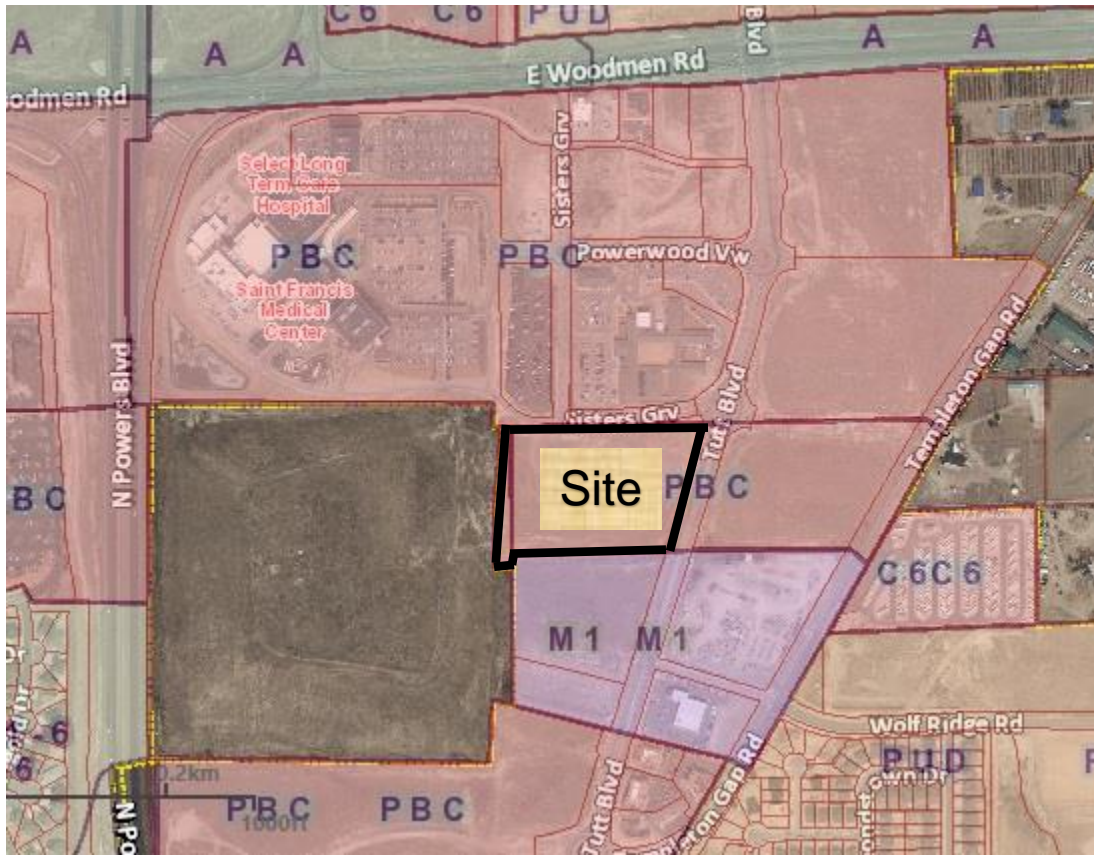


CITY PLANNING COMMISSION AGENDA
JANUARY 21, 2021

STAFF: MATTHEW ALCURAN

FILE NO(S):
CPC CP 01-00148-A11MJ20 – QUASI-JUDICIAL
CPC CU 20-00145 – QUASI-JUDICIAL

PROJECT: THE GUEST HOUSE AT SAINT FRANCIS
OWNER: CATHOLIC HEALTH INITIATIVES COLORADO
CONSULTANT: N.E.S., INC. – BLAINE PERKINS



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for approval of a Major Amendment to the Greenbriar/Powerwood Concept Plan and a Conditional Use Development Plan. If approved the proposed applications change the locations of buildings designated on the Greenbriar/Powerwood Concept Plan per City Code Section 7.5.503.C.2.c. and accommodate a Family Support Residence consisting of a 2-story building for 41 residential short term suites on Lot 1 and a compacted breeze walking path on Lot 2. (see “**Conditional Use Development Plan**” attachment) The site is zoned PBC/AO (Planned Business Center/Airport Overlay) located at the southwest corner of Sisters Grove and Tutt Boulevard on approximately 8.6 acres.

