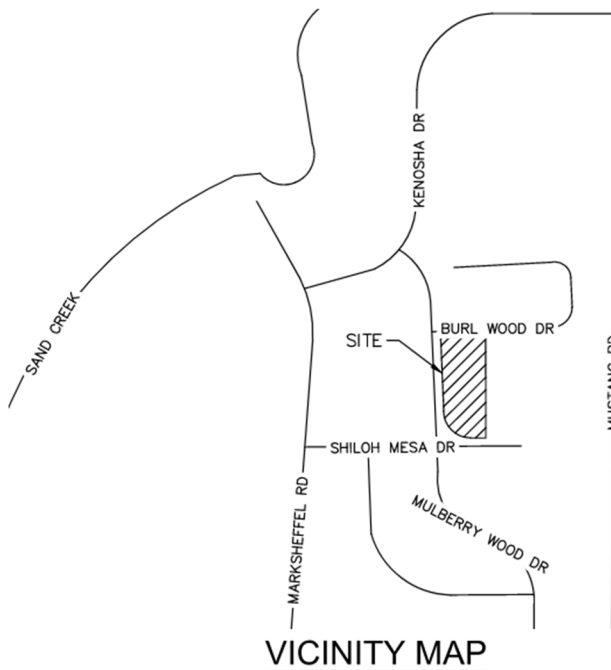


SUNRISE AT SHILOH MESA

Zone Amendment Application
February 2025



Applicant/Developer:

Greccio Housing
1015 E Pikes Peak Ave #110
Colorado Springs, CO 80903
Tel: (719) 475-1422
Contact: Lee Patke

Owner:

Woodmen Valley Chapel
290 E Woodmen Rd
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) **Multi-Family 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 separate Land Use Plan Major Modification application to establish a Multi-Family residential development consisting of 50 Senior Living Residential units on approximately 1.006 acre Lot.
3. A separate Development Plan application of the site is to establish a 50-unit 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

UDC 7.5.705.D (Approval Criteria)

An application for an amendment to the zoning map shall be subject the following criteria for approval: ***The project is not looking at a rezone but reflects a shift in the land use mix within an approved PDZ (PUD) zone area. The application reduces the footprint of an assembly use and replaced it with a multi-family use.***

- A. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
 - a. **Sunrise at Shiloh Mesa is in line with the goals of Colorado Springs Comprehensive Plan and reflects the overall mixed-use land use intent defined within the approved PDZ (PUD). The project embraces an infill development philosophy, and diversifies the identity of the community and creates an affordable opportunity to guarantee housing options to establish an age in place community.**

- B. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
 - a. **The project will not be detrimental to the surrounding area, nor will it have impact the welfare of the area residents. The use change for the property will allow the property to better meeting the goals of the comprehensive plan. The property is currently zoned PDZ (PUD) and the use is consistent with the overall approved uses.**

- C. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
 - a. **The proposed land use is consistent within the currently approved PDZ (PUD) which has set the land use pattern for the area. The proposal respects the zoning and provides the appropriate transition between the Public Assembly use and the adjacent housing types.**

- D. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
 - a. **There is no change in the designated zoning and the overall size of the proposed development is planned within the context and framework of the current PDZ (PUD) standards.**

- E. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
 - a. **The zone change and proposed development will maintain the land uses of the property in a cohesive manner.**
- F. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection.7.514C.3 (Land Use Plan Criteria).
 - a. **The Land Use Plan modification is in compliance within subsection 7.514C.3. and can be reviewed under project number PDZL-24-0004.**
- G. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
 - a. **A “Land Use Plan - Major Modification” will be provided as an amendment to the approved Concept Plan.**
- H. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
 - a. **Not Applicable**
- I. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
 - a. **The zone map amendment references the change of use from Public Assembly to Multi-Family. The change is specific to the 1.006 ac site (P 3.1) within the land use plan. The proposed change does not impact the currently approved PDZ goals or planning objects, nor the community amenities. Because the original (PUD) PDZ was approved under the previous zoning code (Ch. 7), the plan change is not evaluated under the current community amenity criteria. The proposed change in use is a simple plan amended and preserve the original planning values and context of the development and neighborhood.**
- J. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

- a. **The site is within the Airport Overlay (AP-O) zone and are in compliance under Section 7.2.6 review standards.**