
GUEST HOUSE AT SAINT FRANCIS

PROJECT STATEMENT

OCTOBER 2020

REQUEST

N.E.S. Inc. on behalf of HBA Cares requests approval of the following applications:

1. Minor Amendment to the Greenbriar / Powerwood Master Plan.
2. Major Amendment to the Greenbriar / Powerwood Concept Plan.
3. Conditional Use Development Plan for Family Support Residence on 4.1 Acres.
4. Final Plat for Guest House at Saint Francis Filing 1.

LOCATION

The property is located South of Penrose Saint Francis Hospital at the intersection of the Tutt Boulevard and Sisters Grove. The proposed site is bounded to the North by Saint Francis Medical Center offices, Tutt boulevard and multi-family residential to the East, a vacant parcel to the South, and the El Paso County Landfill to the West. The 8.6-acre property is currently vacant and zoned PBC (Planned Business Center). The surrounding zoning includes PBC (Planned Business Center) to the North and East, M1 (Industrial) to the South, and County zoned A-5 I-3 property to the West.



PROJECT DESCRIPTION

The request is for a Minor Amendment to the Greenbriar / Powerwood Master Plan, Major Amendment to the Greenbriar / Powerwood Concept Plan, Conditional Use Development Plan for Family Support Residence on 4.1 Acres, and Final Plat for Guest House at Saint Francis Filing 1. The application proposes to accommodate a Family Support Residence for specific families in need at Saint Francis Medical Center. The main objective of this Residence 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.

Amendments to the Greenbriar/ Powerwood Master Plan and Concept Plan for this area are submitted concurrently to change the use of this parcel from regional commercial to regional commercial / hospital.