2. Applicant's Project Statement: (see "Project Statement" attachment)
3. Planning and Development Recommendation: City Planning staff recommends approval of the applications as proposed.

BACKGROUND:

1. Site Address: The properties associated with this project site are not addressed as they have not been previously developed or platted.
2. Existing Zoning/Land Use: The properties are currently zoned PBC/AO (Planned Business Center with an Airport Overlay) and undeveloped.
3. Surrounding Zoning/Land Use: (see "Context Map" attachment)
North: PBC/AO (Planned Business Center with an Airport Overlay) across Sisters Grove and currently developed with commercial and medical uses.
East: PBC/AO (Planned Business Center with an Airport Overlay) across Tutt Boulevard and is currently undeveloped.
South: M1/AO (Light Industrial with an Airport Overlay) and is currently undeveloped.
West: El Paso County Zoning of A-5 I-3 CC CAD-O (43.19 acres) and is currently undeveloped.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see "PlanCOS Vision Map" attachment), the project site is identified as a New/Developing activity center with adjacent Intercity Corridors for strong connections.
5. Annexation: The property was annexed into the City under the Greenbriar Annexation No. 1
6. Master Plan/Designated Master Plan Land Use: The Greenbriar/Powerwood Master Plan identifies the project site as Regional Commercial. Staff is currently reviewing CPC MP 01-00147-A5MN20, which will change the use designation on the Greenbriar/Powerwood Master Plan from Regional Commercial to Regional Commercial/Hospital per City Code Section 7.5.403.C.2 though administrative approval.
7. Subdivision: This property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project is undeveloped, but currently has an existing walking path. There are two existing driveway aprons along Tutt Boulevard and curb and gutter along Sisters Grove and Tutt Boulevard in preparation for future development. The property gradually slopes down to the southwest from Sisters Grove and Tutt Boulevard.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 29 property owners within a 1000-foot buffer. Staff did not receive any public comment in regards to the proposed project throughout the public notice period.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 49, Police and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. The property is within the Airport Overlay and was reviewed and approved on November 18, 2020 by the Airport Advisory Commission.

ANALYSIS OF REVIEW CRITERIA, COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Major Concept Plan Amendment

The requested major amendment of the Greenbriar/Powerwood Concept Plan (**see “Concept Plan Amendment” attachment**) illustrates changes to the location of buildings designated on the previously approved plan under CPC CP 01-00148-A1-MJ20 per City Code Section 7.5.503.C.2.c. The major amendment to the concept plan will allow for the major relocation of buildings. Additionally, the underlying PBC (Planned Business Center) zoning applied to the properties is supportive of the proposed land use type; City Code Section 7.3.203 lists family support residence as a conditional use. The proposed development plan application will follow the standard conditional use City process.

b. Conditional Use Development Plan

The proposed Guest Houses at Saint Francis project (**see “Conditional Use Development Plan” attachment**) will provide a family support residence consisting of 41 residential short term suites within a 2-story, stand-alone building. The family support residence is specifically for families in need at Saint Francis Medical Center. The main objective of this residential use is to provide convenient access to Saint Francis for families experiencing a premature birth or other complications. Typically, mothers will have to stay in the hospital for an extended period and this will allow their loved ones to be close by in a comfortable setting.

The total 41 short term suites proposed are an even mix of 1-bedroom and 2-bedroom suites for visitors to use. The project also includes a common living room area, dining area, full kitchen, office, laundry room, outdoor courtyard / fire pit, playground, and trail connection to the existing walking track on site, which is to be relocated to the adjacent Lot 2.

One access point will be provided into the site off Sisters Grove at the existing North/South intersection. Tutt Boulevard provides 2 additional access points into the site that can be used for future development. Internally, there will be a 24-foot private drive aisle provided for circulation throughout the site with a 20-foot gravel path allowing CSFD access to all sides of the family support residence. The 20-foot CSFD access drive will also serve as a trail connection for residents to use while staying on site.

