

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 8.A-8.G

STAFF: Lonna Thelen

FILE NO.: CPC MPA 07-00308-A5MJ14, CPC ZC 14-00031, CPC ZC 14-00032, CPC ZC 14-00033, CPC ZC 1400034, CPC CP 14-00035, AR DP 14-00116

PROJECT: Sentinel Ridge Phase I and Mainstreet

STAFF PRESENTATION

Ms. Lonna Thelen presented PowerPoint slides (Exhibit A). There was an error in the table of contents and the staff report. All zone changes need to be amended to remove the hillside overlay.

Ms. Kathleen Krager, Transportation Manager, stated traffic will be nothing but improved in this area, especially with the improved level of service relocating Centennial.

APPLICANT PRESENTATION

1. Ms. Susan Wood-Ellis presented slides (Exhibit B) and proposed changes to staff's recommended significant modifications listed in the agenda as follows:

Significant plan modifications (master plan):

~~Show the 2.5-acre intermittent stream area as open space~~

Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space.

Significant plan modifications (concept plan):

~~1. Show the 2.5-acre intermittent stream area as open space~~

1. Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space.

2. Mr. Dirk Gosda advanced the pdf slides (Exhibit B)
3. Mr. Eric Morff representing Mainstreet continued the presentation slides within Exhibit B.
4. Mr. Rob Caminiti, senior pastor at Evangelical Free Church, related the services the church provides.

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5. Mr. Don Wilkin, Chairman of First Evangelical Free Church, requested approval.
6. Mr. Kent Rockwell, Rockwell Consulting, related the final utility plan for this site.

Commissioner Gonzalez addressed the developer's request for a major change in open space in which the public has not had a chance to review.

The Planning Commission unanimously decided to proceed with the hearing despite the applicant's proposed change to the master plan and concept plan modifications.

CITIZENS IN FAVOR

1. Mr. Terry Johns, School District 11, clarified that the district is not opposed to traffic near Holmes Middle School. The church has approached School District 11 requesting use of the district's adjacent strip of land for access that lines up with Friendship Lane. With that option, School District 11 requested use of the church's parking lot during the school's special events. School District 11 is not endorsing or opposing this proposal.
2. Mr. Rich Serby, representing 69 properties within the Friendship Mesa Crescent Association, was concerned with safety of school students. He requested the site restricted to religious use only for the proposed church site to reduce traffic. He supported the proposal.
3. Mr. George Maentz welcome the church use, but disagreed with the proposed zoning. Eliminating the commercial uses still allows 13 uses that could have a negative impact to the existing neighborhood. He suggested the sidewalk built on the north side of Fillmore and Mesa to provide safer pedestrian access for students.
4. Mr. Mark Mahler, nearby resident, requested limiting conditions of record for religious use only.
5. Mr. Steven Eivins, Mesa Road resident, was neutral and questioned who has responsibility of the open spaces, and suggested a roundabout to slow traffic. He distributed a letter submitted by Michael and Gretchen Graham (Exhibit C).

CITIZENS IN OPPOSITION

Mr. Frederick Keller, resident of Mesa View Court, encouraged the Planning Commission to postpone their decision based upon the last-minute changes proposed by the applicant.

APPLICANT REBUTTAL

Ms. Wood-Ellis stated that they sent notice to neighborhood meeting attendees of the plan to move the utilities. There is no change to the plan, but their request is in response to a City staff recommendation. The only sheets that are revised are the utility plan pages. The church has indicated they will not develop the site for another 10 years and the access issues may be irrelevant should the plan expire in six years. Each use indicated on the concept plan will need to submit individual development plans for their use; thus, at that time would access issues be addressed. The Mainstreet facility is ready to move forward with the development plan. The church's site is reserved with the zone change and requested conditions of record. Should the church choose not to develop, the proposed zone and conditions could allow the site to be converted to another low intensity use, such as a bank.

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Commissioner Sparks requested Ms. Krager comment on a neighbor's suggested roundabout along Friendship Lane. Ms. Krager stated there is not enough right-of-way for a roundabout, and it would be expensive to purchase the needed land from all four corners.

Moved by Commissioner Markewich to postpone Items 8.A-8.G. Motion died for lack of a second.

DECISION OF THE PLANNING COMMISSION

Commissioner Markewich felt it was not fair for all stakeholders and the Planning Commission to hear a major change to the plan at the last minute. He based his opinion upon that principle for his suggested postponement.

Commissioner Shonkwiler felt this is a way to "fix" the plan before it goes before City Council.

Commissioner Ham felt the same as Commissioner Markewich at first, but the issues were clarified that the applicant was just responding to City staff's requested changes in their review letter and modification contained in the agenda. He requested a condition that the development plan return to the Planning Commission should another use other than the church decided to develop on that site.

Commissioner Donley stated he'd prefer limiting the site to religious services rather than providing an opportunity to deny a use the Planning Commission doesn't like at a later date.

Commissioner Gonzalez felt comfortable with the changes because the change doesn't affect density or access.

Commissioner Sparks stated CSU is becoming more diligent to flush out utility issues and utility corridors that affect development plans. That is the reason for the change in the utility plan pages. She doesn't mind adding this level of detail in this plan set and suggested moving forward.

Commissioner Walkowski felt today's process is a compromise and was a positive one. He was in favor of limiting the church site to religious services only.

Commissioner Donley found the project met the Comprehensive Plan and the review criteria.

Commissioner Gonzalez also found that the project met the review criteria.

