

Penrose-St. Francis Hospital Campus

CPC MPA 04-00043-A3MN17- QUASI-JUDICIAL

CPC PUZ 17-00030 - QUASI-JUDICIAL

CPC PUP 15-00052-A1MJ17 - QUASI-JUDICIAL

May 23, 2017

Mike Schultz, Principal Planner



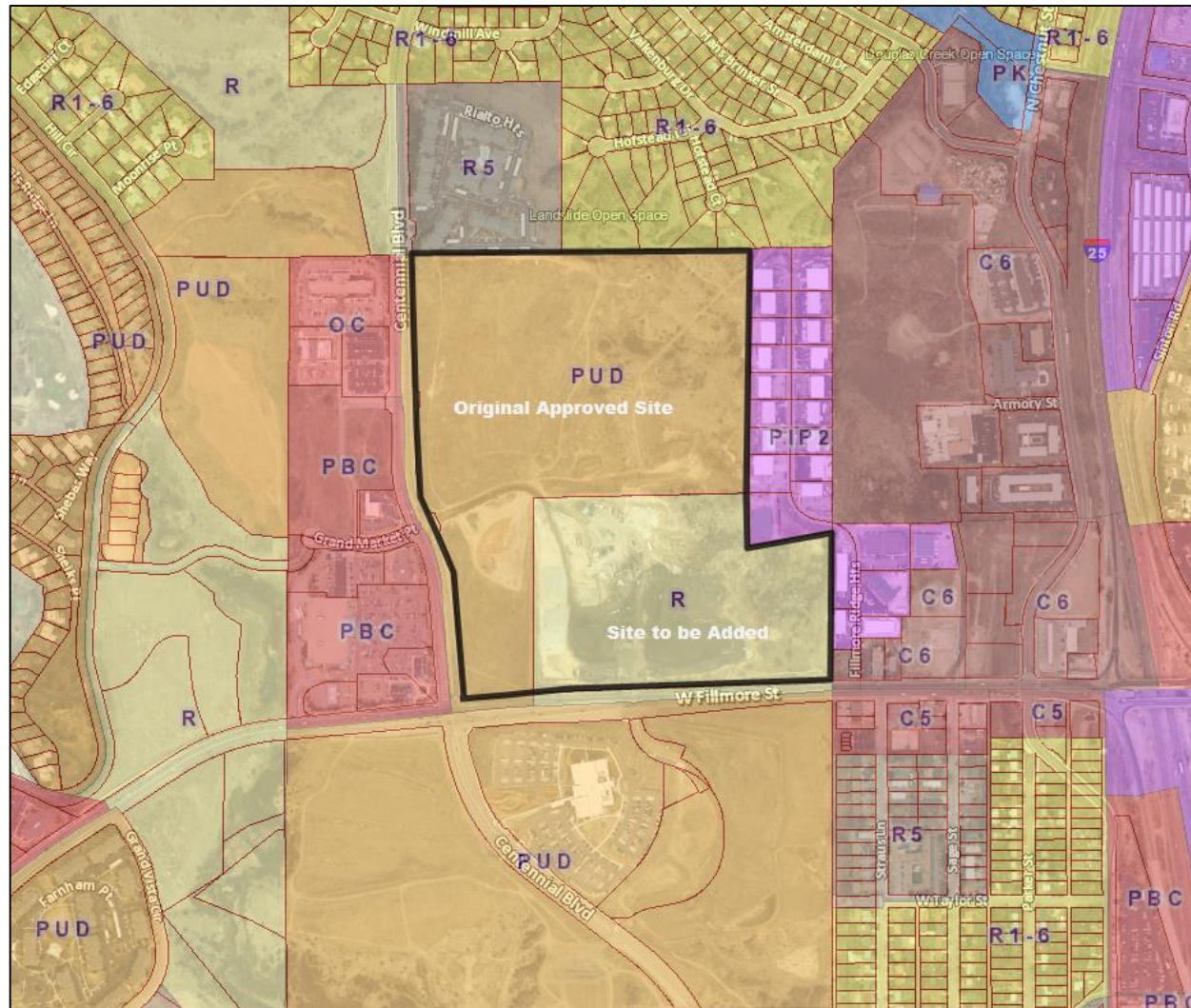
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Vicinity Map



