning: Estate Residential (ER) Zoning District

Applicants/Owners: St. Ambrose Episcopal Church c/o Rev. Jan Pearson

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to plorange@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 303-441-1418 or plorange@bouldercounty.gov.

Please return responses by **May 24, 2024**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed  PRINTED Jessica Fasick

Agency or Address CP&P Historic Review

Date 4/23/24



Community Planning & Permitting

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Please return responses by **May 24, 2024**.

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed  PRINTED Tim Garden

Agency or Address Conservation Easement Program at Parks & Open Space

Date 5/6/2024

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

May 6, 2024

Delivery by email

Pete L'Orange
2045 13th St
Boulder, CO 80306
plorange@bouldercounty.gov

RE: SU-23-0015 St Ambrose Church Day Care at 7520 South Boulder Road.

Dear Pete,

I reviewed the application narrative and plans for a day care/pre-school use in existing buildings at 7520 South Boulder Road. This property is encumbered by a conservation easement recorded on 11/14/1997 at Reception # 1748664 in the Real Estate Records of Boulder County, Colorado.

As outlined in the application materials, this project is proposing to use an existing educational building as a day care/pre-school to host up to 40 children. The conservation easement limits additional structure development on this property but does not prohibit remodel of existing buildings if the remodel is consistent with special use permit SU-95-0009. Of most importance to this application, SU-95-0009 requires that a remodel does not expand the Church seating capacity or change the use. The Conservation Easement Program defers to Community Planning & Permitting Department for determining that the use and seating capacity is consistent with SU-95-0009. As proposed, this application does not conflict with the terms of the conservation easement.

The Conservation Easement Program does not conflict with approval of this docket as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Carden".

Tim Carden
Conservation Easement Stewardship Specialist
303-413-7533
tcarden@bouldercounty.gov



COLORADO
Division of Water Resources
Department of Natural Resources

April 30, 2024

Pete L'Orange
Boulder County Land Use Department
Transmission via email: plorange@bouldercounty.gov

Re: 7520 South Boulder Road, Docket SU-23-0015
NE 1/4 of the NW ¼, Section 12, Township 1 North, Range 70 West, 6th P.M.
Water Division 1, Water District 6

Dear Pete L'Orange:

We have reviewed the April 19, 2024 referral for a Special Review/Site Specific Development Plan to permit a day care/pre-school as customary and incidental to an existing Church use.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water supply source is a water tap with City of Lafayette ("City"). According to the submitted documentation, the City currently serves the existing lot. This office has no comments regarding the City's ability to provide water service to the subject referral.

In addition, our records show that a well operating under permit no. 31286 is located on the property. Well permit no. 31286 was issued on August 16, 1967, for domestic purposes. As permitted well permit no. 31286 cannot be used for the proposed day care associated with the church unless a well permit for commercial use is obtained for the well.

Should you or the applicant have any questions, please contact me at (303) 866-3581 x8246 or at ioana.comanicu@state.co.us

Sincerely,

A handwritten signature in black ink that reads "Ioana Comanicu".

Ioana Comanicu, P.E.
Water Resources Engineer

Ec: Referral file no. 31319
Permit no. 31826





Community Planning & Permitting

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MEMO TO: Referral Agencies
 FROM: Pete L'Orange, Planner II
 DATE: April 19, 2024
 RE: Docket SU-23-0015

Docket SU-23-0015: St. Ambrose Church Day Care

Request: Special Review/Site Specific Development Plan request to permit a day care/pre-school as customary and incidental to an existing Church use.

Location: 7520 South Boulder Road, located approximately 1 mile west of the intersection of South Boulder Rd and McCaslin Blvd, in Section 12, Township 1S, Range 70W.

Zoning: Estate Residential (ER) Zoning District

Applicants/Owners: St. Ambrose Episcopal Church c/o Rev. Jan Pearson

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Please return responses by **May 24, 2024**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed Michelle Kelly PRINTED Michelle Kelly Deputy Fire Marshal

Agency or Address Mountain View Fire District

Date 4/23/24



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 17, 2024

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Pete L'Orange

Re: St. Ambrose Church Day Care, Case # SU-23-0015

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the special use plan for **St. Ambrose Church Day Care** and has no conflict with the additional use.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [Chris Singer MB](#)
To: [L'Orange, Pete](#)
Subject: [EXTERNAL] Special Use Review St Ambrose Church Day Care SU-23-0015
Date: Monday, April 29, 2024 4:11:02 PM

Community Planning Permitting - Boulder County Courthouse

Thank you for sending me Special Use Review St Ambrose Church Day Care SU-23-0015.

I am a property owner at 144 Vaquero Boulder CO 80303

Day Care is a desirable service for Boulder County. There are substantial concerns for this application, however:

- St Ambrose Church lacks sufficient parking for standard church services. Church members park on Barcelona and Vaquero streets which are narrow. There are no side walks, and parking damages the grass. Parking on the street is not safe since Barcelona is sharply curved. Also the Spanish Hills streets including Barcelona and Vaquero have not been repaved by County for 40 + years and have large potholes or worse.

- Added childcare would expand the unsafe parking on the road

- the St Ambrose property is mostly used for parking and the building - any expansion of building would not be accommodated by the fully used lot

- Church members often use the ditch bridal path which is not maintained by Boulder, and exist in some locations for equestrian and owner use. There is a lot of cottonwood debris and depressions - and not maintained. A childcare center could make the use of those paths more frequent.

- The Ambrose property has a ditch next to it, which could be a hazard for a childcare center

For the above reasons we are against expanding St Ambrose church for a childcare expansion

Chris and Debbie Singer 144 Vaquero Dr Boulder, CO 80303