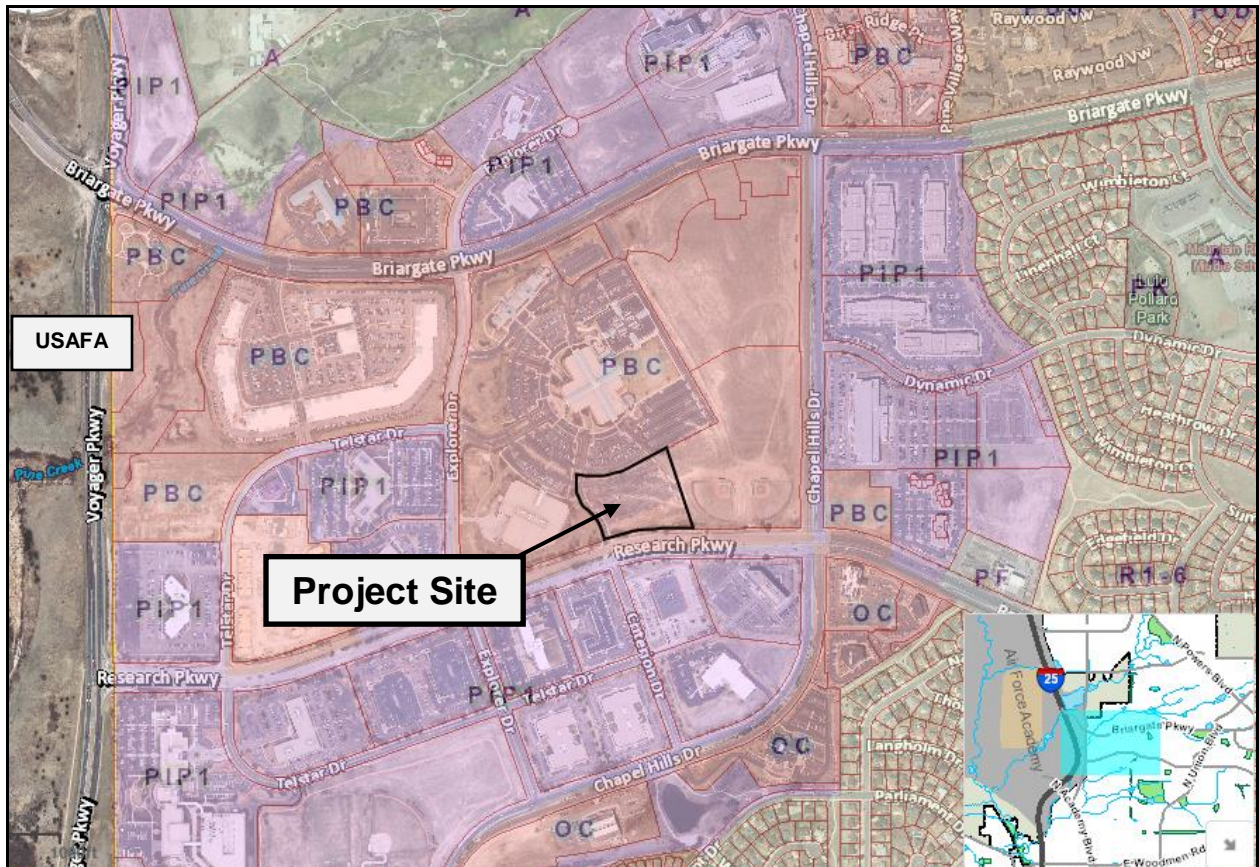


CITY PLANNING COMMISSION AGENDA
December 20, 2018

STAFF: DANIEL SEXTON

FILE NOS:
CPC CP 14-00115-A3MN18 – QUASI-JUDICIAL
CPC CU 18-00108 – QUASI-JUDICIAL

PROJECT: LEGENDS AT FOCUS ON THE FAMILY
APPLICANT/OWNER: HIGHLANDS AT BRIARGATE II, LLC c/o KEITH CORP.
CONSULTANT REPRESENTATIVE: N.E.S., INC.



PROJECT SUMMARY:

1. Project Description: The project consists of concurrent applications for a minor concept plan amendment and conditional use for a 4.5 acre parcel of land to be developed with a human service facility (commonly referred to as “assisted living facility”). The proposed amendment to the Highlands at Briargate Concept Plan involves adding the human service facility use and updates to the project phasing. **(FIGURE 1)** The requested conditional use is for a 91-unit human service facility with memory care services and ancillary site improvements such as parking facilities, a central courtyard, walking path and other amenities. **(FIGURE 2)** The property associated with this application is partially developed with an overflow parking lot for Focus on the Family and is located at 2386 Research Parkway. The parcel is within the Briargate Business Campus portion of the Briargate Master Planned area.
2. Applicant’s Project Statement: **(FIGURE 3)**
3. Planning and Development Team’s Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The site is addressed as 2386 Research parkway.
2. Existing Zoning/Land Use: The subject property is currently zoned PBC (Planned Business Center) and is partially developed with an overflow parking lot for Focus on the Family.
3. Surrounding Zoning/Land Use:
North: PBC (Planned Business Center) and developed with a religious institution (Focus on the Family).
East: PBC (Planned Business Center) and undeveloped with envisioned commercial uses.
South: PIP-1 (Planned Industrial Park), and development with commercial and office uses.
West: PBC (Planned Business Center) and developed with a religious institution (Focus on the Family).
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: The subject properties were annexed into the City on September 28, 1982 per the Briargate Addition #4 Annexation Plat (Ord. 82-137).
6. Master Plan/Designated Master Plan Land Use: The Briargate Master Plan, as amended, identifies the 4.5 acre project site as Office-Industrial/Research & Development (O/I).
7. Subdivision: The property is platted as Lot 5 of Highlands at Briargate Filing Number 1.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is partially developed with an overflow parking lot for Focus on the Family. The property gradually slopes down to the northwest.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 16 property owners on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the three occasions noted above. During the internal review no public comments were received from notified property owners or other members of the public.