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.A-File No. CPC MPA 07-00308-A5MJ14**, the master plan amendment for the Sentinel Ridge Phase I Plan, based upon the finding that the amendment complies with the review criteria in City Code Section 7.5.408, subject to compliance with the following significant, technical and/or informational plan modifications:

Significant plan modifications:

~~Show the 2.5-acre intermittent stream area as open space.~~

Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
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Technical and Informational Modifications to the Master Plan Amendment:

1. Change the file number from CPC MPA 07-00308-A4MJ14 to CPC MPA 07-00308-A5MJ14.
2. Remove the word “proposed” from the labels public/institution use on the drawing.
3. Show the trail alignment more clearly from Grand Vista Circle to the Mesa Valley Open Space in the private open space area. Include a note that states “Final trail alignment to be determined at time of development plan. Trail alignments will be granted by a public trail easement.”

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.B-File No. CPC ZC 14-00031**, the 21.8-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to R1-6/SS (Single-family Residential with Streamside Overlay), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603. Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.C-File No. CPC ZC 14-00032**, the 7.6-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to OC (Office Complex), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603. The ordinance shall include a condition of record prohibiting the following uses:

- 1)Auto rentals
- 2)Restaurants
- 3)Business office support
- 4)Business park
- 5)Food sales
- 6)Hotel
- 7)Mini-warehouse
- 8)Mixed commercial/residential
- 9)Personal consumer services
- 10) Pharmacy
- 11) Neighborhood serving retail
- 12) Education institutions
- 13) Hospital

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

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Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.D-File No. CPC ZC 14-00033**, the 8.3-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to OC (Office Complex), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603. The ordinance shall include a condition of record ~~prohibiting~~ **restricting the following allowed uses to religious institutions only.:**

- 1)Auto rentals
- 2)Restaurants
- 3)Business office support
- 4)Business park
- 5)Food sales
- 6)Hotel
- 7)Mini-warehouse
- 8)Mixed-commercial/residential
- 9)Personal consumer services
- 10) Pharmacy
- 11) Neighborhood-serving retail
- 12) Education institutions
- 13) Hospital

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.E-File No. CPC ZC 14-00034**, the 7.7-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to R-5 (Multi-Family Residential), based upon the findings that the zone change complies with the review criteria in City Code Section 7.5.603. Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.F-File No. CPC CP 14-00035**, the concept plan for the Sentinel Ridge Phase I Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E, subject to compliance with the following significant, technical and/or informational plan modifications:

Significant plan modifications:

1. ~~Show the 2.5-acre intermittent stream area as open space.~~ **Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space**
2. Include the conditions of record prohibiting uses for the two OC zone districts.

Technical and Informational Modifications to the Concept Plan:

1. Add the wording "Ordinance No. ____" next to each zone change. The ordinance number will be filled in after council decision.
2. Label each multi-family building as multi-family on the drawing.
3. Remove the word "proposed" in front of the labels for the new uses on the drawings.
4. Show the trail alignment more clearly from Grand Vista Circle to the Mesa Valley Open Space in the private open space area. Include a note that states "Final trail alignment to be

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determined at time of development plan. Trail alignments will be granted by a public trail easement.”

5. Show the public water main extension co-located with the wastewater main across the R-1-6000 parcel.
6. Identify the utility corridor through the stream area which is necessary for future wastewater service to the church parcel.

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.G-File No. AR DP 14-00116**, the development plan for the Sentinel Ridge Phase I Plan, based upon the finding that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Include the ordinance number for the zone change after final council decision.
2. Label the elevations of the trash enclosure North, South, East and West.
3. Include the sidewalk connection to the main entrance of the building from the street. Stairs can be included in the connection.
4. Include the reception number for the public improvement easement.
5. The guardrail and public sidewalk are merging together; please fix the issue and resubmit. If the guardrail will be relocated please add the following note: "The contractor will need to contact Traffic Engineering to assist with guardrail relocation". If the guardrail is to be relocated a separate plan will need to be provided.
6. Please contact Traffic Engineering prior to plans being approved for the public improvement easement for the sidewalk.
7. Please state the proposed platted subdivision name on Sheet 1 (Lot 1 Mainstreet Health and Wellness Suites Subdivision).
8. Please provide 6' wide public sidewalk, whether attached or detached.
9. Please ensure that the proposed storm sewer and outfall structures in the stormwater quality pond are shown as designed per the drainage report on the grading plan.
10. The easterly boundary adjacent to the pending R-1 requires trees at 1/20', 50% evergreen and a 15' horizontal buffer area. Additionally, a screen fence is required on the inside edge of the landscaping so that the adjoining property is benefitted by the landscaping and it is not hidden by the screen (see City Code Sections 7.4.323 C., E.1., F. 1 & 2, G.). As proposed, there is an almost 10' retaining wall with a 6' fence on top of that.
11. The water main needs to be located parallel to wastewater main just east of the site. All on-site water mains must be labeled private. Coordinate this with the concept plan alignments.