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City Zoning Map



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Approval History



October 15, 2015 - City Planning Commission approval of:

- Minor amendment to master plan to show future hospital, office and community commercial uses;
- A change of zone from PBC, OC and PIP-1 to PUD.
 - Allow commercial, office and civic uses;
 - 200 foot maximum building;
 - 1,032,000 square feet.
- A PUD to concept plan consisting of 51 acres.

A condition of record was added requiring the development plan involving any building 65 feet or higher to be reviewed and decided upon by City Planning Commission.

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Approval History



November 24, 2015 - City Council approval (first reading). Condition of record was included in motion, however was not included in the ordinance.

December 8, 2015 - City Council approval (second reading).

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Neighborhood Meetings



November 30 – Coronado High School

Notification Area: 1,000 feet to property owners / 2,000 feet to HOA's

Attendance: Approximately 50 residents

Issues:

- 200-ft building height / Character of the Mesa
 - Traffic on Fillmore Street and Centennial Blvd.
 - Drainage (particularly to the east)
 - Geologic Issues
 - Light and noise pollution
-
- Request to residents to form a working committee; working committee would report back to residents

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Neighborhood Meetings



January 12 – Penrose Hospital

- Meeting of group interested in participating on working committee
- Mediated by CONO (Council of Neighbors and Organizations)
- Attendees: 23 residents
- Discussed intent and responsibilities of the working committee
- 5 Person working committee:
 - Jim Kin
 - George Maentz
 - Barbara Novey
 - Richard Serby
 - Sandi Swinford

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Neighborhood Meetings



Working committee met with Penrose Hospital staff and the consultant on the following dates:

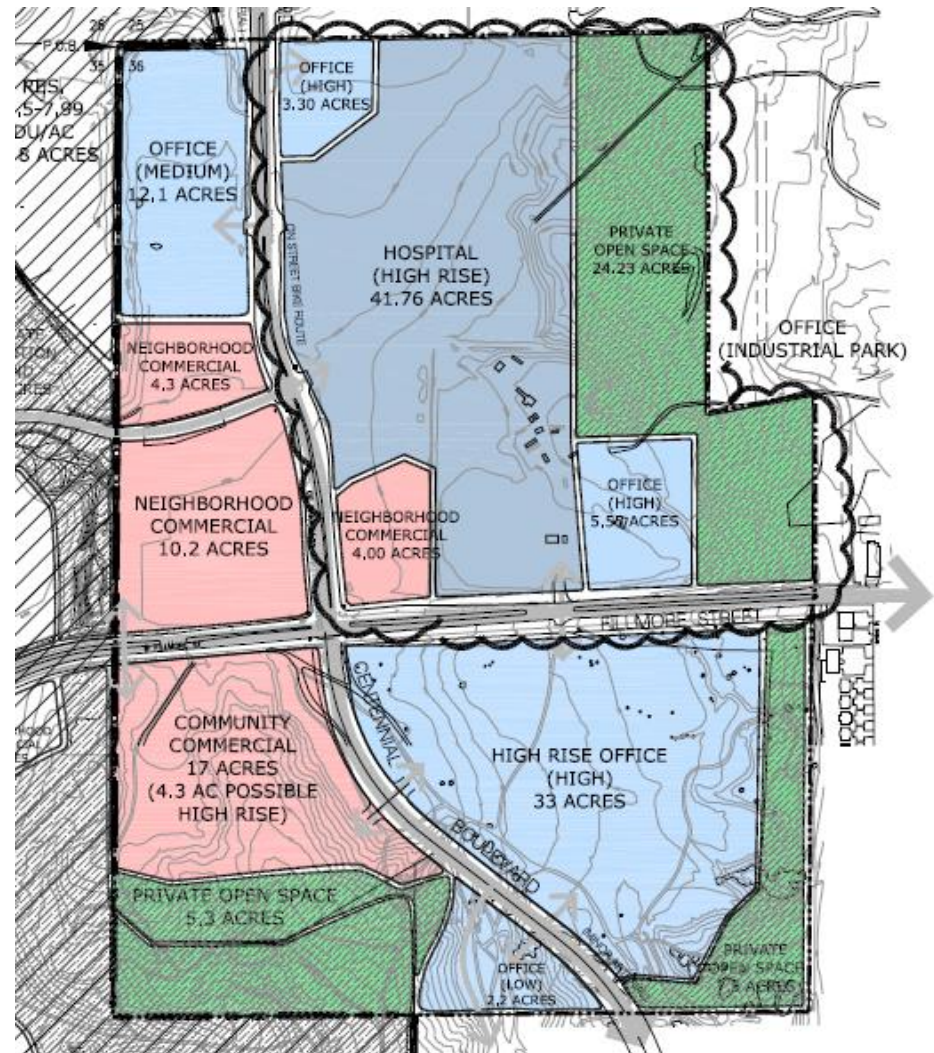
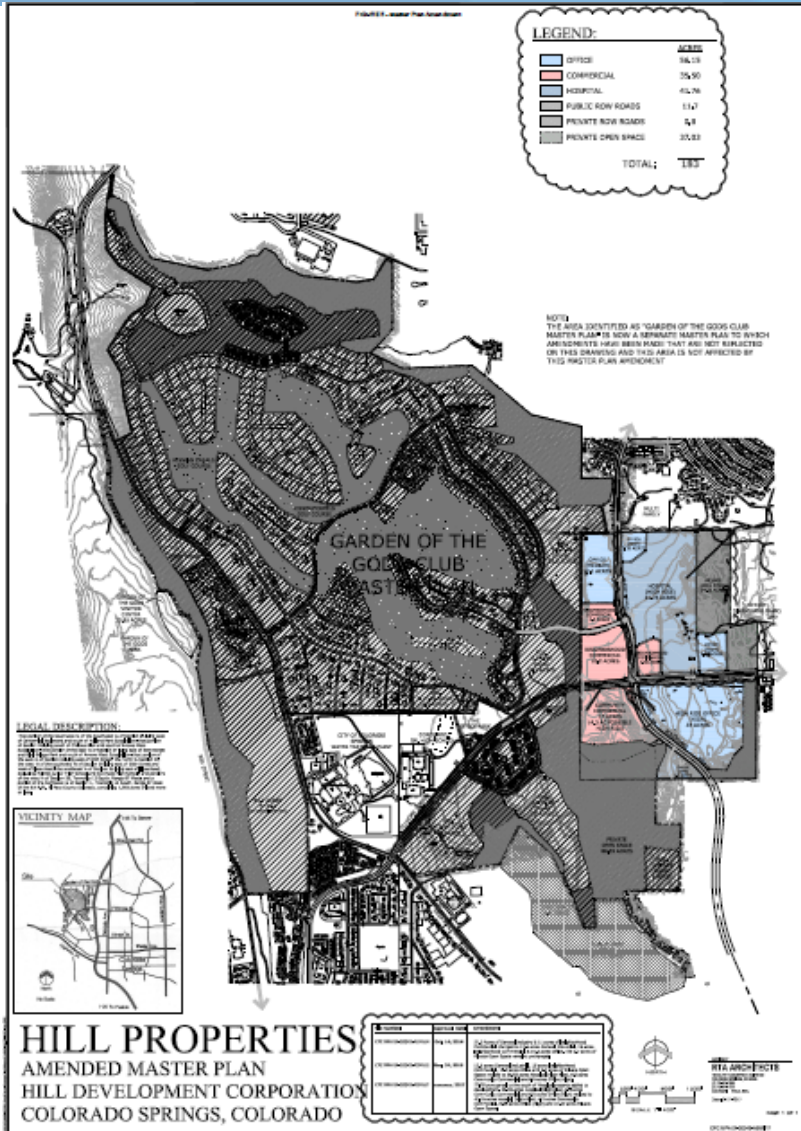
- January 19
- January 31
- February 7