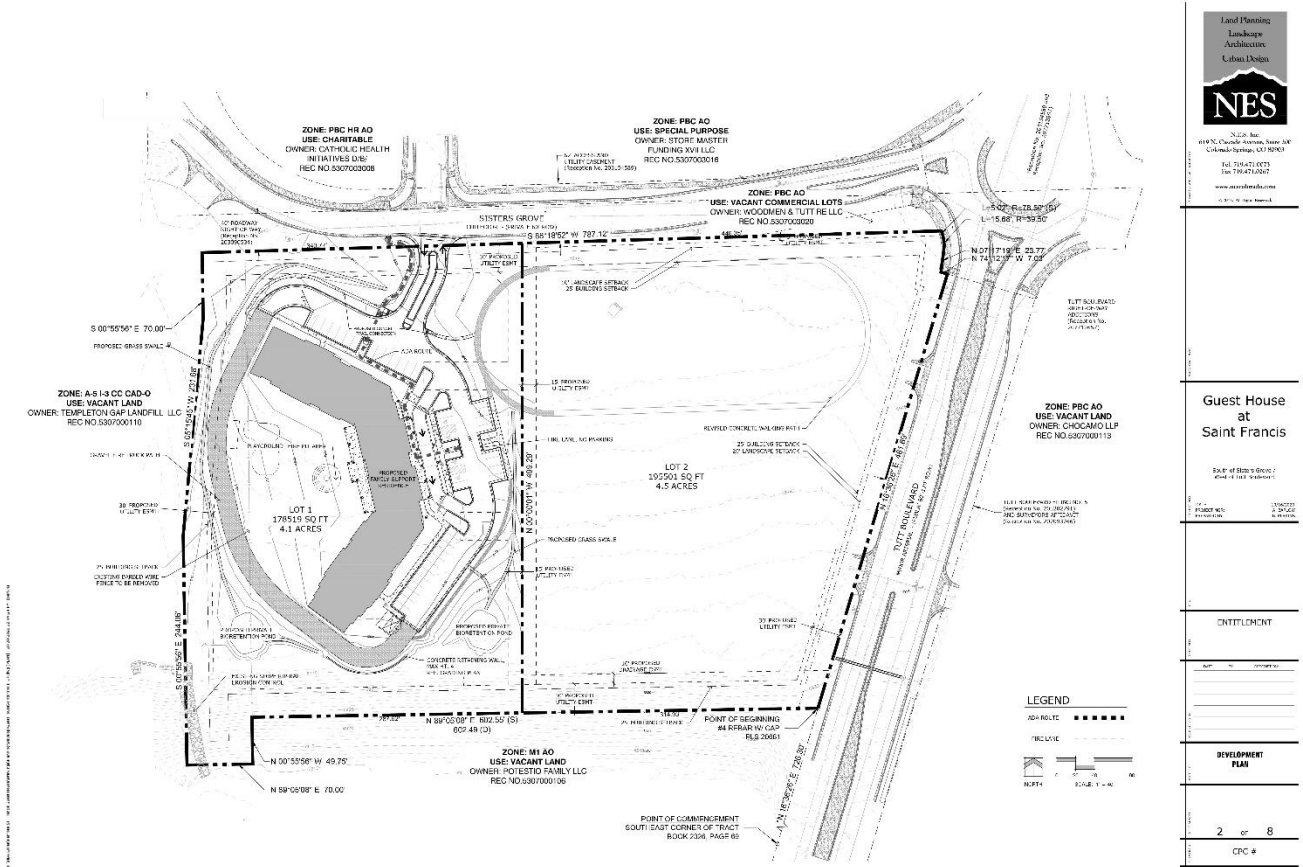


Figure 1. Proposed Development Plan

The proposed development meets the standards of the PBC Zone, including minimum building setbacks of 25-foot front, 25-foot side, and 25-foot rear, and maximum building height of 45-feet. The proposed building is 2-story, with a building height of 21 feet 8 inches from finished grade to the soffit and a maximum building height of 31 feet 3 ½ inches. The project consists of 25 units on the initial buildout with a total of 41 units after expansion. The total 41 units proposed will have 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.

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 Support Residence. The 20-foot CSFD access drive will also serve as a trail connection for residents to use while staying on site.

PROJECT JUSTIFICATION

CONFORMANCE WITH MASTER PLAN CRITERIA (CODE SECTION 7.5.408)

The proposed Family Support Residence use continues to comply with the relevant Master Plan review criteria and the intent of the Powerwood / Greenbriar Master Plan as it supports PlanCOS, focusing on a thriving economy, creating complementary infill development, providing volunteer opportunities, and supporting cornerstone institutions. The proposed Regional Commercial / Hospital land use will mutually support all adjacent land uses and will integrate into the existing roadways. Commercial infill development in this area will help balance the mix of nonresidential and residential uses. Existing residential development in the area includes single-family and multi-family homes to the east of the property. The proposed Regional Commercial / Hospital area is along Tutt Boulevard, which will create a transition between the busy arterial and the existing Saint Francis Medical Center to the North. The Regional Commercial / Hospital development will be compatible with and complementary to the existing Saint Francis Medical Center to the North. In the approved Master Plan, an urban trail is incorporated along Woodmen Road to conform with the Parks Master Plan. The trail will provide connectivity between the land uses along Woodmen Road.

