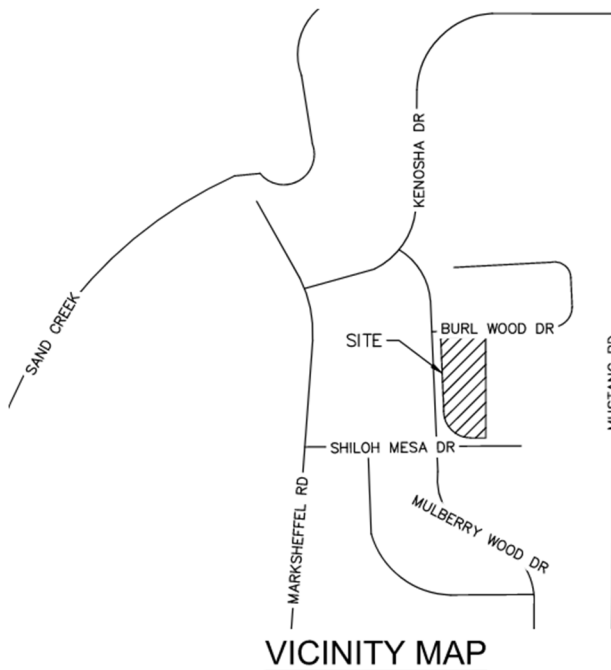


SUNRISE AT SHILOH MESA

Land Use Plan Modification Applications
February 2025



Applicant/Developer:

Greccio Housing
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Colorado Springs, CO 80903
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Contact: Lee Patke

Owner:

Woodmen Valley Chapel
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Colorado Springs, CO 80919
Tel: (719) 388-4922
Contact: Jim Anderson

Engineer:

Kimley-Horn and Associates Inc.
2 N. Nevada Ave.,
Colorado Springs, CO 80903
(719) 453-0180
Contact: Noah Brehmer

PROJECT OBJECTIVES:

On behalf of Woodmen Valley Chapel and Greccio Housing Unlimited, Inc., Kimley-Horn and Associates requests the review and approval of:

1. A Zoning Map Amendment of approximately 1.006 total acres, from:
 - a. PDZ (PUD) **Minor Public Assembly** Use to PDZ (PUD) **High Density Residential** (Senior Living) Use all within the current framework of the approved PDZ (PUD) concept plan.
 - b. The zone also consists of AP-O (Airport Overlay District) conditions. No change is proposed.
2. A Land Use Plan Major Modification application to establish a high-density residential development consisting of 50 Senior Living Residential units on approximately 1.006 acre Lot
3. A rezone and development plan of the site is to establish a 50-unit high density residential senior living center complying with the currently approved Land Use Plan standards.

LOCATION:

The site is located at the northeast corner of the Mulberry Wood Drive and the Shiloh Mesa Drive/Woodmen Valley View intersection near the southeast area of the Shiloh Mesa Woodmen Heights Development.

Surrounding developments consist of:

- East – Minor Public Assembly (Constructed)
- North – Single-Family detached housing (Constructed)
- West – Single-Family Attached (Under Construction)
- South – Detention (Constructed)

PROJECT DESCRIPTION:

The following application outline, criteria and justification are provided for the Zoning Map Amendment, Land Use Plan and Development Plan requests and will be submitted as part of the Sunrise at Shiloh Mesa Project. This individual project application intends to match the development framework of this neighborhood with the proposed senior living housing.

The goal for the project is to develop a site that will aid in providing a diverse type of housing types in this master-planned neighborhood and provide transitions from single-family homes to multi-family, single-family attached homes and large regional church. The project will also provide a transition will further support the transition to office and commercial space nearer Woodmen and Marksheffel Roads.

This project will also help with increasing the diversity of ages within the neighborhood and promote a richer sense of community in the area. The project will support a healthy living environment by increasing resources and neighborhood options that encourage walkability and supporting independence to those who do not drive, particularly the elderly and the young. This project site not only encourages walking, but also reduces the number and length of automobile trips within the neighborhood context. This will also help conserve energy and promote a more sustainable neighborhood. Overall, these efforts will contribute to creating a more inclusive and age-friendly environment for everyone.

Projected occupancy on the property (50 units, with 45 1-bedroom and 5 2-bedroom units), we assume only 1 out of 10 have more than 1 person occupying the apartment, and none have more than 2 people. Applying the same rate of occupancy, we expect Sunrise at Shiloh Mesa to have approximately 55 residents.

As a senior property, there will be no impact on schools as the property will be home to those aged 62+. No children will live on site, the property is obligated to certain school fees and payments; a net positive for the school district with no utilization of the service. As part of the development process, we have to go through utility design review with Colorado Springs Utilities. Plan approval will not be given by CSU until the proposed design meets all pressure and flow requirements set to maintain proper service to existing customers. The Development Plan review process exists for the purpose of scrutinizing and ensuring compliance with codes and regulations that protect community standards.

Lighting

The City maintains codes and requirements of allowed or limited impact on others. Our property will be compliant with all such requirements. It is our intent and in everyone's best interest for Sunrise at Shiloh Mesa to be good neighbors, provide benefit to the overall community, and to provide housing options to people similar to general population. Only compliant and complimentary lighting will be installed on the property.

Parking

Sunrise at Shiloh Mesa is to be recognized as a senior housing establishment (age-restricted) community under the federal Fair Housing Act. Per the LUR, parking reductions are allowed on site for this use per section 7.4.1005.C. Per the current standards parking requirement, 53 total required parking spaces are to be provided, but under the Senior Housing use and the Federal Fair Housing Act, parking may be reduced by 25% due to the general nature of the provided services and resident's demand.

