
CITY PLANNING COMMISSION AGENDA

ITEM NO: 8.A-8.G

STAFF: LONNA THELEN

FILE NO(S):

A. - CPC MPA 07-00308-A5MJ14 - LEGISLATIVE

B. - CPC ZC 14-00031 - QUASI-JUDICIAL

C. - CPC ZC 14-00032 - QUASI-JUDICIAL

D. - CPC ZC 14-00033 - QUASI-JUDICIAL

E. - CPC ZC 14-00034 - QUASI-JUDICIAL

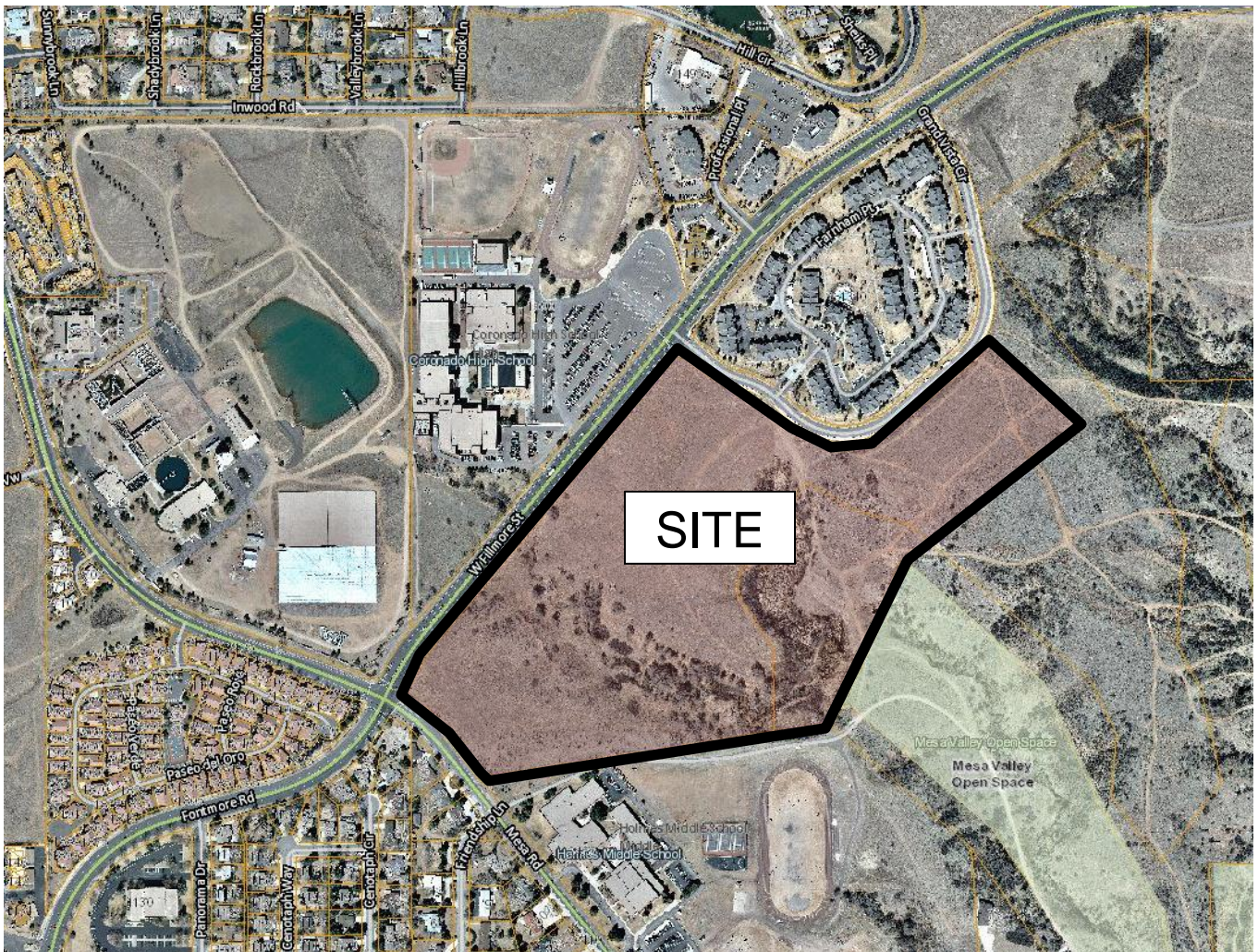
F. - CPC CP 14-00035 - QUASI-JUDICIAL

G. - AR DP 14-00116 - QUASI-JUDICIAL

PROJECT: SENTINEL RIDGE PHASE I AND MAINSTREET

APPLICANT: ROCKWELL CONSULTING

OWNER: GARDEN OF THE GODS, LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a master plan amendment, four zone changes, a concept plan, and a development plan for the 45.5-acre site located east of Mesa Road and south of Fillmore Street

The applicant is requesting a master plan amendment to change from single-family residential to public institution, single-family residential, and multi-family residential. The applicant is also requesting four zone changes: (1) a zone change from PUD/SS (Planned Unit Development with the streamside overlay) to OC/cr (Office complex with conditions of record), (2) PUD/SS (Planned Unit Development with the streamside overlay) to R1-6000/SS (single-family residential with streamside overlay), (3) PUD/SS (Planned Unit Development with the streamside overlay) to OC/cr (Office Complex with conditions of record), and (4) PUD/SS (Planned Unit Development with the streamside overlay) to R-5 (multi-family residential). In addition, the applicant is proposing a concept plan for the property and a 7.6-acre development plan for a human service establishment. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Approval of the applications, subject to modifications.

BACKGROUND:

1. Site Address: no addresses assigned
2. Existing Zoning/Land Use: PUD/SS / vacant
3. Surrounding Zoning/Land Use: North: R and PUD / Coronado High School and multi-family
South: R / Holmes Middle School
East: R / vacant and public open space
West: PF and R1-9 / Mesa Water Treatment Plan and single-family homes
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Mesa Addition #2, 1971
6. Master Plan/Designated Master Plan Land Use: Garden of the Gods Club / Residential 2-3.49
7. Subdivision: The site is unplatted
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant and contains varied terrain. There are steep slopes, significant natural vegetation, and relatively flat areas.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions. The first mailing of postcards was sent to 134 property owners within 1,000 feet. The postcards notified the neighborhood of the internal review and a neighborhood meeting on March 31, 2014. Seventy-five people attended the neighborhood meeting. The second mailing of postcards was sent to 155 property owners prior to the City Planning Commission meeting. Comments from nine neighbors were received. **(FIGURE 3)** The concern of this neighborhood centered around the traffic along Mesa Road, limiting the uses in the OC zone district, the use for the area between the church and the human service facility, and maintaining access to public parks and open space.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

In 2009, the Sentinel Ridge development plan (file number CPC PUD 07-00367) was approved for this site and allowed for 88 single-family lots. The 45-acre property was divided into two sections, 28 acres for single-family residential development and the remainder for private open space. The total area for private open space, open space tracts, and private parks totaled 19.6 acres out of the 45 acre site; see **FIGURE 4** for the previous layout of the site.

The current proposal amends the previously approved plan to allow the following uses and zone districts:

- 7.6 acres for a human service facility (assisted living / skilled nursing use). Rezone to OC with conditions of record.
- 8.3 acres for a religious institution. Rezone to OC with conditions of record.
- 7.7 acres of multi-family residential. Rezone to R-5.
- 9.8 acres of single-family residential and 12 acres of open space. Rezone to R1-6000.

A master plan amendment and concept plan for the entire 45 acres are being processed concurrently with the proposed zone changes. Additionally, a development plan for the 7.6 acre human service facility site is being processed with this application while a final plat is being processed administratively. See **FIGURE 5** for the location of the proposed uses.

During the internal review and the neighborhood meeting, comments were raised concerning traffic, the intermittent stream between the church and the human service facility, the OC zone district and access to trails and open space. Below is a discussion of those concerns and the staff recommendation for each concern.