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

May 15, 2014

Date of Decision

Planning Commission Chair

Sentinel Ridge Phase I and Mainstreet

File Nos. CPC MPA 07-00308-A5MJ14

CPC ZC 14-00031

CPC ZC 14-00032

CPC ZC 14-00033

CPC ZC 14-00034

CPC CP 14-00035

AR DP 14-00116

May 15, 2014

Lonna Thelen



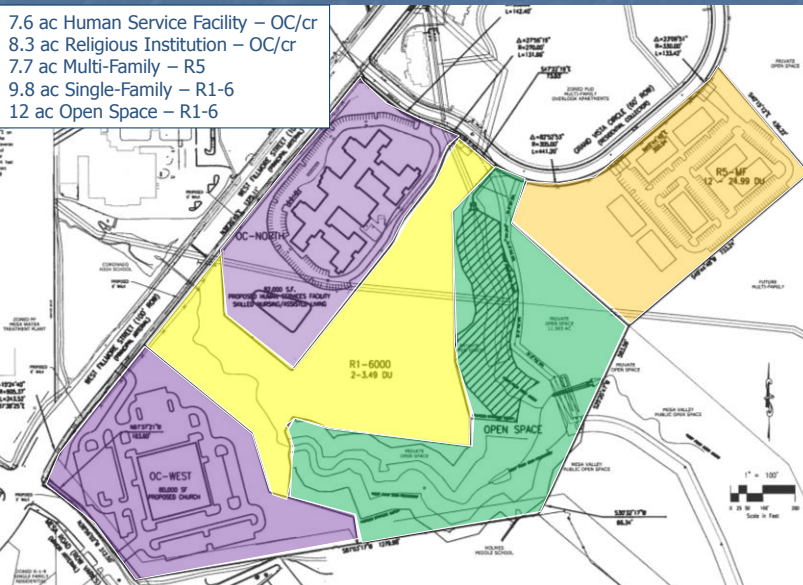
Sentinel Ridge

- History
 - The property is currently zoned PUD/SS for single-family 2-3.49 du/ac
 - The site was approved for 88 single-family lots in 2009.
- Applications
 - Master Plan Amendment
 - Rezoning to OC, R1-6000, and R-5
 - Concept Plan
 - Development plan for Mainstreet
- Neighborhood Meeting
 - A neighborhood meeting was held on March 31, 2014, 75 people were in attendance.

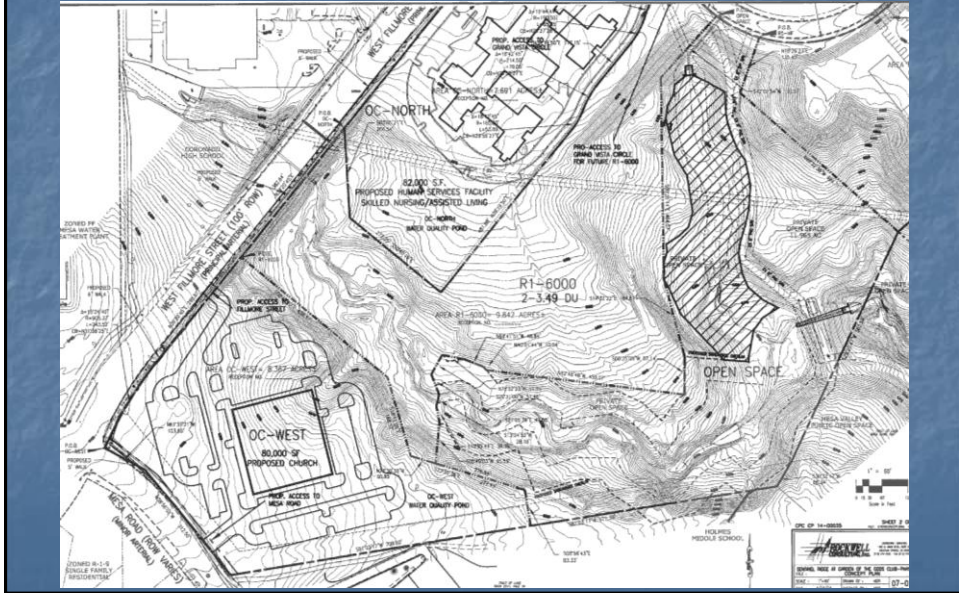
Master Plan



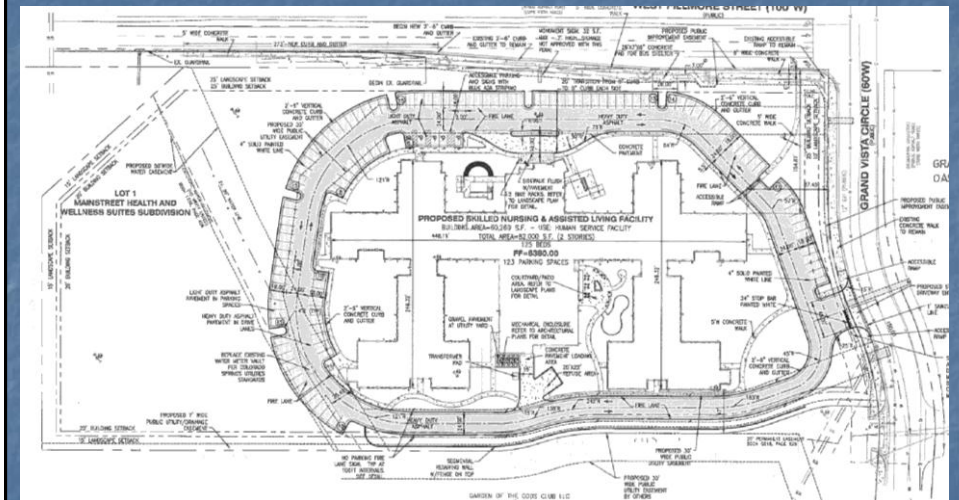
Concept Plan



Concept Plan



Development Plan



Issues of Concern

- Conditions of Record
- Intermittent Stream
- Traffic

Conditions of Record

- The OC zone district for the church and for the human service facility will have the same conditions of record.
- The conditions of record prohibit the following uses:
 - Auto rentals
 - Business office support
 - Business park
 - Food sales
 - Hotel
 - Mini-warehouse
 - Mixed commercial/residential
 - Personal consumer services
 - Pharmacy
 - Neighborhood serving retail
 - Restaurants
 - Education institutions
 - Hospital