In addition, the project is requesting an additional fifteen (15) percent reduction in the parking requirements as a part of the affordable housing adjustment to minimum parking requirements under section 7.4.1005.B. The affordable housing components of this development conform with the City requirements for the reduction, which is having at least twenty-five (25) percent of the dwelling units restricted for occupancy by residents with eighty (80) percent or less of the area median income (AMI).

Furthermore, the property management will provide and maintain on-site shuttles and transportation options for residents. This designed to meet the daily transportation needs for things such as doctor appointments, pharmacy and grocery store visits. Historically, the Sunrise residents do no maintain cars on site.

The lack of access to public transportation was identified early as a factor that should be considered, as evidenced by a low 'walkability' score. The overall Shiloh Mesa development is near the rapidly growing intersection of Woodmen and Marksheffel. The Shiloh Mesa Development is currently under major construction on variable sites. It is estimated to be complete within the next 10-15 years. This intersection is expected to be one of the busiest in the region, given the development of Banning-Lewis Ranch and the growing Falcon community. Considering such growth, transportation should be considered until the area is fully developed. Many seniors own and operate their own cars, while others depend on rideshares, community resources, and family or friends. Access to community resources and needs, including medical, social, and entertainment, will be increased through regular transportation by Sunrise at Shiloh Mesa staff, as well as, a group of volunteer drivers from the church. A service collaboration agreement has been executed that describes these resources. A van has already been purchased and is ready for resident transportation needs, thanks to a local senior-services agency.

To reduce dependence on external resources, many supportive amenities are built into the program offerings for residents at Shiloh Mesa. Whether from Greccio's Resident Resource team or the church's offerings, residents will benefit on-site from the following:

- Transportation (12-20 hours per week): medical, shopping, community-based activities
- Food security/access (Greccio and Woodmen Heights)

- Exercise and activities space
- Social activities: Arts, crafts, cards, games, puzzles, potluck meals
- Social spaces: library, internet café, community and activities rooms, social stations on each floor
- Outdoors: garden patio, rooftop deck, covered patio between activities space and dog run area
- Holiday, birthday, and seasonal celebrations
- Financial literacy and education classes
- Pending resident preferences: Adopt-a-Grandparent, Book Club, voluntary devotional times
- Access to all partner agency resources (Greccio and Woodmen Heights)

With the total reduction request the project will contain a total of 32 on-site parking spaces.

GOALS, POLICIES AND STRATEGIES– COLORADO SPRINGS COMPREHENSIVE PLAN

The following is a list of goals from the Colorado Springs Comprehensive plan (PlanCOS) where the Sunrise at Shiloh Mesa proposal is aligned:

Goal VN-2: Strive for a diversity of housing types, styles and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Goal UP-1: Enrich the Texture and Livability of the city as a tapestry of unique, vibrant and walkable places.

Goal UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

Goal UP-4: Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique and connected centers and corridors.

Goal TE-1: Build on our quality of place and existing competitive advantages.

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.

The following is a list of **Policies** from the Colorado Springs Comprehensive plan where the Sunrise at Shiloh Mesa proposal is aligned:

Policy VN-1A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Policy UP-5.B: Encourage cost-effective development that promotes the wise use of resources.

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

Policy SC-1.B: Proactively consider and incorporate the needs of our senior population in a relevant transportation planning and project decisions.

Policy SC-4.A: Efficiently use the existing utility system capacity.

The following is a list of **Strategies** from the Colorado Springs Comprehensive plan where the Sunrise at Shiloh Mesa proposal is aligned:

VN-2.A-2: Collaborate with Colorado Springs Utilities, non-profit, and private sector partners to create and implement a comprehensive attainable housing plan that incorporates a full range of options, strategies, and priorities to support the development and provision of housing for households below the area median income level.

VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, swerving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

VN-2.A-4: Allow for zoning residential bonuses that result in the provision of additional attainable housing, such as increased heights or densities.

VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning and creative design solutions.

SC-2A-2: Continue to updated zoning and other regulations to allow mixed-use and high-density development as uses by right.

APPLICATION REQUESTS – REVIEW CRITERIA & JUSTIFICATIONS

Land Use Plan Review Criteria:

If the Land Use Plan is submitted in connection with an application to establish a zone district or to change zone district boundaries it shall be reviewed based on the following criteria:

- A. Consistency with the Colorado Springs Comprehensive Plan (PlanCOS) and other plans and policies adopted by City Council;
 - a. **The proposed land use plan and intended use is consistent with the Comprehensive Plan and current approved PUD land use intent.**
- B. Is there consistency with development standards and the zone district in which the property is located, or would be located after a requested zone district change;
 - a. **While the proposal is a change of use on the site (Religious Assembly to Multi-Family), the resulting modification and zone amendment will follow and maintain consistent development standards and it will respect the current PDZ (PUD) zoning designation and set development standards.**
- C. Compatibility with the land current and surrounding uses and development intensities surrounding the property;
 - a. **The proposal will respect and is compatible with the current development pattern, land uses and development intensity with the surrounding properties**
- D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
 - a. **The requested use will not place a burden on the current development framework or the infrastructure within the plan area. The project recognizes that within a mixed-use development, there will be normal development impacts during the construction phase, but it will not have long-term impacts to the overall Land Use Plan.**
- E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
 - a. **The traffic circulation sufficient for circulation on and off the site. There are no major improvements required and no traffic study is required as a part of the development.**
- F. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
 - a. **Capacities of streets, utilities, parks, public facilities and schools are expected to be sufficient to serve the proposed development. The project is not expected to have a significant impact or increase in traffic in the area due to the senior housing use. Capacity of adjacent utilities will be confirmed with CSU and other utility providers.**

- G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.
 - a. **The location of the higher density residential product being proposed will serve as a transitions and buffer between a minor public assembly (Church) and the single-family detached housing and single-family attached housing to the east.**