Primary topics of discussion involved:

- 200 foot building maximum
- Impact to the Mesa
- Chapter 6 of the Comprehensive Plan
- Reviewed recently constructed Centura Health owned hospitals in the Mountain West.
- Agreement for continued discussion/negotiation

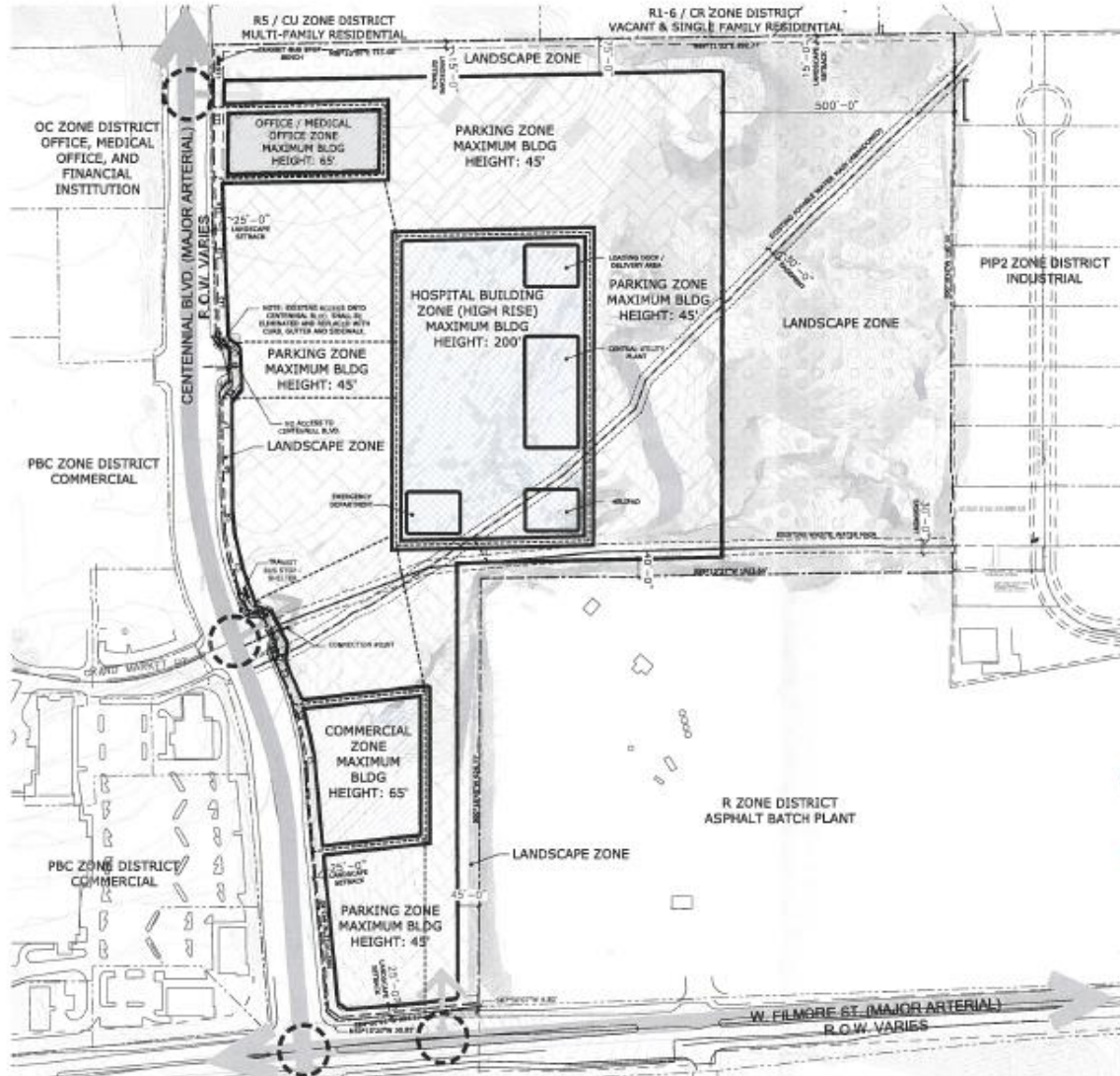
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Minor Amendment to Master Plan