Traffic

The previous plan allowed 88 single-family residential units. During the review of the previous plan City Traffic Engineering required the Sentinel Ridge site to share an access point to Mesa Road with Holmes Middles School; the access point was approved directly across from Friendship Lane. During that review the school and the property owner worked together for a solution that followed City Traffic Engineering's requirements. The previous plan also had one access point on Grand Vista Circle.

The current plan has one access point on Mesa Road, one access point on Fillmore, and multiple access points onto Grand Vista Circle. The access point on Mesa is only for the Church and does not line up with Friendship, nor is it combined with the school access point on Mesa. City Traffic Engineering has evaluated the anticipated trip generation from the Church and the access to Mesa and supports the proposal as it is shown on the concept plan. The hours that the school generates the most traffic will be Monday through Friday during pickup and drop off hours. The hours that the church generates the most traffic will be Sunday morning. The offset of traffic peaks helps make the school and the church uses compatible. The concept plan also illustrates a full movement access point along Fillmore to mitigate the church's traffic impacts on Mesa. The remaining uses will gain access from Grand Vista Circle.

Intermittent Stream

A 2.5-acre area on the south side of Fillmore Street between the proposed church and the human service facility (**FIGURE 6**) was previously designated as Streamside Overlay. During the review of the previous plan for Sentinel Ridge, the streamside overlay was removed from this area and the intermittent stream was proposed to be filled to allow the construction of a street connecting Mesa Road across the stream to Grand Vista Circle. An area near Grand Vista Circle, see **FIGURE 6**, was added to the streamside overlay to offset the streamside overlay that was removed. As mentioned before the total open space area in the previous plan was 19.6 acres. A 48" pipe daylights just south of Fillmore Street with the water draining from across the street; the stream carries this water to the wetland area and eventually to Mesa Creek to the southeast.

Staff is recommending that the 2.5-acre intermittent stream area be included in the private open space area making the total open space area within the proposed plan 14.5 acres, which is slightly less than the previously approved plan. The continuation of open space from private open space area with streamside overlay to the intermittent stream between the church and the human service facility will allow a buffer between uses, will provide a buffer for the proposed single family uses, and will recognize and protect an area which contains significant vegetation, including large trees, steep slopes, and is a natural and logical extension of the adjacent open space to the south. The applicant's proposed plan illustrates this area for single-family use. Development of single-family homes would require filling in the intermittent stream and removing any vegetation in the stream area. A utility corridor, if necessary, could cross the intermittent stream and open space area and still allow the open space to function as part of the overall open space system for the site.

Conditions of Record

Churches and human service facilities are allowed in more than one zone district. Staff worked with the applicant to choose a zone district that would meet the needs of both users while also be compatible with the surrounding properties. One option for the church was to zone the property R-1-6000 and require the church to go through a conditional use process. The church wanted to be able to achieve entitlement with a concept plan but a church in the R-1-6000 zone requires the submittal of a conditional use development plan. The OR (Office Residential) zone district was another option. However, to establish an OR zone district, a development plan is necessary. Again, the church is not ready for the development plan level and wants entitlement with a concept plan. The OC zone district can be established with a concept plan and allows religious institutions as a permitted use; a development plan is required prior to building permit. The neighbors raised concerns with the OC zone district at the neighborhood meeting due to the fact that it permits uses that may not be compatible with the adjacent residential neighborhood. Staff agrees with the neighbors and understands the concerns of the church and has therefore proposed an OC zone with conditions of record prohibiting the uses in the OC zone district that are commercial in nature or are not compatible with the adjacent single-family residential. The same OC zone district and conditions of record are also proposed for the human service facility to the east; while a separate zone district, it shares the same proximity to single-family residential uses.

The proposed condition of record prohibits 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

Trails and Open Space

During the neighborhood meeting concern was raised over the use of the open space proposed for this site and the trail connections from the Mesa Valley Open Space to the existing homes in the neighborhood. The applicant is proposing that the open space area for the project to remain private. However, a connection from Grand Vista Circle to the Mesa Valley Open space will be dedicated as a public trail easement. At time of development plan for this property, staff will work with the developer and City Parks staff to determine the best location for a public trail easement and ensure that trails from the proposed R-1-6000 single family development provide adequate access to the private open space.

2. Conformance with the City Comprehensive Plan:

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Objective LU 6: Meet the Housing Needs of All Segments of the Community

Planning and development activities, both in the public and private sector, shall include measures intended to ensure the sufficient provision of housing to meet the needs of the entire community, including housing affordable to lower-income households.

This site is within the General Residential category of the comprehensive plan. The primary uses within general residential include residential development. Secondary uses in general residential include religious institution, parks, and assisted living centers. The uses proposed for this site are allowed within the General Residential category. The proposed project integrates a mix of land uses that are supportive to each other. Development of this property does not require extension of utilities or infrastructure and is considered an infill property because it has never been developed. The project has a mix of single-family and multi-family housing choices to meet multiple segments of the population.

3. Conformance with the Area's Master Plan:

The approved Garden of the Gods Master Plan shows the area under review as Residential with a density of 2-3.49 dwelling units per acre and open space. The proposed master plan amendment shows public institution, residential with a density 2-3.5 dwelling units per acre, open space, and residential with a density 12-24.99 dwelling units per acre. The changes to the master plan are in conformance with the comprehensive plan for this area and the review criteria for a master plan.

STAFF RECOMMENDATION:

Item No: 8.A CPC MPA 07-00308-A5MJ14 – MASTER PLAN AMENDMENT

Approve 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.

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."

Item No: 8.B CPC ZC 14-00031 – ZONE CHANGE

Approve the 21.8-acre zone change for the Sentinel Ridge Phase I Plan from PUD/HS/SS (Planned Unit Development with Hillside and Streamside Overlays) to R1-6/HS/SS (Single-family Residential with Hillside and Streamside Overlays), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.

Item No: 8.C CPC ZC 14-00032 – ZONE CHANGE

Approve the 7.6-acre zone change for the Sentinel Ridge Phase I Plan from PUD/HS/SS (Planned Unit Development with Hillside and Streamside Overlays) to OC/HS (Office Complex with Hillside Overlay), 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

Item No: 8.D CPC ZC 14-00033 – ZONE CHANGE

Approve the 8.3-acre zone change for the Sentinel Ridge Phase I Plan from PUD/HS/SS (Planned Unit Development with Hillside and Streamside Overlays) to OC/HS (Office Complex with Hillside Overlay), 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

Item No: 8.E CPC ZC 14-00034 – ZONE CHANGE

Approve the 7.7-acre zone change for the Sentinel Ridge Phase I Plan from PUD/HS/SS Planned Unit Development with Hillside and Streamside Overlays) to R-5/HS (Multi-Family Residential with Hillside Overlay), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.

Item No: 8.F CPC CP 14-00035 – CONCEPT PLAN

Approve 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.
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 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.

Item No: 8.G AR DP 14-00116 – DEVELOPMENT PLAN

Approve 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.
-

LEGAL DESCRIPTION:

This Tract of Land described as Parcel No. 207880104, together with that Tract of Land described as Parcel No. 207880105, together with that Tract of Land described as Parcel No. 207880106, together with that Tract of Land described as Parcel No. 207880107, as recorded in the records of El Paso County, Colorado, containing 717.929 acres of land, more or less.

Forfeiture:
 Lot 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, Garden Vista Subdivision Tract No. 18 as recorded as Parcel No. 205212154 of the records of El Paso County, Colorado, containing 8.808 acres of land, more or less.

Forfeiture:
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, Garden Vista Subdivision Tract No. 18 as recorded as Parcel No. 205212154 of the records of El Paso County, Colorado, containing 2.748 acres of land, more or less.

Forfeiture:
 Lot 2, The Garden of the Gods Center Parcel No. 1, as recorded as Parcel No. 200112948 of the records of El Paso County, Colorado, containing 8.248 acres of land, more or less.