Open Space



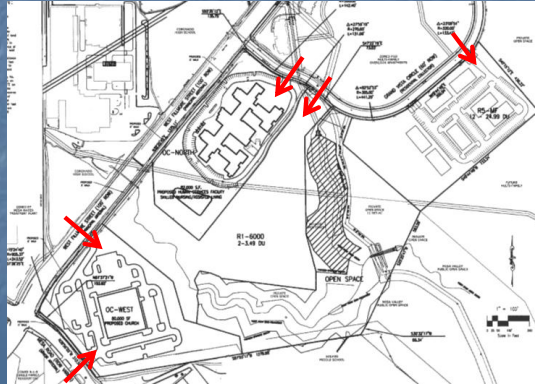
Open Space

- Previous plan included 19.6 acres of open space, the current plan shows 12 acres of open space.
- Open space – a tract of land that is kept in its natural state in perpetuity in order to preserve a natural feature.
- Staff proposed to preserve the 2.5 acre parcel between the human service facility and church as open space in addition to the 12 acres of open space shown on the plan.
- New items of concern since the staff report was written:
 - CSU waste water crossing
 - Sidewalk along Fillmore.



Traffic

- The proposal for the site allows access onto Mesa, Fillmore, and Grand Vista Circle.
- Church traffic generation adjacent to the neighborhood would offset the school traffic from the adjacent schools.



Sentinel Ridge Recommendation

Staff recommends approval of the master plan amendment, zone changes, concept plan, and development plan, with technical modifications.

- Previous approval – 88 single-family
- Current proposal –
 - Single-family – 20 – 34 units
 - 9.8 acres with a density of 2-3.49 du/ac
 - Multi-family – 92 – 192 units
 - 7.7 acres with a density of 12-24.99 du/ac
 - Human Service Facility – 125 beds
 - Church





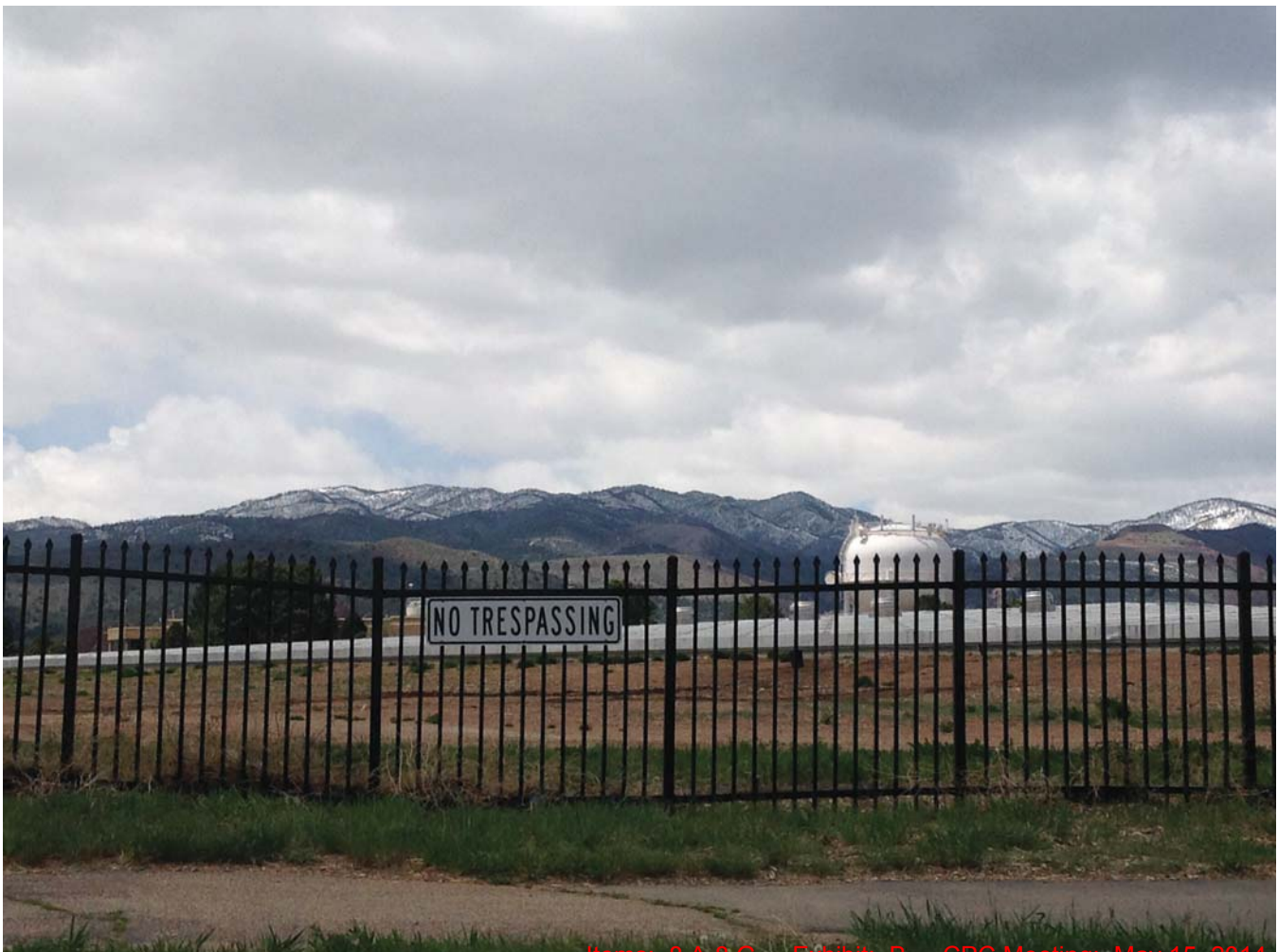
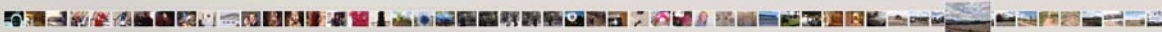