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Original Approved Concept Plan



GENERAL NOTES

1. Planning: This concept plan is not to be used for preliminary planning.
2. Developer/Owner: This site, Section 36, Township 13 South, Range 10 West of the 6th P.M., is in Teller County, Colorado. It is not within designated F.U.P.A. boundaries as defined in the First Urban Form Plan, Community Board Number 3333-C00007, Effective March 15, 2005.
3. Master Plan: The project site is part of the 2011 Imagine the Future Plan (CPC) with 04-0000 ADDRESS.
4. Planning: In this case, there are no plans for phased (0000-0000) development. The final design will allow for future expansion. Construction is anticipated to begin in February 2017 and be completed in May 2018.
5. The site is currently zoned as PBC, UC and C-2-1.
6. The proposed zoning for the site is PUB. The proposed areas include a hospital zone with 100% maximum height, 0% maximum employment/commercial zones with 80% maximum height, and Parking zones with 45' maximum height. (C.V.S. 15-1-101)
7. Industrial services are prohibited on the site for "High Rise" as part of the hospital's emergency services. Provisions will be taken to minimize noise impacts to the residential areas to the south of the site. These provisions include limiting the hospital noise from an "obnoxious" noise and also include designating flight paths to fly from the hospital that avoid flying over the residential areas and adjacent to the residential Association Intersections "My Neighbors Program".
8. All exterior lighting shall include full cut-off fixtures, exempt for safety lighting due to the height of the building and helicopter operations, lighting above the front door of the hospital will be addressed during the Grand Statement Plan phase of the project.
9. Signage for this project will be addressed during the Grand Statement Plan phase of the project.
10. All signage information and requirements for the submission of the Master Plan and Conditional Approval will be at the discretion of the Planning Commission.

PROPOSED LAND USES

Hospital Building Zone (High Rise) Hospital Building Zone (Office and Medical Office) Office/Medical Office Building Zone (Office, Medical Office, Lab and other) Commercial Zone (Commercial) (including all Commercial uses in the Land Use Table) (Section 15.200 of the City Code, General Office and Medical Office) Industrial Zone (Industrial) (except of Heavy and Light Industrial and Commercial) (except of Industrial Park)

Parking Zone (Parking) (except of parking (Public and Private), Parking Structure (Public and Private))

LEGEND

	ACRES
HOSPITAL BUILDING ZONE (HIGH RISE)	5.77
MAXIMUM SQUARE FOOTAGE - HEIGHT: 715,300	
OFFICE / MEDICAL OFFICE BUILDING ZONE	2.71
MAXIMUM SQUARE FOOTAGE: 237,080	
LANDSCAPE ZONE	18.24
PARKING ZONE	24.33
TOTAL CONCEPT PLAN AREA	51.05

***** PRIVATE PEDESTRIAN CIRCULATION ACCESS POINT

--- PUBLIC PEDESTRIAN CIRCULATION

--- EXISTING POTABLE WATER MAIN (SHOWN)