Not once including 794.864 acres of land, more or less.

- Existing Multi-Use Trail
- Community Sidewalk System (4'-5' walk)
- Off Street Bike Path (10' walk)
- WASTEWATER BASIN LINE (TYPICAL)

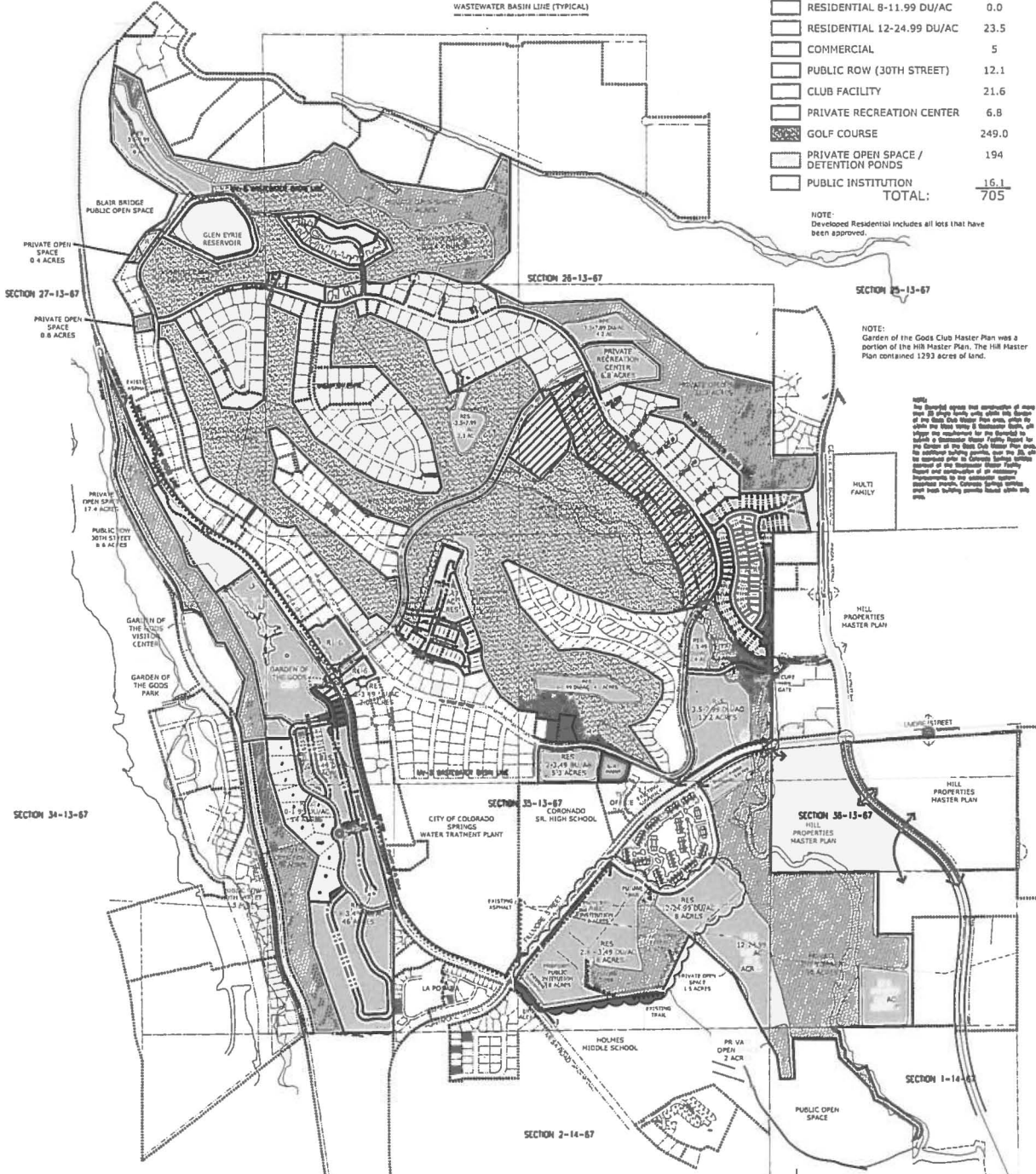
LEGEND:

	ACRES
IMPLEMENTED MP AREA	34
RESIDENTIAL 0-1.99 DU/AC	16.1
RESIDENTIAL 2.0-3.49 DU/AC	92.3
RESIDENTIAL 3.5-7.99 DU/AC	34.4
RESIDENTIAL 8-11.99 DU/AC	0.0
RESIDENTIAL 12-24.99 DU/AC	23.5
COMMERCIAL	5
PUBLIC ROW (30TH STREET)	12.1
CLUB FACILITY	21.6
PRIVATE RECREATION CENTER	6.8
GOLF COURSE	249.0
PRIVATE OPEN SPACE / DETENTION PONDS	194
PUBLIC INSTITUTION	16.1
TOTAL:	705

NOTE: Developed Residential includes all lots that have been approved.

NOTE: Garden of the Gods Club Master Plan was a portion of the Hill Master Plan. The Hill Master Plan contained 1293 acres of land.

NOTE: The bounded areas that constitute a more than 20-acre family unit within the boundary of the Garden of the Gods Club Master Plan area, when the Hill Master Plan was approved, will retain the same zoning as the Hill Master Plan. The zoning for the bounded areas will be the same as the zoning for the Hill Master Plan. The zoning for the bounded areas will be the same as the zoning for the Hill Master Plan.



GARDEN OF THE GODS CLUB

AMENDED MASTER PLAN

SUNRISE COMPANY

COLORADO SPRINGS, COLORADO

AMENDMENT HISTORY BOX:
 This Master Plan Amendment consists of a zone change for the 45 acres southeast of Fillmore Street and Mesa Road from RUDS5 to OC/R1-6000/R3-NR and Open Space

NOTE: This Master Plan Amendment is for Sentinel Ridge at Garden of the Gods Club Phase 1 (originally submitted under the name "Sentinel Ridge West at Garden of the Gods Club Phase 1")

CPC LPA 07-300-AR414

ROCKWELL CONSULTING, INC.

GARDEN OF THE GODS CLUB MASTER PLAN

SCALE: 1" = 400'

DATE: 07-14-14

CHECKED BY: [Signature]

Scale in Feet

Master Plan **FIGURE 1**



FIGURE 1

Concept Plan

CPC 14-00025

SHEET 2 OF 10

PREPARED BY: [Logo]

SCALE: 1" = 60'

DATE: 4/11/14

PROJECT: [Project Name]

CONCEPT PLAN

07-018

1" = 60'

Scale in Feet

0 15 30 60 120



FIGURE 1

Concept Plan

CPC CP 14-00035 SHEET 3 OF 10
 TITLE: CONCEPT PLAN
 PROJECT: HUMAN SERVICES FACILITY
 DATE: 4/15/14
 SCALE: 1" = 50'
 DRAWN BY: [Name]
 CHECKED BY: [Name]