The proposed development meets or exceeds the minimum development standards of the PBC zone district, with respect to the 25-foot front yard setback, 25-foot side yard setback, and 25-foot rear yard setback. The proposed family support residence proposes an 85-foot front yard setback, a 54-foot side yard setback and an 88-foot rear yard setback. The 2-story, stand-alone building proposes an approximate 31-foot building height, not to exceed the maximum 45-foot requirement. The 20-foot arterial road and 10-foot collector road landscape setback are in compliance. In addition, per City Code Section 7.4.203, a family support residence requires one (1) parking space per eight (8) beds. The project proposes 42 parking spaces with 11 parking spaces required.

i. Traffic

The City’s Traffic Engineering Division has stated that there are no traffic issues with the Family Support Residence use and no traffic study was required to be submitted. This is a newer and developing area and the use, as proposed, should not generate any more trips than what was planned with the original master plan and concept plan.

ii. Parkland Dedication Obligation (PLDO)

The new Family Support Residence use did not trigger the Park and School Land Dedication Ordinance based on the temporary living (hotel like) use on Lot 1.

iii. Woodmen Road Metropolitan District

The proposed site is not in the Woodmen Road Metropolitan District but is in the Woodmen Road Metropolitan District Service Area. This parcel will need to be annexed into the District and be subject to the District Fees and Mill Levies (tax collection). The other option is to opt-out of joining the Woodmen Road Metropolitan District and pay in lieu of the annual taxes as an opt-out fixed fee. The applicant will work with the District to make this determination moving forward.

iv. Drainage

A Final Drainage Report to support the design was required by City Water Resources Engineering and Management, which was reviewed and determined to have no impact on the Development Plan as of December 30, 2020.

v. CSFD

A fire lane loop exhibit depicting the route and appropriate turning radius with a Type 5 curb was provided and accepted by CSFD on January 6, 2021. Two gates and appropriate knox equipment were added at each end of the gravel path per CSFD requirements.

vi. Landscape

A future Final Landscape and Irrigation Plan application will be due at time of first building permit (Core and Shell).

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site, which is part of the Greenbriar/Powerwood Master Planned area, is identified on the plan's Vibrant Neighborhoods Framework map (**see "PlanCOS Vision Map" attachment**) as a Newer Developing Neighborhood. The categorization of this type of neighborhood is generally considered most similar to Typology 3: Emerging Neighborhoods, which supports the development of newer areas with well-design communities with amenities, greater diversity of housing types and higher density on remaining parcels that enrich the livability, adaptability of the area and a shared sense of pride. As indicated in the proposed applications, the future development of the subject properties will accommodate an opportunity of diverse housing. By allowing the development of a family support residential use in the master planned area, the project reinforces the City's ability to encourage mixed use and livable communities

As indicated above, City Planning staff finds the Greenbriar/Powerwood project and its associated application to be in substantially conformance with PlanCOS.

3. Conformance with the Area's Master Plan:

The project site is part of the Greenbriar/Powerwood Master Planned area, which identified the parcels for development with commercial uses. As proposed by the applicant, the land use pattern of this area will be enhanced with allowances for a greater mixture of land uses, such as the proposed family support residential land use type. City Planning staff is in concurrence with the creation of a more diverse land use pattern, and finds the Greenbriar/Powerwood project to be consistent and in substantial compliance with the Greenbriar/Powerwood Master Plan.

STAFF RECOMMENDATION:

CPC CP 01-00148-A11MJ20 – MAJOR CONCEPT PLAN AMENDMENT

Approve the major concept plan amendment for the Greenbriar / Powerwood project, based upon the findings that the requested plan amendment meets the review criteria for granting a major concept plan amendment as set forth in City Code Section 7.5.501(E).

CPC CU 20-00145 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the Conditional Use Development Plan for a Family Support Residence in the PBC/AO (Planned Business Center/Airport Overlay) zone district, based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 (A, B, and C) and meets the review criteria for granting a Development Plan as set forth in City Code Section 7.5.502(B).