--- EXISTING WASTE WATER MAIN

TABLE OF LINES

NO.	BEARING	DIST.
L1	N62°13'25"	79.61'
L2	N13°28'26"	31.86'
L3	N45°24'48"	75.30'
L4	S85°00'29"	12.90'
L5	N64°48'08"	22.58'
L6	N62°00'59"	75.82'
L7	N62°04'48"	140.00'
L8	N13°00'29"	31.84'
L9	N62°48'46"	75.82'
L10	N62°11'14"	12.90'
L11	N45°24'48"	22.58'
L12	N62°48'46"	130.00'
L13	N62°48'03"	180.00'
L14	N62°48'46"	66.00'
L15	N62°00'29"	180.00'
L16	N62°48'46"	66.00'

APPROVED
NOV 24 2015
BY CITY COUNCIL

TABLE OF CURVES

NO.	CH174 ANG.	RADIUS	ARC LEN.	CHORD	CHORD BEO
C1	28°12'58"	188.27'	136.80'	109.9411'	
C2	11°09'22"	162.39'	122.88'	102.2222'	
C3	1°05'00"	248.00'	136.70'	101.9089'	
C4	28°14'31"	143.11'	98.70'	102.0092'	



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Traffic Impact Analysis

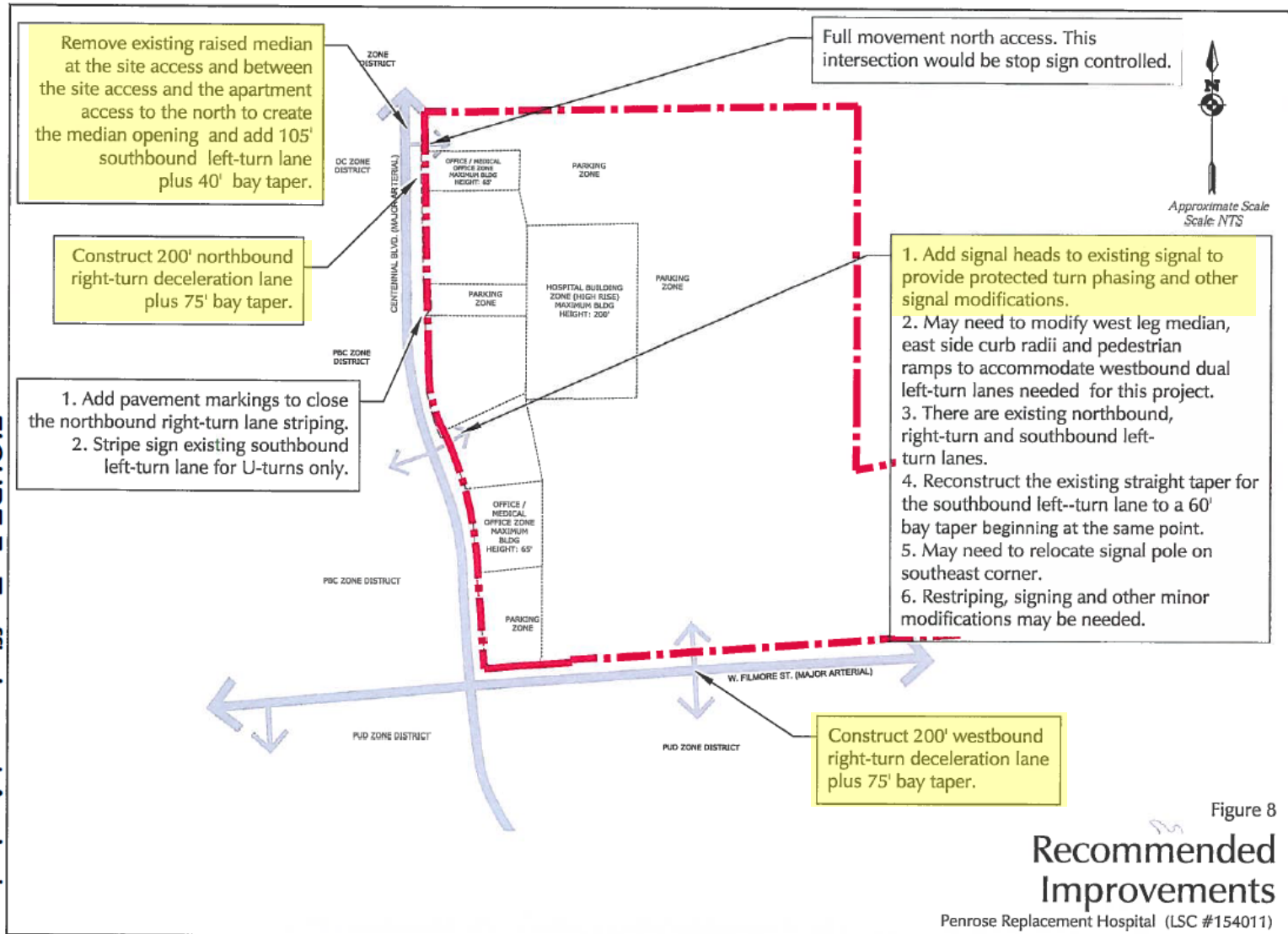


FIGURE 7 - Traffic Impact Analysis

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Geo-hazard – Undocumented Fill



Grading of the site will likely be extensive. We believe site grading and utility installation across the property can be accomplished using conventional, heavy-duty construction equipment. The debris-laden and undocumented fills will need to be reconstructed or removed. The materials, if free from debris and organic matter, can be reused. The stockpiled millings could be used as fill in areas planned for parking and other “non-structural” purposes.

PP 2 - 3

FIGURE 8

GeoHazard Exec Sum

March 10, 2017 – Review letter from CGS, page 2

Deep, debris-laden, and undocumented fill materials. CTL provides a good description of the current understanding of the depth, lateral extent, and content of the extensive fill materials present on the site. CGS agrees that the lateral extent, thickness and composition of the debris-laden fill needs to be more accurately characterized and factored into development plans.

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CPC Recommendation



At their meeting on April 20, 2017 the City Planning Commission recommended to City Council:

Approval of minor amendment to Hill Properties Master Plan on a 7-0-1-1 (7 yes, 0 no, 1 absent, 1 recused; Commissioner Walkowski recused himself from the public hearing due to potential conflict).

