



## PROJECT STATEMENT

**PROJECT:** Rocky Mountain Health Care (RMHC) at Explorer  
**PROJECT NO:** 2021-011.02  
**DATE:** 6/10/2021  
**TO:** Andrew Bowen, Senior Planner, Land Use Review  
**SUBJECT: RMHC at Explorer – Conditional Use Development Plan**

### SUBMITTAL INCLUDES:

1. General Development Application
2. Development Plan, Conditional Use and Use Variance Submittal Checklist
3. Project Statement
4. Conditional Use – Development Plan Drawings
5. Trip Generation Comparison Letter
6. Drainage Letter
7. Mineral Estate Owner Notification Certification Affidavit

### REQUEST

RTA Architects on behalf of Rock Mountain Health Care Services (RMHC) requests approval of the following applications:

1. A Conditional Use Development Plan for locating administrative offices for RMHC, and a PACE program— Program of All-inclusive Care for the Elderly — in a PIP-1 zone.

### PROJECT DESCRIPTION

RMHC is proposing to transfer the property's current office use to a building to house RMHC offices, and a PACE program. RMHC offices will occupy the third floor, the second floor remains a leased office space, and the PACE function will occupy the first floor. The PACE program use includes multiple services, which provides the elderly with outpatient services, physical and occupational therapy, meals and nutritional services in a day center, medication, nursing care, and transportation to and from the day center among many other benefits and services.

### EXISTING CONDITIONS

The site, located at the southeast corner of Research Pkwy and Explorer Dr, was developed in 1989 to construct a 3-story, 59,100 sf, office building and associated site improvements, including parking and landscaping. Surrounding uses are zoned PIP-1 and PBC, and, generally, include general office uses.

### PROJECT JUSTIFICATION

#### CONFORMANCE WITH CONDITIONAL USE CRITERIA (CODE SECTION 7.5.704)

1. **SURROUNDING NEIGHBORHOOD:** THAT THE VALUE AND QUALITIES OF THE NEIGHBORHOOD SURROUNDING THE CONDITIONAL USE ARE NOT SUBSTANTIALLY INJURED. The conditional use will not injure the value or quality of the surrounding neighborhood. Older adults who participate in the PACE program receive medical and support services to empower them to live as independently as possible in their own home or living community, and would be a benefit to the neighborhood.

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2. INTENT OF ZONING CODE: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS ZONING CODE TO PROMOTE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. The PACE program medical and support services, including the day center, function on a similar basis as an outpatient primary care clinic. Such clinic uses are a permitted use in the PIP-1 zone, and are found throughout the adjacent properties.

3. COMPREHENSIVE PLAN: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY. PlanCOS designates the site as an Established Suburban Neighborhood. The project is supported by the following PlanCOS Goals and Policies related to revitalization of underutilized urban places.

PlanCOS Objectives:

GOAL TE-4: Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).

Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3 (Unique Places).

#### CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.502.E)

1. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS. The surrounding zoning consists of PIP-1, PBC, and OC with a mix of office, medical and commercial uses. The proposed use is compatible with these neighboring uses. The proposed site, landscape and building improvements will further enhance the project site, and are compatible and harmonious with surrounding development.

2. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS. Refer to Conditional Use Criteria #3 above.

3. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT. The existing site development and proposed new site development meets the development standards of the PIP-1 zone. The project meets the maximum building height of 45-feet. The proposed new landscaping meets the Internal Landscaping requirements. All other requirements are met.

4. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT. The project meets the criteria and a Drainage Letter prepared by Kiowa Engineering Corporation has been submitted via ProjectDox in accordance with City Drainage Criteria. A copy is also attached with this submittal.

5. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER. Parking for the project meets the off-street parking requirement of 1 space per 400sf, which result in 148 required spaces including 5 accessible spaces (1 Van Accessible). 211 spaces including 9 accessible spaces (2 Van Accessible).

6. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER. The parking stalls meet the dimensional requirements of the zoning code.

7. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL. Required landscape setbacks for the site include the following, 25 feet at Research Pkwy (Principal Arterial), and 10 feet at Explorer Dr (Collector) and Telstar Dr

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(Collector). Existing, mature landscaping is located within these setbacks. Proposed new landscaping is provided to meet the Internal Landscaping requirements.

8. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE. The site was previously developed, therefore, there are no significant natural features were identified on this site.

9. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION. The existing accessible parking is in accordance with the code requirements and includes 9 ADA accessible space.

10. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS. The existing site provides two access point, one from Explorer Dr and a second from Telstar Dr. There is a continuous drive aisle around the perimeter of the site. The dimension and design of the existing driveways comply with the city's traffic criteria manual.

11. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES. The existing building/site connects to existing public utilities and no extension of utilities is required.

12. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT. A Trip Generation Comparison Letter for the project has been prepared by LSC Transportation Consultants, and is attached with this submittal.

13. SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR AND NOISE. The proposed use will not produce odor or noise in excess of the surrounding roadways, commercial uses, or other uses permitted within the PIP-1 zone. Site lighting has been designed to minimize impacts on adjacent properties and the right of way. Operating hours are from 7:45 a.m. to 5 p.m.

Attachments:  
CC:

REPORTED BY: Mark E. Pierson  
Signature

Mark E. Pierson, Project Architect  
Printed Name and Title

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