**Colorado Institute
of Massage Therapy**
719 634 7347 1490 West Fillmore

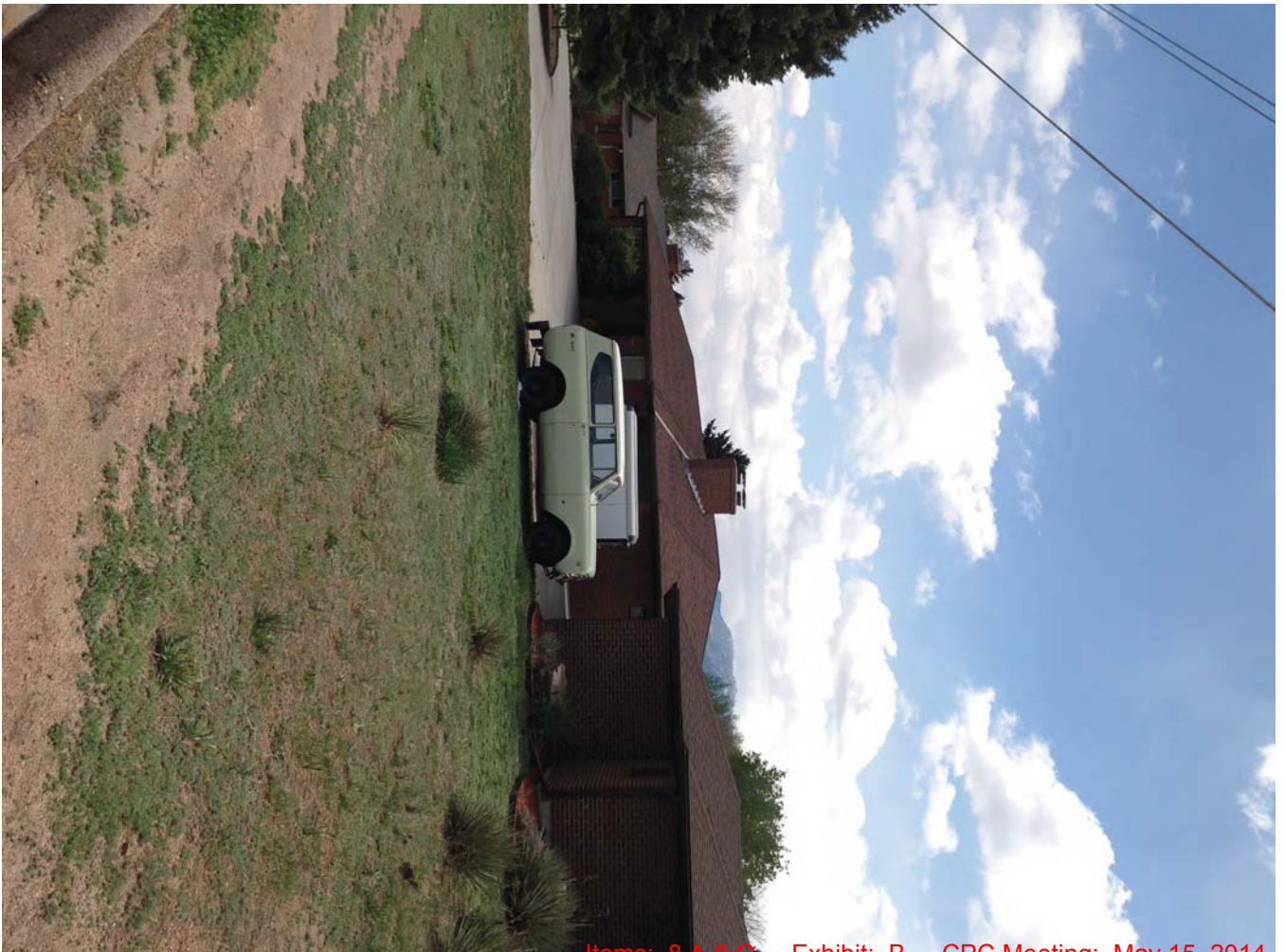


O·A·S·I·S
APARTMENT COMPLEX





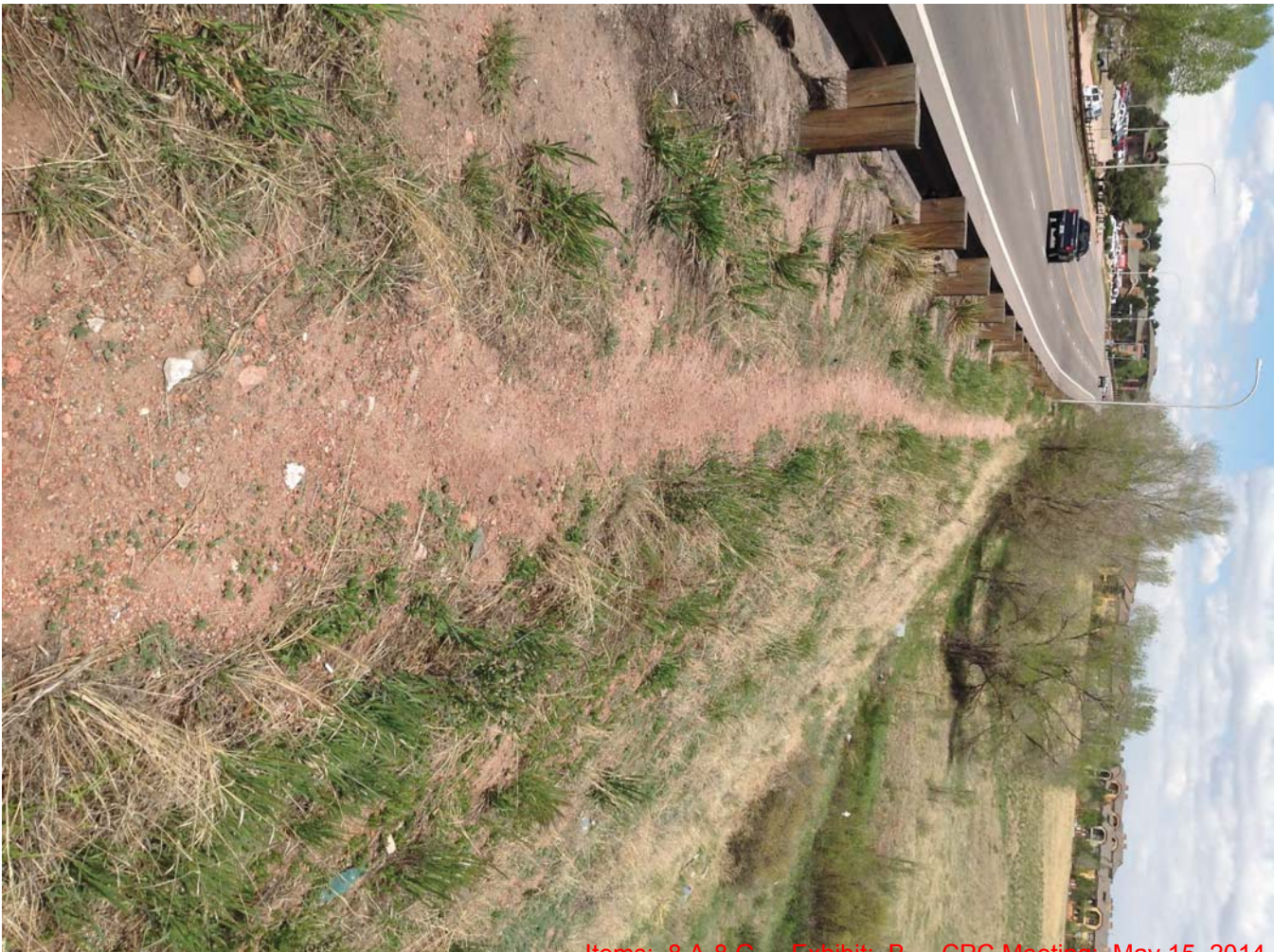


















OC (Office Complex) Zone Definition per City Code

Section 7.3.202: OC - Office complex: This zone district accommodates various types of office uses performing administrative, professional and personal services. These are typically small office buildings developed in a cluster with an internal traffic system or one larger office building with considerable landscaping. This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential.