Approval of the change of zone to PUD on a 7-0-1-1 (7 yes, 0 no, 1 absent, 1 recused); (Planned Unit Development, hospital, office, medical office, general commercial, 1,850,000 gross floor area, 165-foot maximum building height).

Approval of a major amendment of the Penrose-St. Francis Hospital Concept Plan on a 7-0-1-1 (7 yes, 0 no, 1 absent, 1 recused) including the recommendation that a note is added to the concept plan stating that any building over 65 feet (the development plan) will be reviewed by the City Planning Commission.

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Staff Recommendation



CPC MPA 04-00043-A3MN17- MINOR AMENDMENT TO MASTER PLAN

Approve the minor amendment to the Hill Properties Master Plan, based upon the finding that the minor amendment request complies with the review criteria for granting an amendment as set forth in City Code Section 7.5.408.

CPC PUZ 17-00030 – PUD ZONE

Approve the zone change from PUD (Planned Unit Development) and R (Residential Estate) to PUD (Planned Unit Development; hospital, office, medical office, general commercial, 1,850,000 gross floor area, 165-foot maximum building height), based upon the findings that the change of zone request complies with the review criteria set forth in City Code Section 7.3.603 regarding establishment of PUD zones along with City Code Section 7.5.603B regarding the findings for change of zone district boundaries.

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Staff Recommendation



CPC PUP 15-00052-A1MJ17 – PUD CONCEPT PLAN

Approve the Penrose Hospital Campus PUD Concept Plan, based upon the findings that the plan complies with the review criteria within City Code Section 7.3.605 and meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E) including the following technical modification:

- A note is added to the concept plan stating that any building over 65 feet (the development plan) will be reviewed by the City Planning Commission.

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QUESTIONS?