

**CITY PLANNING COMMISSION AGENDA
August 19, 2021**

STAFF: P. Andrew Bowen

FILE NO:

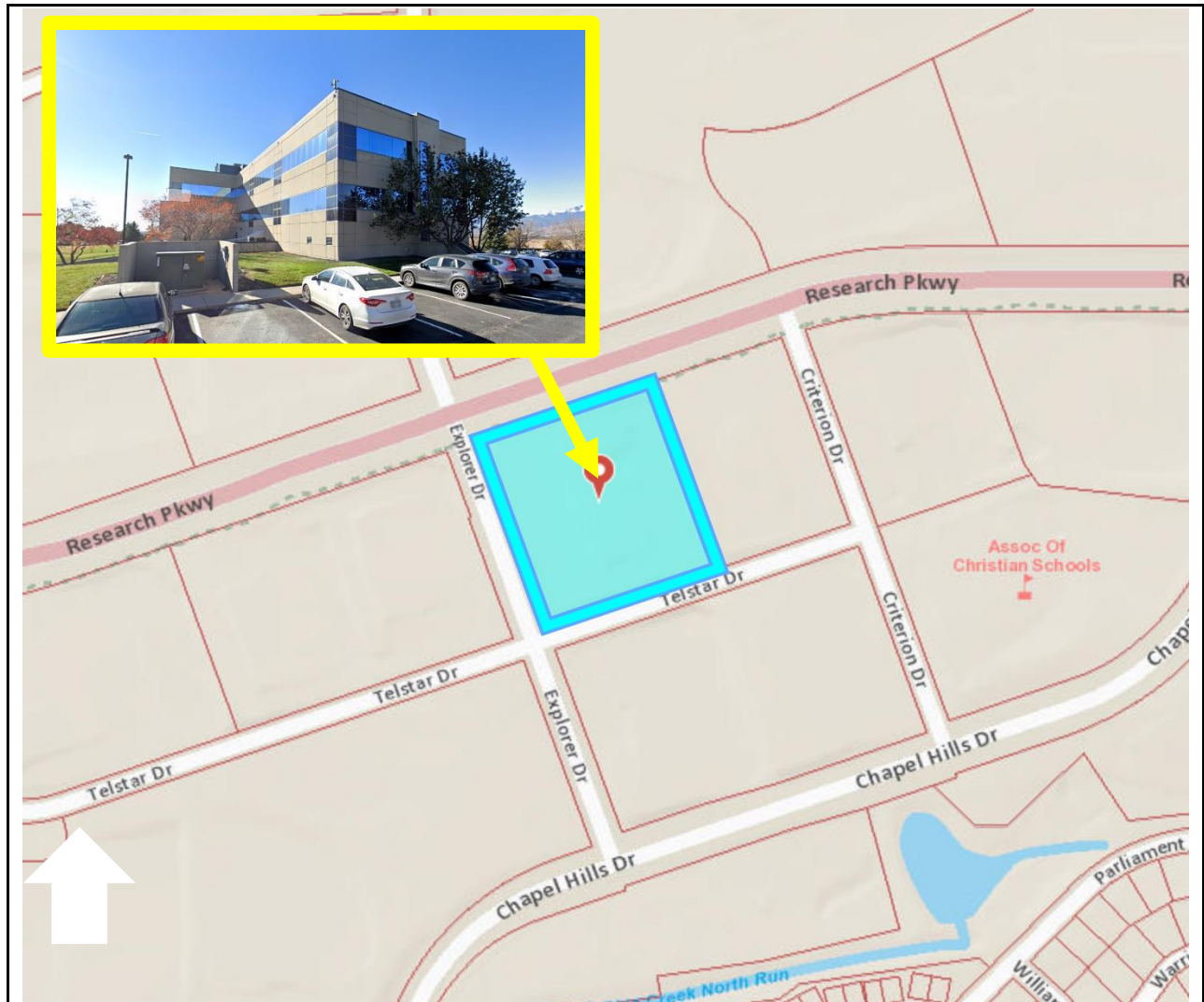
A. CPC CU 21-00076 - QUASI-JUDICIAL

PROJECT: PROGRAM OF ALL-INCLUSIVE CARE FOR THE ELDERLY (PACE)

OWNER: THE CHRISTIAN AND MISSIONARY ALLIANCE

DEVELOPER: ROCKY MOUNTAIN HEALTHCARE SERVICES

CONSULTANT: MARK PIERSON



PROJECT SUMMARY:

1. Project Description: Request by Rocky Mountain Health Care Services, with representation by Mark Pierson, for approval of a new Conditional Use Development Plan for a change of use (currently an office) to a *Program* of All-Inclusive Care for the Elderly (PACE Program). The 5-acre subject site is zoned PIP-1 (Light Industrial) and is at the corner of Research Parkway and Explorer Drive.
2. Applicant's Project Statement: Please see the **(PROJECT STATEMENT)** as attached.
3. Planning and Development Team's Recommendation: Staff recommends approval of this application with no recommended conditions.