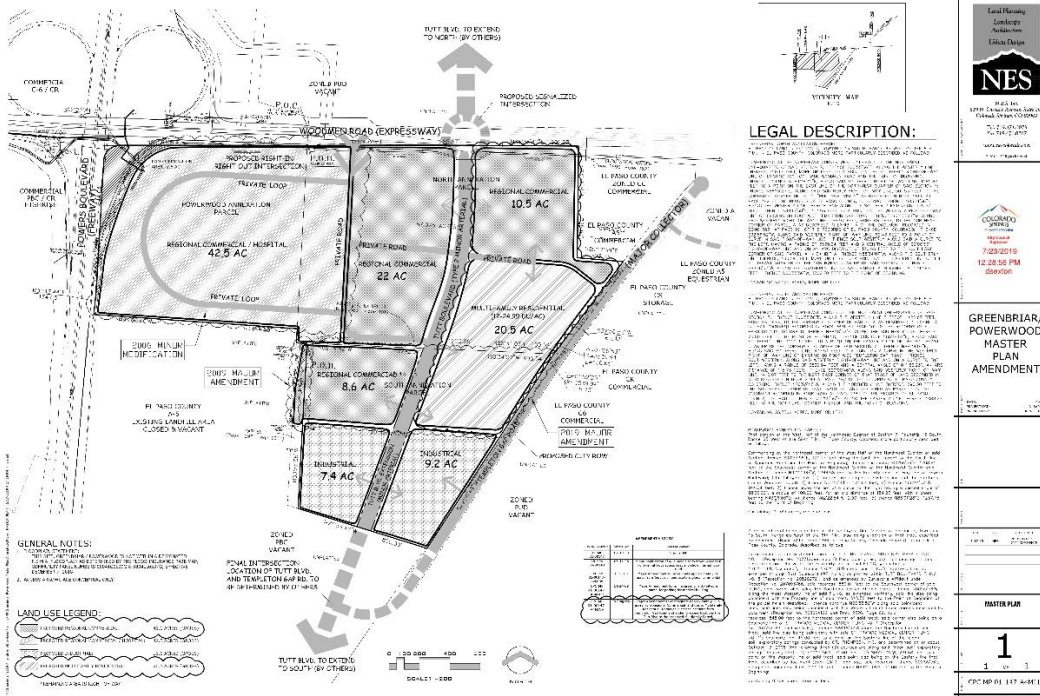


Figure 2. Approved 2019 Master Plan Amendment

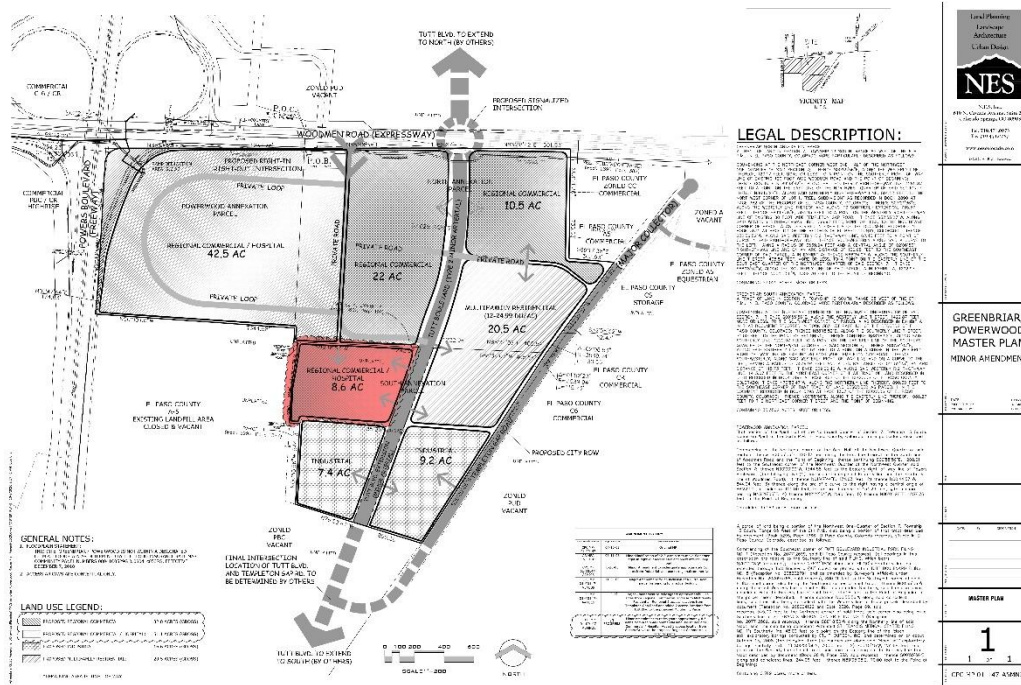


Figure 3. 2020 Amended Master Plan

CONFORMANCE WITH CONCEPT PLAN CRITERIA (CODE SECTION 7.5.501.D)

The latest amendment to the Greenbriar/ Powerwood Concept Plan was approved by the City on 07/23/2019 (File Number: CPC CP 01-00148-A10MJ19). The level of site planning detail has been reduced to general land use bubbles and access points for this part of the Concept Plan. The future Development Plan submittal will show building locations, required parking spaces, landscape areas and all pertinent site planning information. The areas of amendment are clouded on each sheet and continue to be consistent with the relevant Concept Plan review criteria.