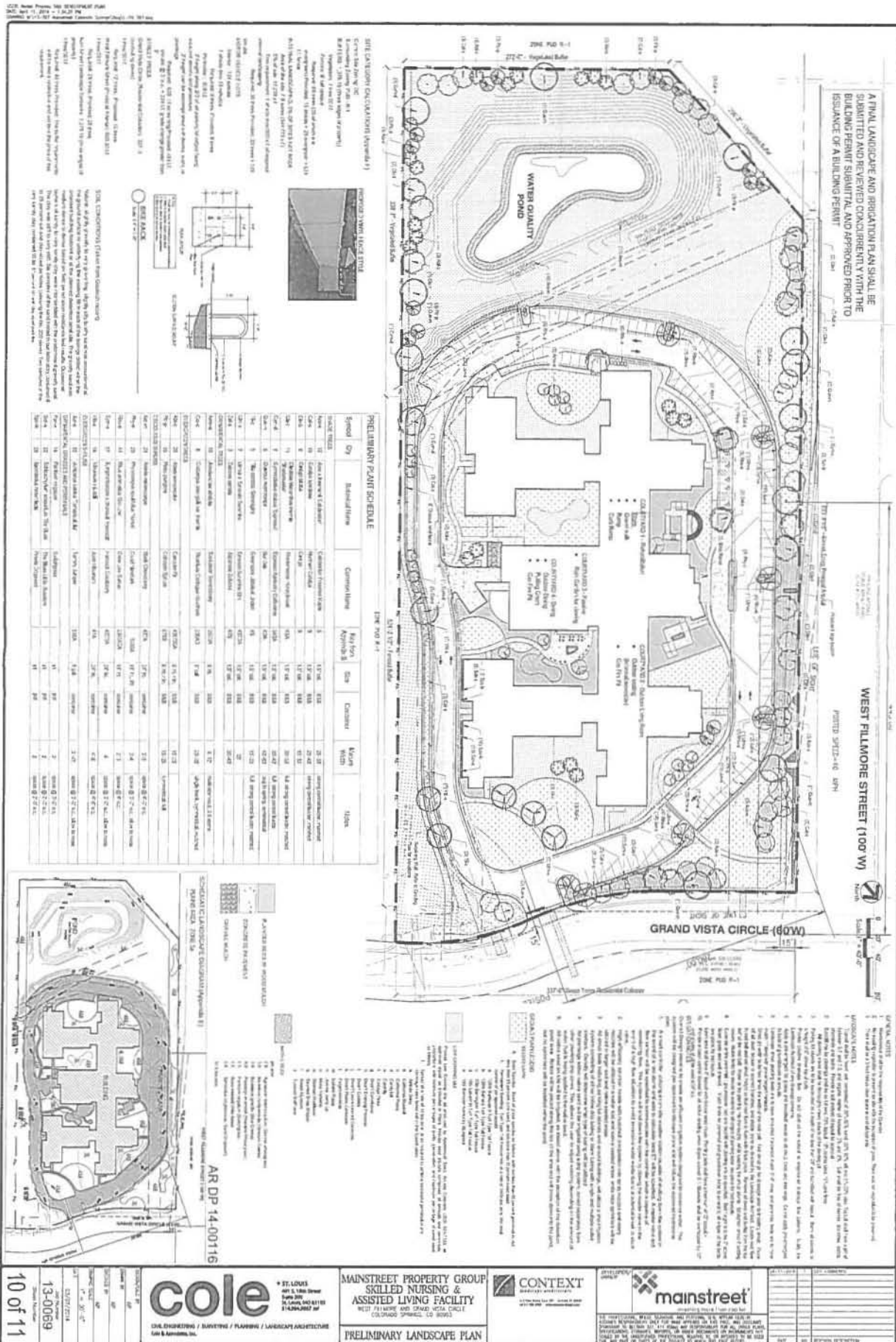
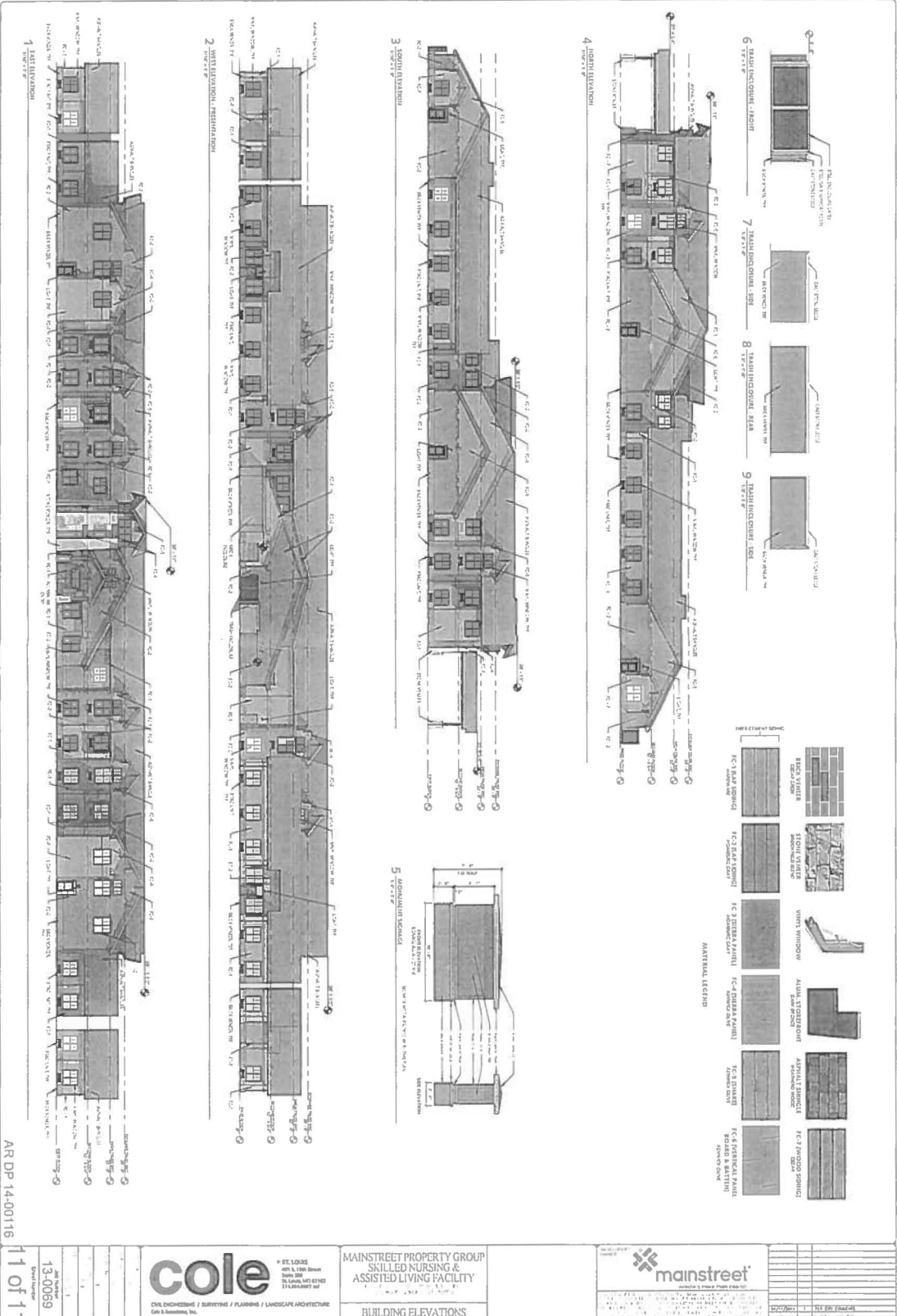


FIGURE 1

Mainstreet - Development Plan



AR DP 14-00116

11 of 11



MAINSTREET PROPERTY GROUP
 SKILLED NURSING &
 ASSISTED LIVING FACILITY



BUILDING ELEVATIONS

Mainstreet - Development Plan
FIGURE 1



ST. LOUIS
Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES
1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS
6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel

Mainstreet Health and Wellness Suites

Project Statement

Mainstreet Property Group, one of the country's largest and most innovative developers of seniors housing and care properties, proposes the construction of a new Health Care Resort™ skilled nursing / assisted living facility located at the southwest corner of West Fillmore Street and Grand Vista Circle. Mainstreet's exclusive Health Care Resorts™ offer high-end, hotel-like designs with amazing function. Combining input from the Baby Boomer generation, architects and engineers, interior designers, and other key industry professionals, they have identified the specific qualities that make these Healthcare Resort™ senior living facilities work their best. Their aesthetically-appealing Health Care Resorts™ create an approachability that is unmatched in the market place. The result is a hospitality-centered product incorporating concierge-based services to specifically cater to the evolving demands of the growing senior population.