BACKGROUND:

1. Site Address: 8595 Explorer Dr.
2. Existing Zoning/Land Use: The subject property is zoned PIP-1 (Planned Business Center) and is currently an office building.
3. Surrounding Zoning/Land Use:
North: PBC (Planned Business Center) and is Focus on the Family's primary campus.
South: PIP-1 (Planned Industrial Park 1) and is a Business Park
East: PIP-1 (Planned Industrial Park 1) and is a Business Park
West: PIP-1 (Planned Industrial Park 1) and is a Business Park
4. PlanCOS Vision: Per the PlanCOS Vision Map, the subject site is identified as an Established Suburban Neighborhood and a Thriving Economy along Briargate Parkway which is further classified as a City Priority Corridor. Please see the staff analysis provided below for further detail and applicability.
5. Annexation: The subject property was annexed into the City per the Briargate Addition #4 (Ordinance Number: O 82-137) in 1982.
6. Master Plan/Designated Master Plan Land Use: The subject property lies within the Briargate Master Plan which is fully implemented.
7. Subdivision: Briargate Business Campus Filing No. 7
8. Zoning Enforcement Action: None on record.
9. Physical Characteristics: The site is fully developed.

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 two occasions noted above.

During these public solicitation periods, no public comments were submitted for this proposal.

Staff input is outlined in the following section of this report. As part of the City's review process, planning staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. These commenting agencies included LUR Landscaping and Survey, SWENT, Colorado Springs Utilities and the Regional Building Department. Prior to forwarding this proposal to the City Planning Commission, all comments received from the review agencies have been addressed by the applicant

ANALYSIS OF REVIEW CRITERIA; MAJOR ISSUES AND COMPREHENSIVE PLAN CONFORMANCE

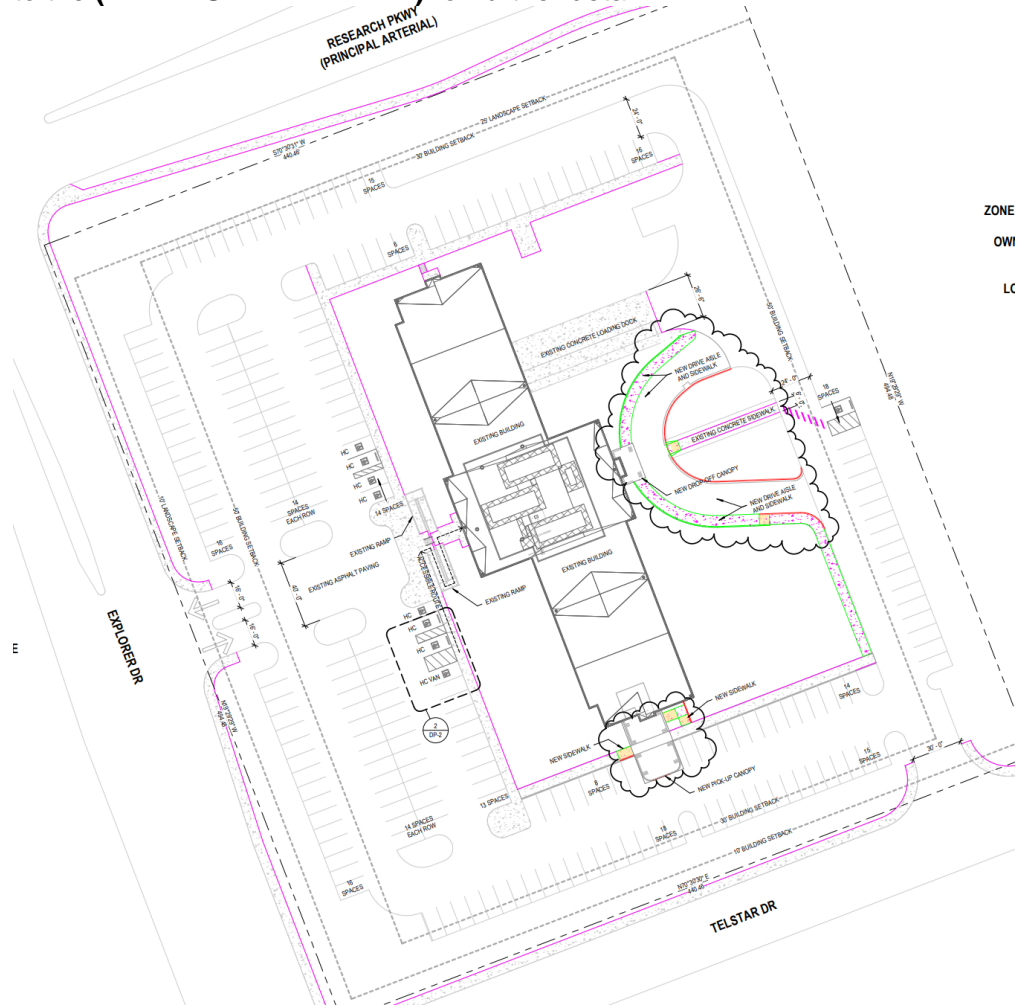
1. Review Criteria / Design & Development Issues:

a. Application Summary:

As mentioned within the project description, this application is for approval of a new Conditional Use Development Plan for a change of use (currently an office) to a *Program of All-Inclusive Care for the Elderly (PACE Program) (Adult Daycare)*. Per City Code Section 7.5.503, this change of use will require a New/Major amendment to the established Development Plan with the granting of a Conditional Use required. This process is mandatory, as the new use is classified as an Adult Daycare which requires said permitting trajectory.

i. Land Use

The Development Plan for this PACE Program proposes to convert the building from its current use to that which is being proposed. This development program consists of both interior changes to the structure with minor exterior/site modifications (driveway and porta cache addition shown below). Please refer to the **(DEVELOPMENT PLAN)** for further detail.



As noted by City Code Section 7.5.502, Development Plans may only be approved upon finding that the plan meets seven distinct criteria that center

around compatibility, development criteria compliance and adverse effect avoidance/mitigation. Planning staff finds that these criteria are met by this application for a Development Plan.

ii. Parking and ADA Compliance

In review of the proposed parking and ADA accessibility schematics, planning staff finds that the proposal is consistent with all applicable City codes. Due to the nature of the use, all current ADA counts have been expanded to ensure proper access for facility users. Accessible routes are provided from the public right-of-way to all accessible areas within the campus.

iii. Landscape and Site Design Compliance

Planning staff and City Land Use Landscape Architecture has reviewed the Development Plan for compliance with all site design and landscaping criteria. While initial comments were provided with a requirement for all tree schematics to be brought up to the current Landscape Manual's calculations, these issues have been resolved and no changes to the Development Plan are pending. See **(LANDSCAPE PLAN)** for further detail.

iv. Traffic Compliance

The City's Traffic Engineering Division has reviewed the Development Plan and agreed with all findings made within the applicant provided Traffic Analysis. Per the proposed Development Plan, no alterations are proposed to existing curb-cuts and or other vehicular/pedestrian facilities.

2. Conformance with the City Comprehensive Plan

As required by City Code, planning staff has evaluated the proposed application to ensure conformance with the City's current comprehensive plan, PlanCOS. In doing so, planning staff finds the applicant's development proposal to be in conformance with PlanCOS and its guidance for the following reasons:

Per PlanCOS, the project site and its surrounding area is identified on the Vision Map as an Established Suburban Neighborhood. While the ultimate goal of PlanCOS is to create a supportive mix of uses, which this proposal indeed contributes to, perhaps the strongest language to be pulled from PlanCOS in application to this proposal is as follows:

*"An essential premise of Plan**COS** is that every person and place is part of a neighborhood. The strength of a neighborhood's identity, values, and positive attributes extend beyond traditional residential areas and can benefit the overall character of the city."*

While not to advocate for the mission of the PACE Program, its incorporation into areas facilitates stronger and healthier neighborhoods by giving opportunities for inclusive recreation and healthcare access for the elderly. These expansions of quality of life are vital building blocks of PlanCOS

3. Conformance with the Area's Master Plan

This site lies within a fully implemented Master Plan (Briargate) and must receive a Conditional Use permit as there is a change of use.

STAFF RECOMMENDATION:

CPC CU 21-00076

Approve the Conditional Use Development Plan for a Program of All-Inclusive Care for the Elderly (PACE Program) at 8595 Explorer Dr., based upon the finding that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).