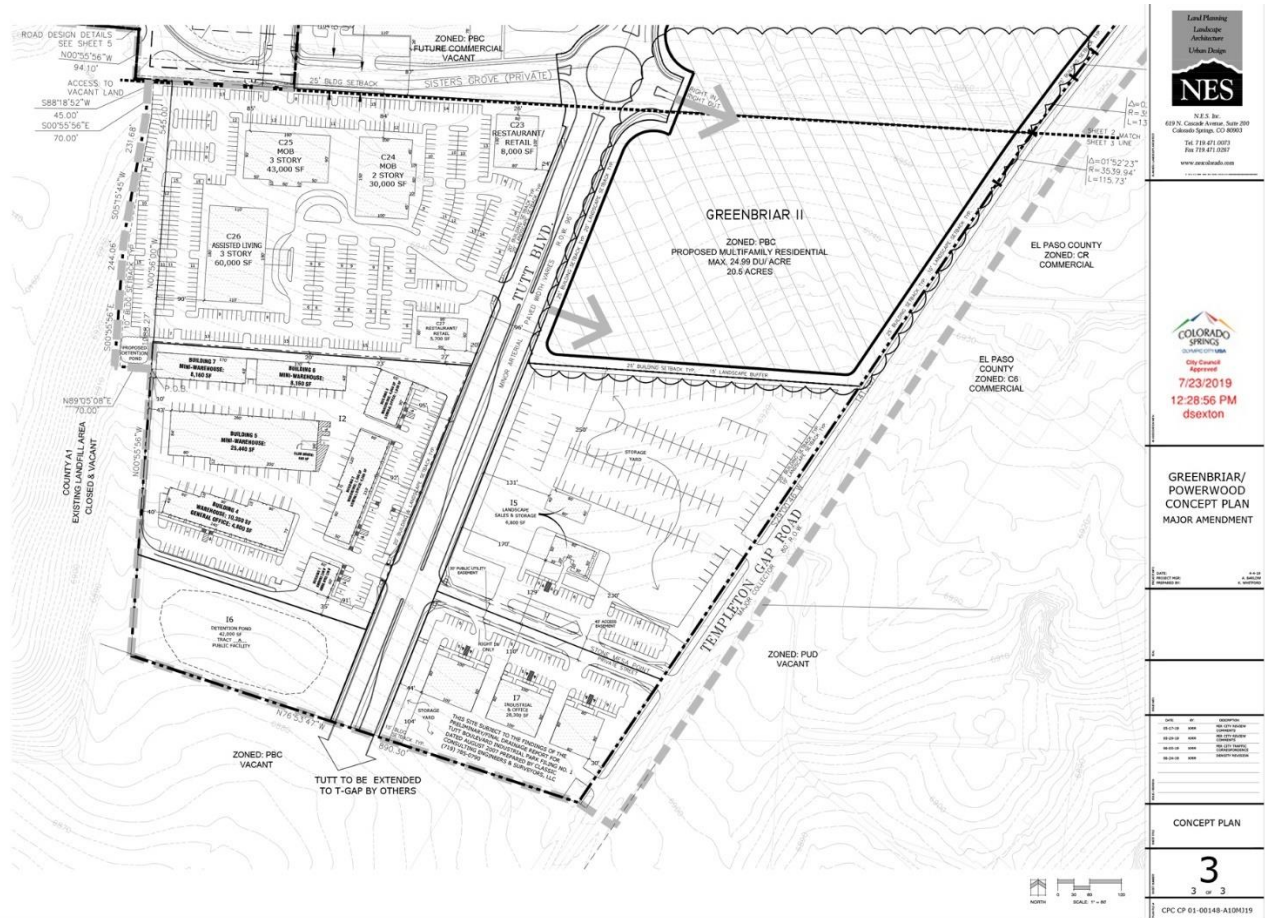


Figure 4. Approved 2019 Concept Plan Amendment

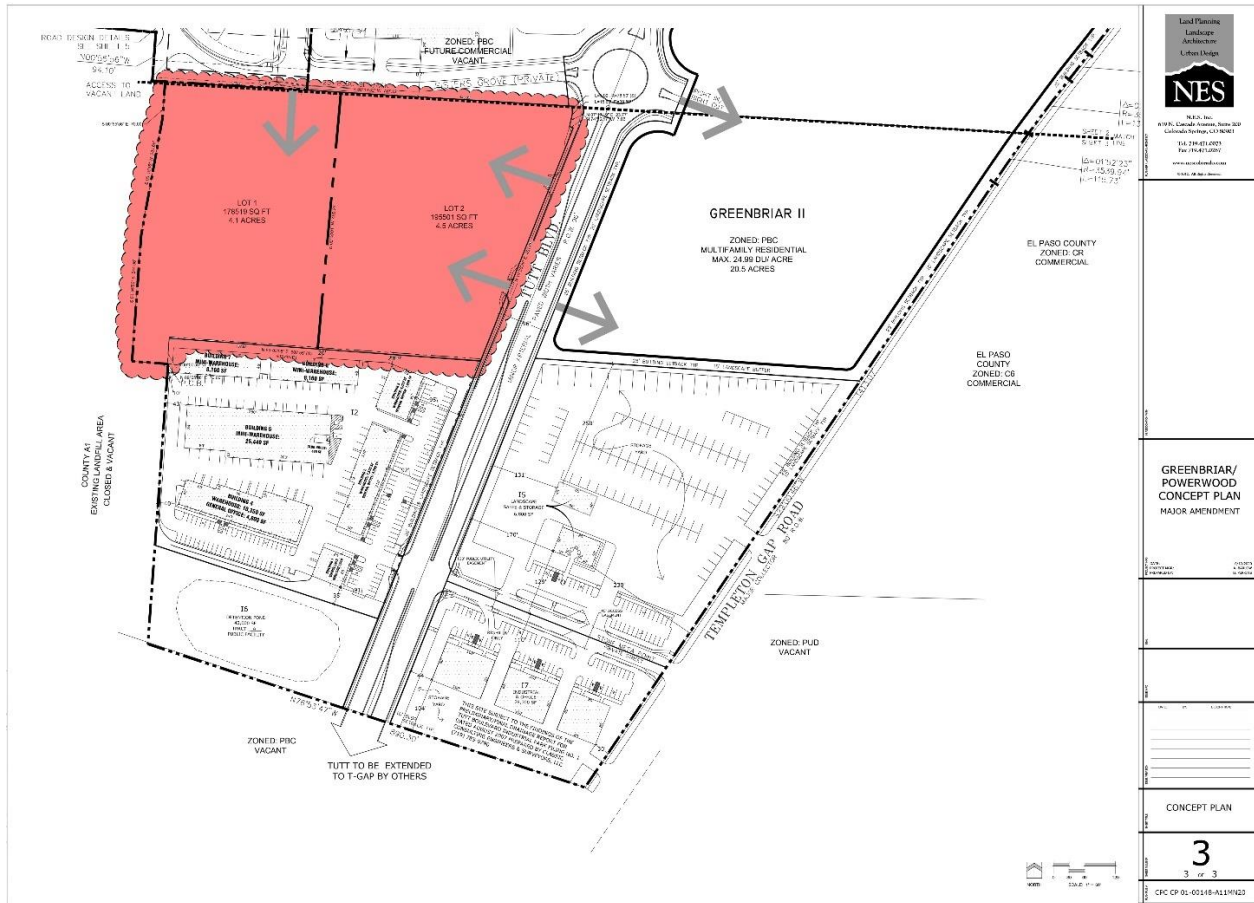


Figure 5. 2020 Amended Concept Plan

CONFORMANCE WITH CONDITIONAL USE CRITERIA (CODE SECTION 7.5.704)

A. SURROUNDING NEIGHBORHOOD: THAT THE VALUE AND QUALITIES OF THE NEIGHBORHOOD SURROUNDING THE CONDITIONAL USE ARE NOT SUBSTANTIALLY INJURED.