The proposed facility is a two-story building with 81,636 square feet of interior area and includes a total of 125 beds (97 skilled nursing and 28 assisted living). In addition, the development will include 124 parking spaces, drive aisles and associated appurtenances.

The site poses several issues that have been addressed or mitigated through engineering design. The concept plan integrates a site layout coordinated with the adjacent property owner's future development plans. Furthermore, the plan has been designed to provide for connection to existing utility services based on review and input from the authorities having jurisdiction.

The subject property is to be subdivided from a larger existing parcel. The current land owner or the larger existing parcel has separately submitted for a Zone Change, Master Plan Amendment, and Concept Plan. A Drainage Report was prepared that specifically addresses this development, and it was included with the current land owner's submittal. In addition, a Wastewater Facilities Master Report which addresses this development was also included with the land owner's submittal.



SENTINEL WEST AT THE GARDEN OF THE GODS CLUB CONCEPT PLAN and MASTER PLAN AMENDMENT

PROJECT DESCRIPTION

Sentinel West at the Garden of the Gods Club – Phase 1 is a 45 acre parcel at the southeast corner of Mesa Road and Fillmore Street. The site is bound on the northwest by Fillmore Street and Grand Vista Circle, on the west by Mesa Road, on the southwest by Holmes Middle School and on the southeast by vacant land consisting of open space and future multi-family zoned parcels. The site slopes from north to south at grades ranging from 3% to 40%. Two existing drainage ways cross the site from north to south and from northeast to southwest intersecting at an existing detention pond along the southerly boundary line of the site.

The site was previously zoned PUD and was approved for 88 single family residential lots. Previous zoning and planning actions removed the streamside overlay zone along approximately 600 feet of the westerly drainage way from Fillmore Street south.

The proposed Concept Plan for the 45 acres includes approximately 16 acres of OC zone split into 2 parcels, approximately 10 acres of R1-6000 zone, approximately 12 acres of open space and approximately 8 acres of multi-family zoned property. The proposed zoning is to provide for the development of the parcels more consistent with the current economic market. The proposed zone changes are consistent with the surrounding areas and provide an opportunity for use of the land with natural features acting as buffers between the various parcels.

The proposed R1-6000 zone area and multi-family zone areas at this time are unplanned. The proposed multi-family zone along the easterly side of the 45 acre parcel is contiguous to the existing multi-family zone area currently approved on the Master Plan. In fact, this area was previously zoned multi-family prior to it be revised to its current PUD zone in 2007. The multi-family zone is just reverting back to its original zone.

The land use on the two OC zone parcels include human services (Mainstreet) at the southwest corner of Grand Vista Circle and Fillmore Street and a church at the southeast corner of Mesa Road and Fillmore Street. Access to the Mainstreet parcel will be off of Grand Vista Circle. Two access points will be constructed for the OC-West parcel. One access will be off of Mesa Road and the second access will be along Fillmore Street.

Planning of the Mainstreet parcel has progressed to a Development Plan stage which will be submitted shortly after the submittal of this Concept Plan. Mainstreet Property Group, one of the country's largest and most innovative developers of seniors housing and care properties, proposes the construction of a new Health Care Resort™ skilled nursing / assisted living facility located at the southwest corner of West Fillmore Street and Grand Vista Circle.

Mainstreet's exclusive Health Care Resorts™ offer high-end, hotel-like designs with amazing function. Combining input from the Baby Boomer generation, architects and engineers, interior designers, and other key industry professionals, they have identified the specific qualities that make these Healthcare Resort™ senior living facilities work their best. Their aesthetically-appealing Health Care Resorts™ create an approachability that is unmatched in the market place. The result is a hospitality-centered product incorporating concierge-based services to specifically cater to the evolving demands of the growing senior population.

The proposed facility is a two-story building with 81,636 square feet of interior area and includes a total of 125 beds (97 skilled nursing and 28 assisted living). In addition, the development will include 124 parking spaces, drive aisles and associated appurtenances.

The site poses several issues that have been addressed or mitigated through engineering design. The concept plan integrates a site layout coordinated with the adjacent property owner's future development plans. Furthermore, the plan has been designed to provide for connection to existing utility services based on review and input from the authorities having jurisdiction.

Plans for the OC-West parcel are not as formulated at this time, but the anticipated development of the site will consist of a church with a building footprint of approximately 50,000 square feet and a total building area of approximately 80,000 square feet. Parking will be provided in accordance with City of Colorado Springs parking requirements.

The proposed internal circulation and parking areas is generally depicted on the Concept Site Plan. Access from public roadways consists of a full movement entry from and onto W. Fillmore Street with a deceleration lane for the east bound traffic on Fillmore and a full movement entry from and onto Mesa Road

Approximately 10 acres of open space will be provided along the existing drainage ways and existing pond.

Issues

Utilities

Providing waste water and water lines to the OC-West parcel will be a challenge due to several existing larger diameter water mains within Mesa Road and the deep ditch east of the OC-West parcel. Water connections into Mesa Road will be investigated as will the possibility of crossing the ditch to connect to the Grand Vista Circle water main.

A waste water alignment along the southerly side of the OC-West and the Open Space has been discussed with Colorado Springs Utilities. This option will continue to be pursued as the solution to provide wastewater service to the OC-West parcel. This proposed line will connect to the existing outfall system extending southerly from the 45 acre parcels. Both the water and waste water solutions have been discussed with CSU and discussions will continue with CSU.

Water Quality

Water quality ponds will be provided on each of the separate OC zone and the Multi-family zone. The existing detention pond will provide water quality measures for the R1-6000 area. Water quality measures for the proposed multi-family zone will be provided as part of the development of the 8 acre multi-family parcel.

George Sawaya
2330 Mesa RD
Colorado Springs CO 80904

Subject: Sentinel Ridge Meeting 31 March 2014


Ms Lonna Thelen
30 S Nevada AV
Colorado Springs CO 80901

Several items were discussed during the meeting last night, I would like to highlight some items of interest.

1. A general item, there must be a strong requirement that during any construction activity the company must contain all dust from blowing. We have terrible winds on the mesa and when the dirt is disturbed it blows excessively. Gold Hill was an example of a company that cared and did all possible to stop the dirt flying.
2. Referring to OC-West where the church may be built: (I understand these are conceptual plans but restrictions need to be written into the approval to ensure the reality is not as bad as many fear.)
 - a. There should be a light at Friendship lane shared with Holmes School and the church. The proposed location is unacceptable and dangerous. Having three opportunities for accidents is not necessary.
 - b. Restrictions should preclude office buildings, gas stations, convenience stores and the like.
 - c. The church should be encouraged to work with Holmes School to make available their parking lot for school pickup and drop off. Holmes previously agreed to give up some of their land for a joint exit. This would go a long way toward making the local residents more comfortable with this arrangement.
3. Please define "a private open space", it is either open or not. If the area shown on the maps is fenced off it will preclude access to the mesa from Holmes School. Is that the intent? I understand at some time the entire mesa will be developed but fencing this area before there is any really planning to develop seems to be unnecessary.

I much prefer this plan to the previous one. Maybe Sunrise can be coerced into helping to pay for the completion of Centennial...

Thank you,


George Sawaya
George@sawayas.com

CC: Rob Utter, Principal, Holmes Middle School

Thelen, Lonna

From: Bill Hochman (R) <BHochman@ColoradoCollege.edu>
Sent: Friday, April 04, 2014 8:42 AM
To: Thelen, Lonna
Subject: Mesa Proposal

Lonna Thelan, City Planner,
Dear Ms Thelan,

We are alarmed by the proposal to change the zoning designation for the property at the corner of Mesa Road and Fillmore Street. For many years we have successfully resisted commercial development on the Mesa. The Mesa has been maintained as a prime single – family residential area, not commercial and not multifamily. I have lived on the Mesa for 57 years. My wife and I have always been delighted with the Mesa’s unique beauty and residential nature. The residential, non-commercial status is not only desirable for the people who live along Mesa Road, but also for the thousands of tourists who use the road as a prime access route to the Garden of the Gods.