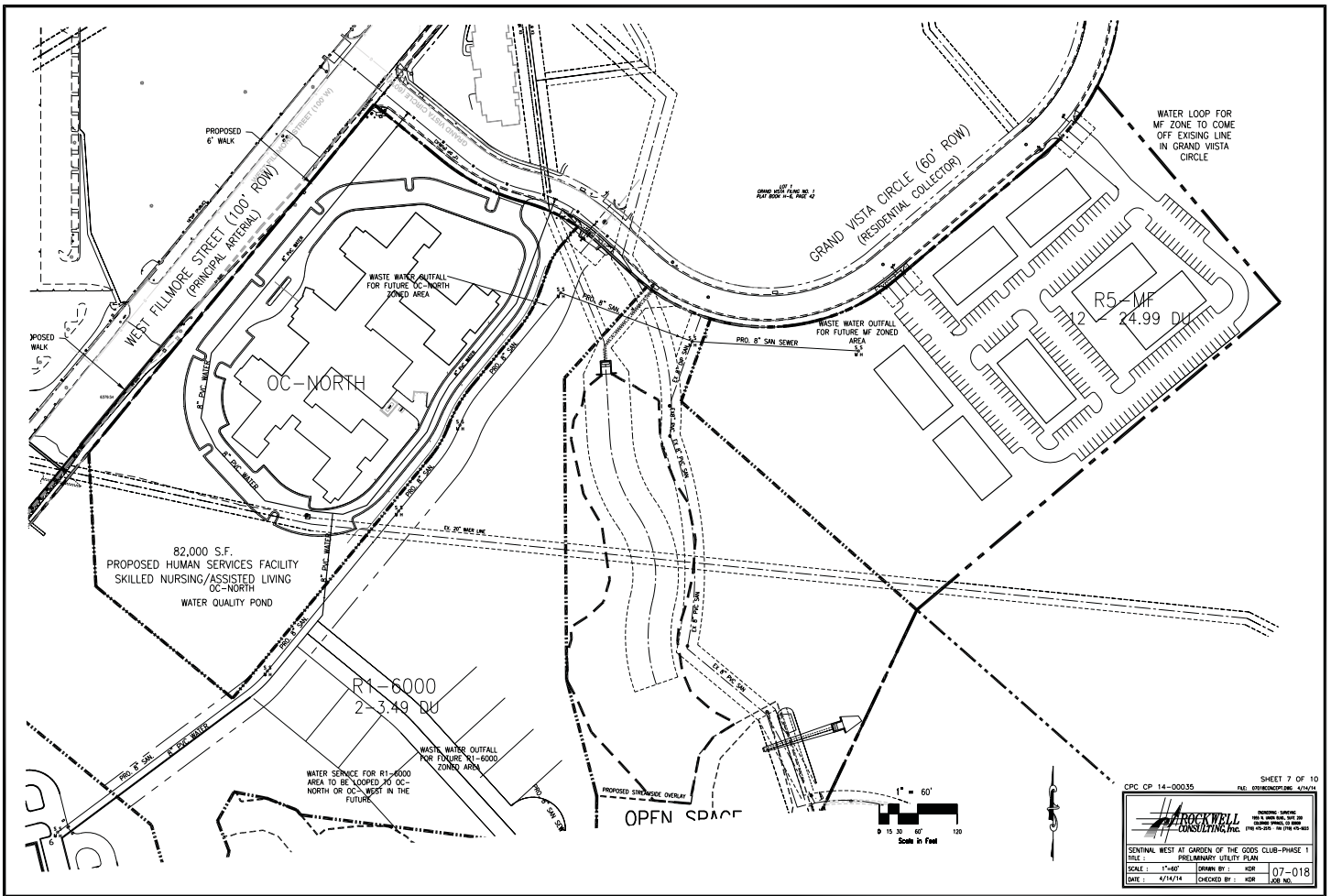
Prohibited Uses Despite OC Zone:

- 1) Auto rentals (i.e., all automobile-related uses)
- 2) Restaurants (i.e., drive through, fast food, sit down, all)
- 3) Business office support
- 4) Business park
- 5) Food sales (convenience mart, grocery store, specialty store)
- 6) Hotel
- 7) Mini warehouse
- 8) Mixed commercial/residential
- 9) Personal consumer services (i.e., all retail is prohibited)
- 10) Pharmacy
- 11) Neighborhood serving retail (i.e., all retail is prohibited)
- 12) Education institutions
- 13) Hospital

What is left and allowable in OC Zone:

1. Residential Uses (19 varieties, including single family, townhouse, duplex, multi-family)
2. Office uses (only 4 varieties, which are financial services, medical office, general office and call center)
3. A Bed and Breakfast Inn
4. A Communications Services building
5. Funeral Services (but not providing crematory services)
6. Religious Institution
7. Transit Shelter in support of transportation services





Items: 8.A-8.G - Exhibit: B - CPC Meeting: May 15, 2014



MS COLORADO SPRINGS - EXTERIOR RENDERING

05.15.2014



MAINSTREET'S BUSINESS

- Short-term rehabilitation facility
- typically post-surgery/post-hospitalization
- average stay is 20 days
- example: double knee surgery 9 days or less
- 125 bed 2-story facility

