Land Use Change of Minor Impact

TOWN OF OAK CREEK

P.O. Box 125 • Oak Creek, Colorado 80467 • (970) 736-2422

Petitioner's/Representative's Name: Melissa Dobbins

Signature of Petitioner/Representative: Mel Dob

Petitioner's/Representative's E-Mail Address: dobbins.meliss@gmail.com

Petitioner's/Representative's Mailing Address: P.O Box 575, Oak Creek, C.O.

Telephone: 304-445-5751 Fax: _____

Petition Request: To create commercial space in our basement

Physical Address: 301 S. Sharp Ave, Oak Creek, C.O. 80467

Legal Description: Lots 16, 17, 18 BLK 7

Assessor's Parcel Identification No.: 100807016

Provide the following additional information:

- ☒ Written narrative (summary information explaining use, location, terrain, number and size of parcels, road conditions and dimensions, and any special features to the site.)
- ☒ Legal Description
- ☒ Physical Address
- ☒ Vicinity Map
- ☒ Site Map: Illustrating all structures and property lines to scale, both existing and proposed; abutting land owners and land uses, streets, highways, utilities that service the area and major physical features
- ☐ Building Plans including elevations
- ☒ Filing Fee $ 250.00 (Base fee is designed to cover the minimum staff hours has to process the application. Additional hours on the project will be assessed at $_____ per hour.)
- ☒ The application fee must be paid in full to begin the application.
- ☒ Proof of ownership, lease/deed and/or statement of authority or other documentation regarding the use of the property.
- ☐ Other _____

The Applicant, by his/her signature below, agrees that he/she understands that he/she will personally appear in front of the Oak Creek Planning Commission on the ____ day of _____, 20__ to present this application and receive a recommendation from the Oak Creek Planning Commission and will also be required to appear before the Oak Creek Town Board on the ___ day of _____, 20__ at their regularly scheduled meeting for a final determination, i.e., approval or denial, of this application.

Signature of Applicant/Applicant's Representative: _____ Date: 11-17-22

Signature of Town Administrator/Clerk:

Application Received: _____ Date: _____

Application Deemed Complete: _____ Date: _____

Town of Oak Creek
Land Use Change of Minor Impact Summary
South Routt Collective
301 S. Sharp Ave. Oak Creek, Colorado

Business Narrative

South Routt Collective's vision came to fruition after observing the lack of wellness and creative arts programming throughout South Routt. The mission of South Routt Collective is to create a communal space that inspires and nurtures our communities well-being and creativity. We'll partner with local practitioners and artists to offer affordable programming and services in an inclusive, comfortable, and enriching learning environment. After mindful planning, S.R.C. believes our business model fulfills the vision and requirements as defined in the Town of Oak Creek's Master Plan.

Yoga is systematically designed to support and bring balance to a student's overall well-being by unifying the mind, body and soul. Over time, the practice of Yoga increases one's awareness and when movement, breathing and relaxation techniques are applied, energy via the sympathetic and parasympathetic nervous systems is stimulated. It's through this movement of energy our primal sense of creativity is awakened.

Yoga and the creative arts go hand in hand. Creativity naturally arises through states of stillness and presence, which can be difficult to access when life's distractions and stressors are overstimulating. When practicing mindfulness techniques, we learn to "see," and let go of distractions in the mind. It's through this clear seeing that inspiration springs forth.

South Routt Collective is here to support our community's vitality, the creatives who need a place to create, and those with a willingness to learn and expand their minds. We're a refuge for those embracing a clean and sober life, the ones finding love and acceptance for their bodies, or who are recovering from injury or trauma. We are a place that represents joy, positivity, and personal growth. So come as you are, breathe easy, and let's create!

Business Location

South Routt Collective's location is 301 S. Sharp Ave, Oak Creek, CO, and resides in Performance District 2. The basement level of the private residence is where S.R.C. will be located. S.R.C will also travel and offer community Yoga classes throughout South Routt as we currently do, utilizing community parks, indoor community spaces, and private residences when needed. All creative arts classes will remain on-site at 301 S.Sharp Ave.