We are particularly concerned about the proposed commercial zoning for a church that is not to be built for some time. If the church should not be built, the commercial zoning would permit an actual commercial enterprise to be situated at that site. If you you approve the proposal for a church, please specify that a change in zone is for a church only, and the property is not to be used for some other purpose.

I certainly hope that you will not approve any new proposal that departs from the long-established residential nature of the Mesa.. The city has a kind of informal contract with people who have established homes and developed their properties in a neighborhood, expecting the nature of the area will be maintained. For more than fifty years, a number of proposals have been made for commercial and high density development on the Mesa. The Planning Commission and the City Council have always supported residents of the Mesa in their devotion to preserving the quality and nature of the neighborhood. As citizens of Colorado Springs, we have relied on our public officials for that kind of protection.

Public officials need to protect the interests of existing property owners. It would be a shame to reconfigure this beautiful area, and depart from the long-established understanding between Mesa homeowners and the City.

Bill Hochman, 1237 Terrace Rd. (Just off Mesa Road)

Thelen, Lonna

From: Marilyn Sconzo <marilyn-sconzo@prodigy.net>
Sent: Monday, April 07, 2014 3:45 PM
To: Thelen, Lonna
Subject: Fw: 28 acre rezoning request southeast of Fillmore St. and Mesa Rd.

corrected e-mail address...

----- Forwarded Message -----

From: Marilyn Sconzo <marilyn-sconzo@prodigy.net>
To: "lthelen@springsgov.com" <lthelen@springsgov.com>
Cc: "DKnight@springsgov.com" <DKnight@springsgov.com>; "Kcking@springsgov.com" <Kcking@springsgov.com>
Sent: Sunday, April 6, 2014 7:10 AM
Subject: 28 acre rezoning request southeast of Fillmore St. and Mesa Rd.

Dear Lonna:

Thank you for your attendance at the Public Meeting on March 31 at Coronado High School regarding the rezoning requests presented by the Rockwell Consulting Inc. on behalf of the Garden of the Gods LLC.

As a long term resident of the La Posada Community opposite the parcel in question, I have several concerns:

- 1) **TRAFFIC** on Fillmore Street - We currently don't know the impact of the traffic that will be generated by the VA hospital on the corner of Fillmore and Centennial to an already busy Fillmore corridor. The proposed assisted living/nursing facility opposite Coronado High School, as well as the increase in multi family units entering Fillmore from Grand Vista Circle will also add more congestion (and accidents) at the corner of Fillmore and Grand Vista Circle. Adding more traffic around a High School is a bad idea.
- 2) **TRAFFIC** on Mesa Rd. - Mesa Rd. is a residential street and should not be considered for widening to handle the increased traffic flow to reach this area. We have a lot of wildlife on the Mesa, as well as young school children attending Holmes Middle School. We have a nice walking path along Mesa, used by residents, that needs to be retained. Adding more traffic around a Middle School is unacceptable.
- 3) **WILDLIFE** - The area around the stream should be **PERMANENTLY** protected for the many wildlife that reside there. Having wildlife present is one of the things that makes the Mesa a nice place to live.
- 4) **REZONING** for the **CHURCH** on the corner of Mesa and Fillmore - I believe a church on the corner would make a good neighbor. Most of the traffic would be on Sundays, outside of school hours. However, if the church decides not to move forward with it's plans, the proposed zoning change will leave that corner open to the potential for a multitude of different businesses that would not necessarily fit into a residential neighborhood. I propose this corner automatically revert back to existing zoning if the church does not move forward.

In conclusion, please keep the current zoning and make sure that any access into the development of this area is from Grand Vista Circle and/or the extension of Centennial blvd. scheduled for 2016.

Please inform me of the next review.

Regards,
Marilyn Sconzo

Thelen, Lonna

From: Gary Bradley <garybradley@qwestoffice.net>
Sent: Monday, March 31, 2014 4:44 PM
To: Thelen, Lonna
Subject: File No CPC CP 14-00035...

Good Afternoon. I am writing in reference to the above File Number CPC CP 14-00035. I live at 3760 Camels View and travel West Fillmore Street and Mesa Road on a daily basis. I have reviewed the zone change requests and believe they are reasonable. I think the concept plan for a skilled nursing/assisted living is an excellent plan and recommend its approval. **Regarding the religious institution concept plan I have the following concerns:** 1. The church needs to have an abundance of on site parking (greater than typical zone requirements) and be prohibited from having any member park on the streets surrounding the subject property. 2. I am opposed to the full turning radius drive way on West Fillmore Street. This is an arterial thoroughfare and allowing left turns into west bound traffic would create a critical safety issue. I think a "right in right out" with a deceleration and acceleration lane must be considered for all drivers' safety if there is to be access onto Fillmore. Thank you for your consideration.

Gary L. Bradley
3760 Camels View
Colorado Springs, CO 80904
719 338 0170 CELL

April 6, 2014

Ms. Lonna Thelen
Planner II, Planning and Development
Land Use Review

Ms. Thelen,

Thank you for hosting the neighborhood meeting at Coronado High School on Monday, March 31, 2014. The church is presenting this letter to you as our formal response. Thank you for considering our perspective as you evaluate neighborhood input.

The developer of the parcel designated as OC-West in the re-zoning application, Sunrise GGC Management LLC, has submitted an application to re-zone the parcel as OC. Sunrise has also submitted a concept plan for the parcel consistent with the proposed use by the First Evangelical Free Church of Colorado Springs, which is currently under contract to purchase OC-West. It desires to develop the property as a church and to include recreational facilities and other church-related uses allowed under the OC designation. The OC zoning designation also allows other non-church uses that may be compatible with the existing surrounding uses. We observe that on 3 of the 4 sides of the property, current uses include a water treatment plant, a proposed health care facility, and a middle school.

In listening to the comments, we perceived that the neighborhood considers a church as a good use of the land. We whole-heartedly agree. But we believe concerns regarding adverse impact on traffic congestion at Holmes Middle School do not pertain to our proposed use, since our church's peak traffic patterns are largely counter-cyclical to those of the school.

By relocating our church approximately one mile east of our present location to Mesa and Fillmore, we will enhance our hundred-year record of benefitting the community by offering hope and help to those in need, both physically and spiritually. The Ethics and Religious Liberties Commission states "Churches provide valuable contributions to communities in the areas of direct economic contributions, social services and community volunteering, education and civic skills training, and reduced levels of deviance. These benefits positively improve communities in direct and indirect manners, and they enhance political stability and the long-term health of communities".

We look forward to the City's approval of the submitted zoning request and associated concept plan.

Sincerely,

Don Wilkin
Chairman, First Evangelical Free Church of Colorado Springs

Thelen, Lonna

From: Lee Edelmaier <lrecos@yahoo.com>
Sent: Sunday, April 06, 2014 7:09 PM
To: Thelen, Lonna
Subject: Sentinel West at the Garden of the Gods Club

Lonna,

Thanks so much for meeting with me last week to discuss open space trail link possibilities for the Sentinel West at Garden of the Gods Club Concept Plan.

As I mentioned, a few years ago a previous planner had mentioned to me that the developers had talked about allowing public trail access in some of the open space areas of this parcel. At a recent meeting I don't believe there was any mention of this possibility.

Presently, there is a trail running from Holmes middle school north-east corner down through the Mesa Springs Open Space (following the creek) eventually connecting to Sonderman Park. The Parks Department should investigate whether there are some beautiful loop possibilities with only a couple of trail links through the Sentinel West open spaces. These links could all be far removed from the developments being considered along Filmore.

Various means would be available to acquire these links, including donation, trail easements, sale to city, etc. All of these could involve tax incentives. The Palmer Foundation would probably be more than willing to provide information on ways of doing this.

