

Penrose – St. Francis New Campus

City Council

November 24, 2015

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Vicinity Map



Penrose – St. Francis New Campus

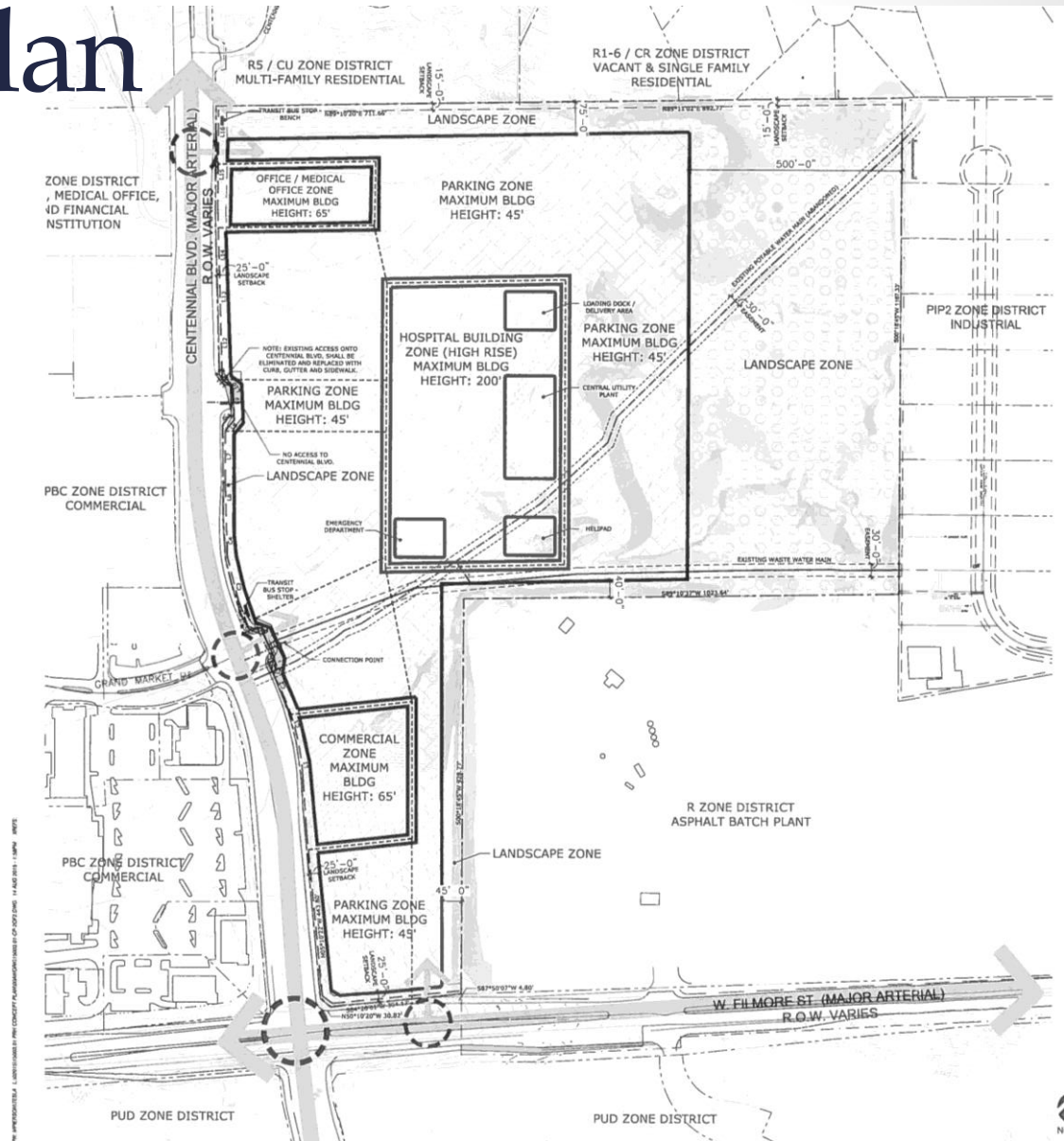
Existing property:

- Part of the Hill Properties Master Plan – office, general industrial, neighborhood commercial, and private open space
- Zoned PBC, OC , PIP-1

Applications:

- Zone change – to PUD to allow commercial, office, and civic uses with a max height of 200'
- Master Plan Amendment
- Concept Plan

Concept Plan



Areas of Concern:

- Geologic Hazard
- Drainage
- Zone district height

Geo-Hazard

- Geo-Hazard Report was submitted with the application and reviewed by CGS.
- Two areas of concern:
 - Landslides, unstable slopes and potentially unstable slopes
 - Deep debris-laden and undocumented fill materials
- A Geo-Hazard report will be required at time of development plan to evaluate the structure on the site.

Drainage

- Historically drainage from this site to the subdivision east of the site has been a concern.
- The site slopes steeply downhill on the east side of the site.
- A detailed drainage report will be required with the development plan submittal.

Zone district height

- The site proposes an 11-12 story building with floor heights of 15-20 feet creating a need for a 200' building.
- The building height allowance will ensure efficient and effective configuration of the functions of the hospital.
- The building is 420' south of the northern property line.
- The site is surrounded on the east, west and south by commercial or industrial uses.
- High Rise overlay on the southwest corner of Fillmore & Centennial allows 60'.

Recommendation

- City Planning Commission approved the master plan amendment, zone change and concept plan 8-0 at the October 15th City Planning Commission hearing.
- City Planning Commission and City Staff recommend that City Council approve the master plan amendment, zone change and concept plan for Penrose - St Francis.

Questions