Staff input is outlined in the following sections of this report. Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Council of Neighbors and Organizations (CONO), School District #20, Police and E-911, and the United States Air Force Academy (USFA). All comments received from the review agencies have been addressed.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Application Summaries

i. Minor Concept Plan Amendment

The requested minor amendment of Highlands at Briargate Concept Plan involves adding a human service facility use and updates to the project phasing. **(FIGURE 1)** Per City Code Section 7.3.203 *Permitted, Conditional and Accessory Uses*, a “human service facility” land use is considered a residential use type and is conditional in a PBC zone district. As the approved Highlands at Briargate Concept Plan presently only permits commercial uses, the amendment was necessary to allow the residential use type. The applicant’s proposed changes to the phasing reprioritizes the anticipated development schedule of certain parcels, specifically Lot 5 with the human service facility.

The applicant’s proposed change of use does not trigger an amendment of the Briargate Master Plan, as this plan has been deemed implemented. Staff finds the requested concept plan amendment to be in conformance with the Briargate Master Plan, and meets the City Code requirements for the PBC zone district.

ii. Conditional Use

The applicant’s conditional use request pertains to a human service facility that will be two-stories with a total of 82,912 square feet, 91 client units (including 73 assisted living care and 18 memory care units), memory care services, and ancillary site amenities such as a central courtyard, memory care courtyard and walking path. **(FIGURE 2)** The parking requirement for the human service facility use is 1 space per 8 beds per City Code, so the proposed 110 beds in the facility amounts to 14 required parking spaces and the applicant is proposing 67 parking spaces. Additionally, the applicant has entered into a shared parking arrangement with Focus on the Family for the optional use of 33 parking stalls to the north of the facility.

The applicant’s proposed facility will be compatible with the use and massing of nearby properties, as the present mix of land uses in the area consist of multi-family residential, office, and commercial uses. The two-story building is also well under the maximum building height of 45 feet allowed in the PBC zone district. As proposed, the facility is safely and conveniently accessed off of Research Parkway. The City’s Traffic Engineering Division of Public Works did not require a traffic impact analysis for the proposed use, as Research Parkway is designed to handle the anticipated traffic volume of the proposed use without overburdening its capacity. The final drainage report for the project has been approved and states that stormwater from the project will be handled in an on-site full spectrum facility. Staff finds that the proposed use and site design and layout meets the review criteria from granting a conditional use.

2. Conformance with the City Comprehensive Plan

Based on the City’s Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development platters for the subject parcel, which is identified as Regional Center per the Plan’s 2020 Land Use map.

a. Objective LU 3: Develop a Mix of Independent, Compatible, and Mutually Supportive Land Uses.

While the City’s Comprehensive Plan identifies the property in question with a Regional Center land use designation, which is frequently characterized by large commercial and employment centers serving the City and region as a whole, it also calls for the creation of a land use pattern with a mix of supportive and integrated residential and non-residential land uses. The applicant’s proposed facility advances this objective by further

diversifying the mix of land uses in this area. With the facility's proposed on- and off-site pedestrian and vehicular facilities, the project site also will tie in well to the larger commercial center.

b. Objective LU 4 Encourage Infill and Redevelopment

The applicant's proposal is supportive of the City's efforts to encourage infill that is compatible and in character with the existing development pattern. As proposed, the project makes use of the current roadway and utility infrastructure without overburdening these systems. The project is a good example of strategic infill of a site that has been sitting undeveloped and underutilized for a number of years.

As indicated above, staff finds this request to substantially conform to the Comprehensive Plan's goals, objectives, and 2020 Land Use map.

3. Conformance with the Area's Master Plan

The project site is within the Briargate Business Campus portion of the Briargate Master Planned area and identifies the parcel for development with Office-Industrial/Research & Development uses. While the Briargate Master Plan has been determined to be implemented, the development of an assisted living facility will be a compatible use for the surrounding area which contains a mix of commercial and residential uses. Staff finds the requested concept plan amendment and condition use to be consistent and in substantial compliance with the Briargate Master Plan.

STAFF RECOMMENDATION:

CPC CP 14-00115-A3MN18 – MINOR CONCEPT PLAN AMENDMENT

Move to approve the minor amendment to the Highlands at Briargate concept plan, based upon the findings that the minor concept plan amendment request complies with the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

CPC CU 18-00108 – CONDITIONAL USE

Move to approve the conditional use for the Legends at Focus on the Family project at 2368 Research Parkway, based on the findings that the requested conditional use meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) and meets the findings for granting a conditional use as set forth in City Code Section 7.5.704.