Interior Layout

S.R.C. is accessed by a rear entrance from the back alley. Upon opening the door there's a set of 4.5ft wide, interior cement stairs with railing on both sides leading to the basement. At the base of the stairs is a spacious landing, a sump pump, and an airlock door to the primary space. Because of the stairs S.R.C. unfortunately can't be ADA compliant. The space S.R.C. will utilize includes a full bathroom, full kitchen, laundry room and three primary rooms. The three rooms will act as a Yoga studio, creative arts rental, and a private office. There are also three additional storage areas.

The creative arts rental and Yoga studio are two spaces, accessible to one another through a door. The walls separating the spaces are constructed with sound barrier and fire proofing insulation, and extra layers of drywall. The studio will be equipped with a variety of Yoga props for teacher and student use; the creative arts rental includes the use of tables, chairs, television, computer and kitchen.

Business Operations

The creative arts space is available on an hourly rental basis to host varying homesteading and creative arts classes for children and adults. S.R.C. plans to collaborate with and contract out local artists, but to get programming started, Melissa will host classes if needed. Examples of classes would be, but not limited to: painting, clay creations, photography, holiday crafts, jewelry making; workshops on creative writing, soap and salve making, kombucha and bread making, and gardening tips from planting to preserving food. We'd also like to host book clubs, poetry readings, artist showings, artists work day open houses, Paint and Sips, and any clubs who may want to host meetings, or events.

The studio space will be primarily used for Yoga, meditation, wellness classes and services.Services could include massage, chiropractic, or acupuncture should a practitioner wish to rent the space for clients, on a contractual basis. We are willing to host additional classes like fitness and dance, but ceiling height restrictions will determine what the space can be used for.

S.R.C. does not intend to book separate activities in the two spaces at the same time. It is possible for the two spaces to be utilized for one program ex: a meditation class in the studio intended to evoke creativity, then students go to the creative arts space for an art project. Classes using the two spaces may be booked back to back, but there will be a thirty-minute window between end and start times between programs. We plan to do this to not overcrowd both the indoor spaces and parking.

Class Size

Yoga class sizes will not exceed fifteen students because that's all the space can allow. Ideally, Yoga classes will not exceed twelve students, which is higher than South Routt Yoga's two-year, class participation average. And on only two occurrences S.R.Y had fifteen students attend, both classes were for local fundraising. All pre-registration Yoga classes and workshops will be capped at twelve to fifteen students depending on the type of class it is.

All creative arts programming will require pre-registration and will not exceed twenty-four students. This is based on what the space comfortably allows with tables and chairs arranged.

Parking

South Routt Collective understands parking plays an intricate role in our community, especially when it concerns our neighbors, and town operations. At this time, S.R.C. can dedicate four spots of alley parking on our property. S.R.C. would handle all snow removal in a timely manner to make these spots accessible, as mother nature allows. S.R.C. is also happy to share a monthly class schedule with the town operations manager so they're aware of when additional street parking will occur. Considering 301 S. Sharp formerly operated as a church and community center for organizations, we hope our temporary disruptions with parking will be less than what's been experienced in the past.

When students pre-register, we'll communicate a parking policy. The policy will also be included on the "Things to Know," page on our website. The policy will ask students to fill the alley spaces first, and once those are full, ask them to utilize street side parking on Oak St next to our location at 301 S, Sharp, then directly across the street next to the old hospital. Our next parking suggestion would be on Sharp Ave in front of the old hospital should it be needed. Our goal is to encourage students to not park in front of neighboring residents' homes, as several of them primarily use street side parking. We will include a simple, but visual map to help students orient themselves. Another point to consider is the amount of students who walk to class versus drive, even in the winter. With our centralized location, we will also encourage walking and carpooling to reduce the parking impact.

Potential Street Parking
Oak St
Sharp Ave
Alley
Yoga Studio
Kitchen
Office
Potential Parking
Workshop Private
Under Stair Yog Prop Storage
To Upstairs
Creative Arts Rental
Laundry Storage
Bathrooms
Storage
Rear Entry
N
1,417 sqft
Potential Parking

to Steamboat
Railroad
P.borough
Nancy Crawford
N
proposed st parking
Oak St.
Sharp
Alley
Parking
Moffat
Williams
proposed street parking
Alley parking
Lots 16, 17, 18