There is also an example of doing this while the property remains in private hands. Just south of Homes School is the Mesa Pointe development. Mesa Crest Grove is a private street serving this development. But they allow trail access to the Mesa Springs Open Space. Where the trail crosses private property is a sign that states "Trail Crosses Private Property : Please stay on Trail". This was very generous of them, and seems to be working well.

It seems there is a tremendous opportunity to enhance the existing Mesa Springs Open Space with some loop opportunities through the Sentinel West open spaces that remain far from the proposed developments. I will try to pass this on to Connie Perry, the Park Representative for this parcel.

Thanks for your consideration and interest.

Lee Edelmaier
lrecos@yahoo.com
719-471-4735

Thelen, Lonna

From: Lee Edelmaier <lrecos@yahoo.com>
Sent: Tuesday, April 08, 2014 4:08 PM
To: Thelen, Lonna
Subject: Sentinel West letter

Lonna,
In the e-mail I sent you Sunday, I incorrectly called the Mesa Valley Open Space the Mesa Springs Open Space. Sorry I had the names mixed up.
Lee Edelmaier

April 6, 2014

Ms. Lonna Thelen
Planner II, Planning and Development
Land Use Review

Ms. Thelen,

Thank you for hosting the neighborhood meeting at Coronado High School on Monday, March 31, 2014. The church is presenting this letter to you as our formal response. Thank you for considering our perspective as you evaluate neighborhood input.

The developer of the parcel designated as OC-West in the re-zoning application, Sunrise GGC Management LLC, has submitted an application to re-zone the parcel as OC. Sunrise has also submitted a concept plan for the parcel consistent with the proposed use by the First Evangelical Free Church of Colorado Springs, which is currently under contract to purchase OC-West. It desires to develop the property as a church and to include recreational facilities and other church-related uses allowed under the OC designation. The OC zoning designation also allows other non-church uses that may be compatible with the existing surrounding uses. We observe that on 3 of the 4 sides of the property, current uses include a water treatment plant, a proposed health care facility, and a middle school.

In listening to the comments, we perceived that the neighborhood considers a church as a good use of the land. We whole-heartedly agree. But we believe concerns regarding adverse impact on traffic congestion at Holmes Middle School do not pertain to our proposed use, since our church's peak traffic patterns are largely counter-cyclical to those of the school.

By relocating our church approximately one mile east to Mesa and Fillmore, we will enhance our hundred-year record of benefitting the community by offering hope and help to those in need, both physically and spiritually. The Ethics and Religious Liberties Commission states "Churches provide valuable contributions to communities in the areas of direct economic contributions, social services and community volunteering, education and civic skills training, and reduced levels of deviance. These benefits positively improve communities in direct and indirect manners, and they enhance political stability and the long-term health of communities".

We look forward to the City's approval of the submitted zoning request and associated concept plan.

Sincerely,

Don Wilkin
Chairman, First Evangelical Free Church of Colorado Springs

Thelen, Lonna

From: Richard Karsh <docrbk@hotmail.com>
Sent: Wednesday, April 02, 2014 2:45 PM
To: Thelen, Lonna
Subject: Mesa/Filmore

Hi-I've been asked to reiterate my comment at the Monday evening discussion. Although the developer has a strong record, in my opinion, rezoning to OR or OC is not necessary for a church (precedent down the street for Unity church) and would serve primarily to afford the developer additional options (besides residential development) should the current church interest not pan out. I would expect the developer to be able to come to terms with the currently interested church with the caveat that the deal can be rescinded if the exception cannot be granted. The only onus upon the church would be relatively rapid promulgation of a building/site plan for approval for exemption. If the deal did not go through, the developer can still continue with additional residential development (rather than have the option for office/commercial development). Somewhat cynically, I might note that the city will forfeit a good \$25k/yr in property tax income from the site with a church rather than residential development on that part of the acreage. RB Karsh MD

Thelen, Lonna

From: George Maentz <mesaroad@comcast.net>
Sent: Wednesday, April 02, 2014 1:57 PM
To: Thelen, Lonna
Subject: CPC ZC 14-00031, CPC ZC 14-00032, CPC ZC 14-00033, CPC ZC 14-00034

Comments regarding:

- CPC ZC 14-00031 – a zone change from PUD/SS/HS to R1-6/HS/SS.
- CPC ZC 14-00032 – a zone change from PUD/SS/HS to OC/HS.
- CPC ZC 14-00033 – a zone change from PUD/SS/HS to OC/HS.
- CPC ZC 14-00034 – a zone change from PUD/SS/HS to R5/HS.

Many concerns were raised by neighbors at the March 31st public presentation of the zone change requests by Rockwell Consulting for the Garden of the Gods LLC's Sentinel Ridge West development. With few details offered about how three of the four new parcels would be developed, the neighborhood has been asked to evaluate and accept a change in the residential zoning that has defined our area for decades. Rockwell Consulting stated in their Project Description that "the current economic market" prompted the amendments. From a neighborhood perspective it feels like a cut and run exit strategy that throws at least three decades of public planning, including the 1982 Hill Master Plan, the 1986 Mesa Springs Community Plan, the existing City Land Use Plan, the 2020 City Land Use Plan, and until last night the Garden of the Gods Master Plan, in the trash bin. All of these plans affirmed the current and future desirability of residential use in this area. I think that people are willing to consider other visions and uses for this property, but those discussions need to be based on more details and assurances than were provided at this meeting.

Several issues need clarification before the city acts on these changes.

1. Regarding the "West OC" zone now proposed for use by a church: The approved Sentinel West Phase 1 PUD plan shows that unexpected outcomes may sabotage the most confident projections. Neighbors may accept the concept of a religious institution on this parcel, but the repeated concerns expressed last night focused on what happens in the OC zone if circumstances change for the currently interested party. I feel certain that the neighborhood would have very serious objections to the 34 other currently listed uses for an OC zone.

One solution could be the placement of conditional restrictions on the property's OC rezoning, limiting its use to religious institutions only. The Unity Church in the Rockies on Mesa Road provides another approach. The current owner could request a return to Residential zoning, R/HS/SS and condition its sale to the church on their joint successful application with neighborhood support for a Conditional Use permit. These approaches would protect and involve the neighborhood while shifting the responsibilities to the benefitting parties where they belong.

After all the hours of traffic meetings and discussions associated with the previously approved Sentinel Ridge PUD plan, it appears naive or disingenuous to simply draft an access road to a proposed commercial property on that section of Mesa Road and suggest that the details and implications will be addressed later. That is unacceptable.

2. Regarding the proposed 10-acre R1-6000 parcel: The approved PUD plan for 88 houses on 45 acres removed 600' of existing Streamside Overlay from protected status. The rationale provided at the time referenced the essential need for internal infrastructure connectivity of roads and utilities crossing that section of drainage within the site. The new plan describes four, distinct development parcels. At Monday's meeting we were told that the church "OC West" land would not have road access to the east. The Project Description states that the existing landscape features on the 48 acres would act as natural buffers between the new parcels. With this new context, to fill in the 600' of stream corridor would not only remove the natural buffer between three of the projects, it would also destroy a community asset that deserves the open space protection that it was originally

given in the City Streamside Ordinance. Protecting the native stream corridor all the way to Fillmore should be a requirement for rezoning this parcel.

3. Regarding the “OC North” Mainstreet Human Services Proposal: If this parcel becomes commercial, an “OR” rather than “OC” designation seems more appropriate to minimize the transitional tensions between commercial and adjacent residential uses and to insure its future compatibility. The project representative said at the meeting that the detention pond in their plan would not have permanent standing water. Nothing on the plan indicates a vegetative covering for the excavation, without which it will certainly become another contributor to our blowing dust and tumbleweed problems. Similar to my comments above, I think that giving up on the residential use of this property is short sighted. The Mainstreet project is more appropriately suited to the already commercially zoned Garden of the Gods Master Plan parcel on Fillmore northeast of the Grand Vista Apartments.