The property is surrounded by a mix of uses including multi-family residential, commercial, hospital, medical, office, industrial, and storage. The proposed use is compatible with the mix of uses and will provide direct support for Penrose Saint Francis Medical Center.

B. INTENT OF ZONING CODE: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS ZONING CODE TO PROMOTE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

The Family Support Residence, given its purpose as a support facility for Penrose Saint Francis Medical Center families and patients would directly promote public health, safety and general welfare.

C. COMPREHENSIVE PLAN: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY.

The Family Support Residence supports PlanCOS, focusing on:

1. Thriving Economy Ch. 4 – Penrose Saint Francis Medical Center is a cornerstone institution and the Family Support Residence will support complementary uses, integrate core targeted industry clusters, and connect amenities and infrastructure.
2. Unique Places Ch. 3 – The Family Support Residence will promote creative infill development in the area as well as promote and support Penrose Saint Francis Medical Center.
3. Goal ML-4 Value our scenery and Environment – The Family Support Residence will provide volunteer opportunities for citizens in the community (Strategy ML-4.D-2).

CONFORMANCE WITH DEVELOPMENT PLAN REVIEW CRITERIA (CODE SECTION 7.5.502.E)

A. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS.

The Family Support Residence primary focus is to offer a temporary, livable space for families that currently have a loved one in the Hospital for an extended period. With that in mind: the use, building architecture, location, and orientation were all taken into consideration in order to provide the best overall experience for the user. The residence's architecture will be harmonious with the Medical Center and its complimentary facilities, oriented to provide views to Pikes Peak without impeding view corridors of the adjacent proposed multi-family complex, and located to minimize impacts to the existing grade.

B. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS.

The Family Support Residence supports PlanCOS, focusing on a thriving economy, creating complementary infill development, and supporting cornerstone institutions.

C. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT.

The project meets the building setbacks and building height standards outlined in the PBC zone.

D. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT.

A Final Drainage Report, prepared by SMH Consultants is included in this application. The plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

E. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER.

For the proposed use, City parking standards require 11 parking spaces, including 1 accessible parking space, 1 of which must be van accessible. The project meets this requirement by providing 42 surface parking spaces with 4 ADA parking spaces, 2 of which are van accessible.

F. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER.

The parking stalls and Portico porch meet the dimensional standards of the Zoning Code. All drive aisles will be 24-feet wide and there will be 20-foot CSFD access road, both of which meet the standards outlined in the Zoning Code. The trash enclosure meets the standard requirements.

G. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL.

The plan provides 75,457 square feet of landscape treatment which meets City's Standards. All required landscape setbacks and buffers are identified on the Development Plan. The Preliminary Landscape Plan includes the required setback and buffer planting. The future Final Landscape Plan will include landscape materials consistent with the Landscape Design Manual.

H. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE.

There are no sensitive or hazardous natural features on the site.

I. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION.

Pedestrian walkways are provided throughout the development and a portico porch will provide a drop off lane at the front of residence. Accessible routes are provided throughout the site with adequate

ramps built to City Standards to access adjacent public streets. There are no city transit routes in the vicinity.

- J. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS.**

The external roads adjacent to the development are in place and one points of access is provided to the site via Sisters Grove intersection. A looped driveway circulates through the site in order to provide access to all portions of the building for users and emergency access. All the driveways within the site will be marked as fire lanes and meet the turning radius required by CSFD.

- K. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES.**

The Preliminary Utility and Public Facilities Plan included in the Development Plan set identifies all proposed extensions and connections to public utility infrastructure.

- L. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT.**

A traffic report was not required by the City nor any off-site improvements to existing roadways.

- M. SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR AND NOISE.**

No such off-site impacts will be caused by this development.