

CITY PLANNING COMMISSION AGENDA

ITEM NO: _____

STAFF: LONNA THELEN

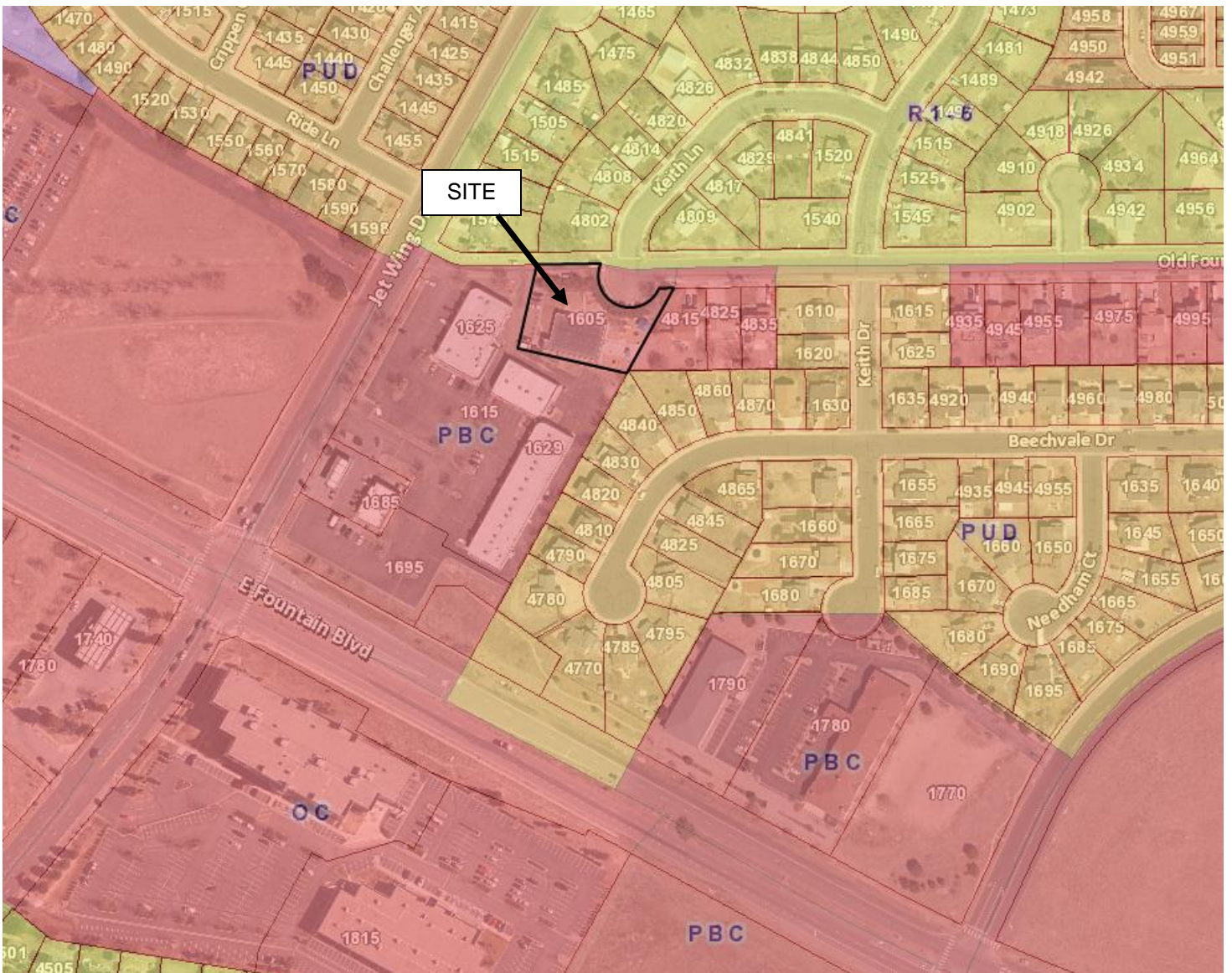
FILE NO(S):

A. – CPC CU 15-00129 – QUASI-JUDICIAL

PROJECT: ASSISTED LIVING AT THE SPRING

APPLICANT: ASSISTED LIVING AT THE SPRING, LLC

OWNER: ASSISTED LIVING AT THE SPRING, LLC



PROJECT SUMMARY:

1. Project Description: This project includes an application for a conditional use to allow a human service facility in a PBC (Planned Business Center) zone district for a 0.61-acre site located at 1605 Jet Wing Drive. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Approval of the applications, subject to modifications.