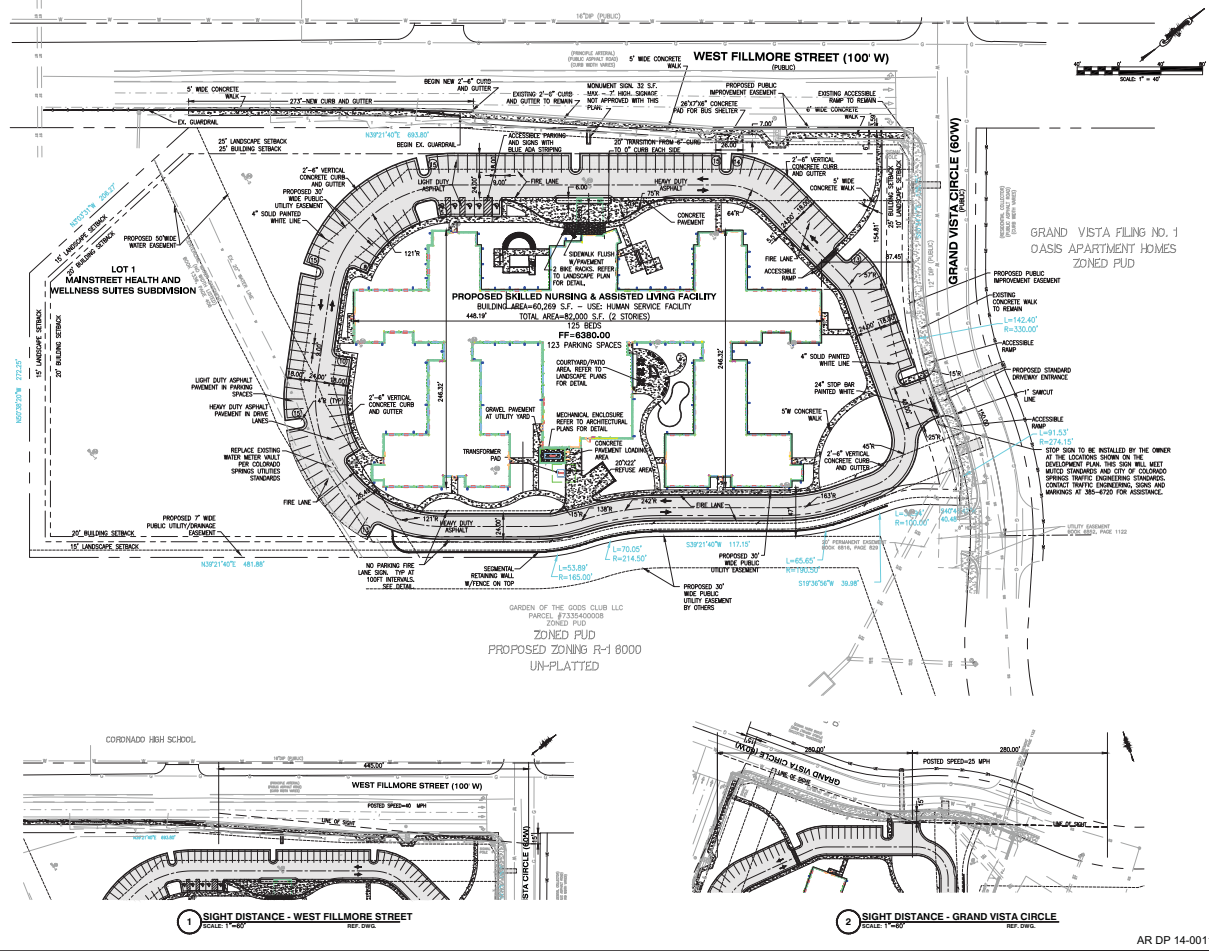
mainstreet

MAINTENANCE PROPERTY GROUP
ASSISTED LIVING FACILITY
 13-0069

DEVELOPMENT PLAN

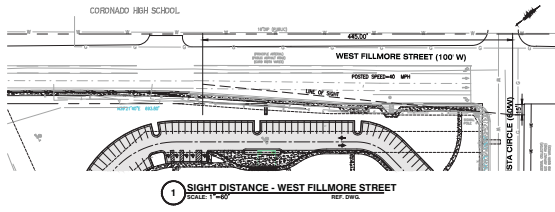
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DATE: 03/17/2014
 SHEET NO: 13-0069
 OF 11

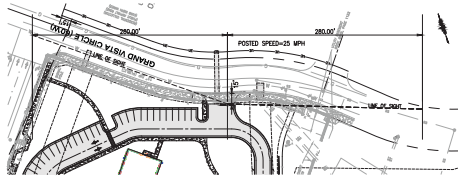


GRAND VISTA FLING NO. 1
 CLASS APARTMENT HOMES
 ZONED PUD

GARDEN OF THE GODS CLUB LLC
 PARCEL #723490028
 ZONED PUD
 PROPOSED ZONING R-1 8000
 UN-PLATTED



1 SIGHT DISTANCE - WEST FILLMORE STREET
 SCALE 1" = 40'



2 SIGHT DISTANCE - GRAND VISTA CIRCLE
 SCALE 1" = 40'

AR DP 14-00118

MAINSTREET'S ECONOMIC IMPACT ON LOCAL ECONOMY

- 200 primary and secondary jobs during construction
- 110 to 132 direct jobs at facility plus 30 indirect jobs
- \$3.8 million in payroll annually
- \$9.3 million operations budget in first year
- \$105 million total economic impact to local economy over 10 year period

MAINSTREET'S EMPLOYMENT

- Director of Nursing
- Director of Rehabilitation
- Nurses
- Rehabilitation Specialists/Physical Therapists
- Marketing Professionals
- Administrative Staff
- Culinary Staff
- Maintenance and Facilities Operations Staff
- Nurses' Aides

Michael and Gretchen Graham
2550 Mesa Road
Colorado Springs, CO 80904

May 15, 2014

Planning Commission
City of Colorado Springs

Dear Planning Commissioners,

We want you not to rezone the Sentinel Ridge property directly across from our home from single family to OC. We have been told at an earlier meeting that the church does not plan to build for 5 years. Since we experienced in 2009 that the Sunrise Company asked to rezone the same land and once it was rezoned never built what they promised including the intersection across from Friendship Lane, then experience tells us that they probably will not follow through with the promises made this time. We prefer that the zoning remain single family until the church is ready to build.

Changing the zoning now opens a pandora's box to all kinds of complications that may not involve the church. Even if the church intends to build in five years circumstances may change and we will not receive what is promised. We might get some other sort of OC use that would not be as favorable to us as the church.

We do not want a driveway right across the street from our house and the Mr. and Mrs. Steve Eivens house. Cars speed south along Mesa Road to make it through the stop light at Fillmore Street. When they do this they cannot see the street ahead of them or the driveways in front of our houses until it is too late to stop safely because the street curves just south of the stop light. To put another driveway so close to Fillmore Street is unsafe.

The ideal solution which the Sunrise Company agreed to five years ago was to make their driveway meet at the intersection of Mesa Road and Friendship Lane. And to move the school crosswalk stoplight to that intersection. If it is allowed to have this proposed driveway there will be three traffic crossings in the area of one block just to the south of Fillmore Street and Mesa Road intersection. This area is heavily used by school children and other pedestrians.

Sincerely,



Michael and Gretchen Graham