BACKGROUND:

1. Site Address: 1605 Jet Wing Drive
2. Existing Zoning/Land Use: PBC/Daycare Center
3. Surrounding Zoning/Land Use: North: R1-6/Single-Family Residential
South: PBC/Commercial Center
East: OC/Single-Family Residential
West: PBC/Commercial Center
4. Comprehensive Plan/Designated 2020 Land Use: New/Developing Corridor
5. Annexation: Pikes Peak Addition #11, 1971
6. Master Plan/Designated Master Plan Land Use: Gateway Park/Commercial
7. Subdivision: La Petite Academy
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is developed with a 5,111 square foot building. No building additions are proposed for the site.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of this application included posting of the site and sending of postcards on two separate occasions to 100 property owners within 500 feet. No public comments were received.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Landscape, Police and E-911.

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

1. Review Criteria / Design & Development Issues:
The existing structure was built in 1981 and was most recently used as a daycare center. The proposed use is for a 30 bed assisted living facility (Human Service Facility). No new structures or additions are proposed. The only site upgrade planned is to install new doors and windows on the building. The existing zoning is PBC (Planned Business Center). The human service use requires a conditional use approval in the PBC zone district.

The only access to the site is from Jet Wing Drive. There is an easement agreement with the adjacent property owner to the west to access the site. No access is allowed from Old Fountain Boulevard and a barricade is located at the end of Old Fountain Boulevard. Adequate parking is provided for the use. The parking will be mainly used for the employees of the facility and not for the residents, as they will use alternative transportation options.

The human service use is a quiet use and is a good transition between the single-family residential and the commercial shopping center. No public comment was received during the review, which supports the compatibility of the new use.

Staff has reviewed the conditional use development plan and has found that the application is consistent with the review criteria and standards of City Code.

2. Conformance with the City Comprehensive Plan:

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Policy LU 302: Encourage Development of Mixed-use Activity Centers

Encourage the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial, employment-related, institutional, civic, and residential. A walkable, pedestrian friendly environment will tie the mix of uses in activity centers together. Activity centers will vary in size, intensity, scale, and types of uses depending on their function, location, and surroundings. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood or business area.

The Assisted Living at the Spring project is an infill project that re-uses an existing building for a new human service use. The new and developing corridor use category of the comprehensive plan allows both residential and commercial uses. This project has a residential component of housing 30 residents, but is also a commercial business with employees. The location of this project is next to an existing shopping center and contributes to the mix of uses in the shopping center. This project is in compliance with and supports the comprehensive plan.

3. Conformance with the Area's Master Plan:

This property is part of the Gateway Park Master Plan. The master plan calls out this area as commercial. While the proposed use provides housing for 30 people, the facility operates as a commercial business with employees providing services to the 30 residents. Therefore, the commercial master plan designation permits the Human Service Facility use.

STAFF RECOMMENDATION:

Item No: ?? CPC CU 15-00129 – CONDITIONAL USE

Approve the conditional use for Assisted Living at the Spring, based upon the finding that the plan complies with the conditional use and development plan review criteria in City Code Sections 7.5.704 and 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Conditional Use Development Plan:

1. Show the accessible space and the accessible aisle as 8', not 10'.
2. Since the required access is being shown to start in parking stalls, those parking stalls need to be converted to a fire lane so apparatus can pull into those spots. Required 150-ft measurements are taken where the apparatus is able to drive to and from there, where they reach around the building. If removing the parking is not desired, access from another location must be provided or if the building is/will be equipped with an approved fire sprinkler system, indicate such on the plans.
3. Identify ground level treatments on the landscape plan.

4. Include in the landscape chart which 'Provided' plants are "existing to remain" and which are "new" plantings.
5. Include the Irrigation Plan as it exists today or include a note stating when the irrigation plan will be submitted.