George Maentz
1815 Mesa Road
475-7624

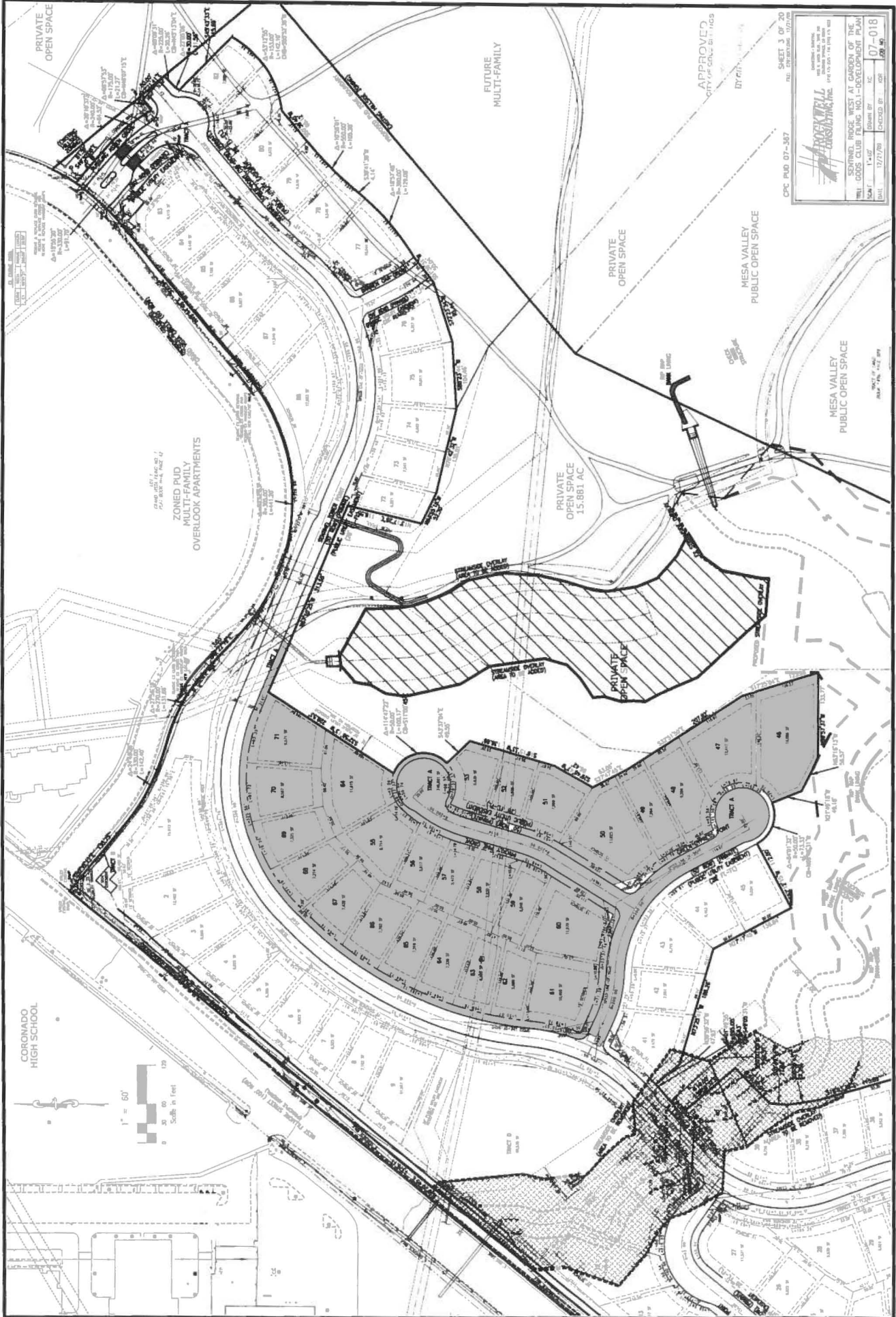


FIGURE 4

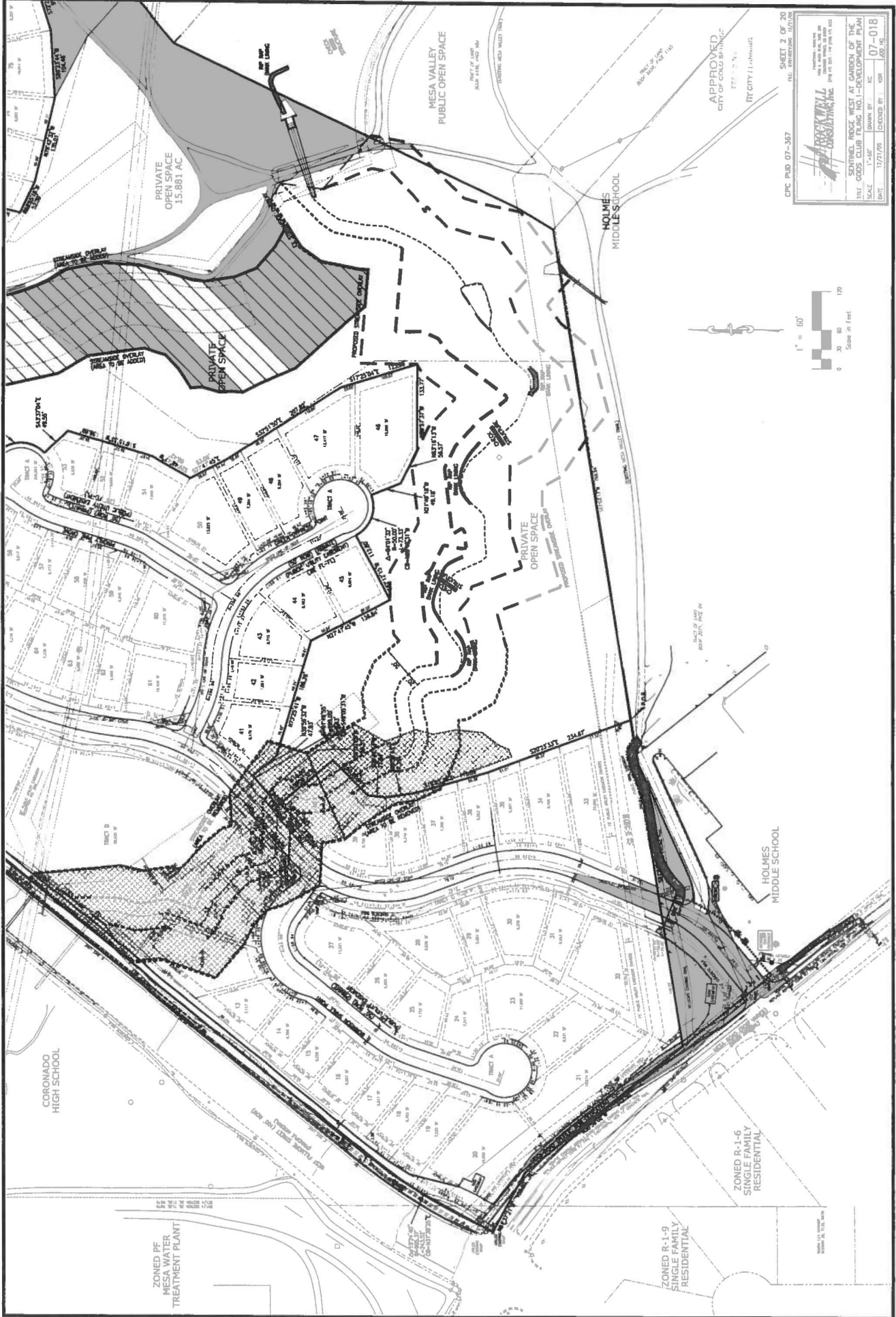


FIGURE 4

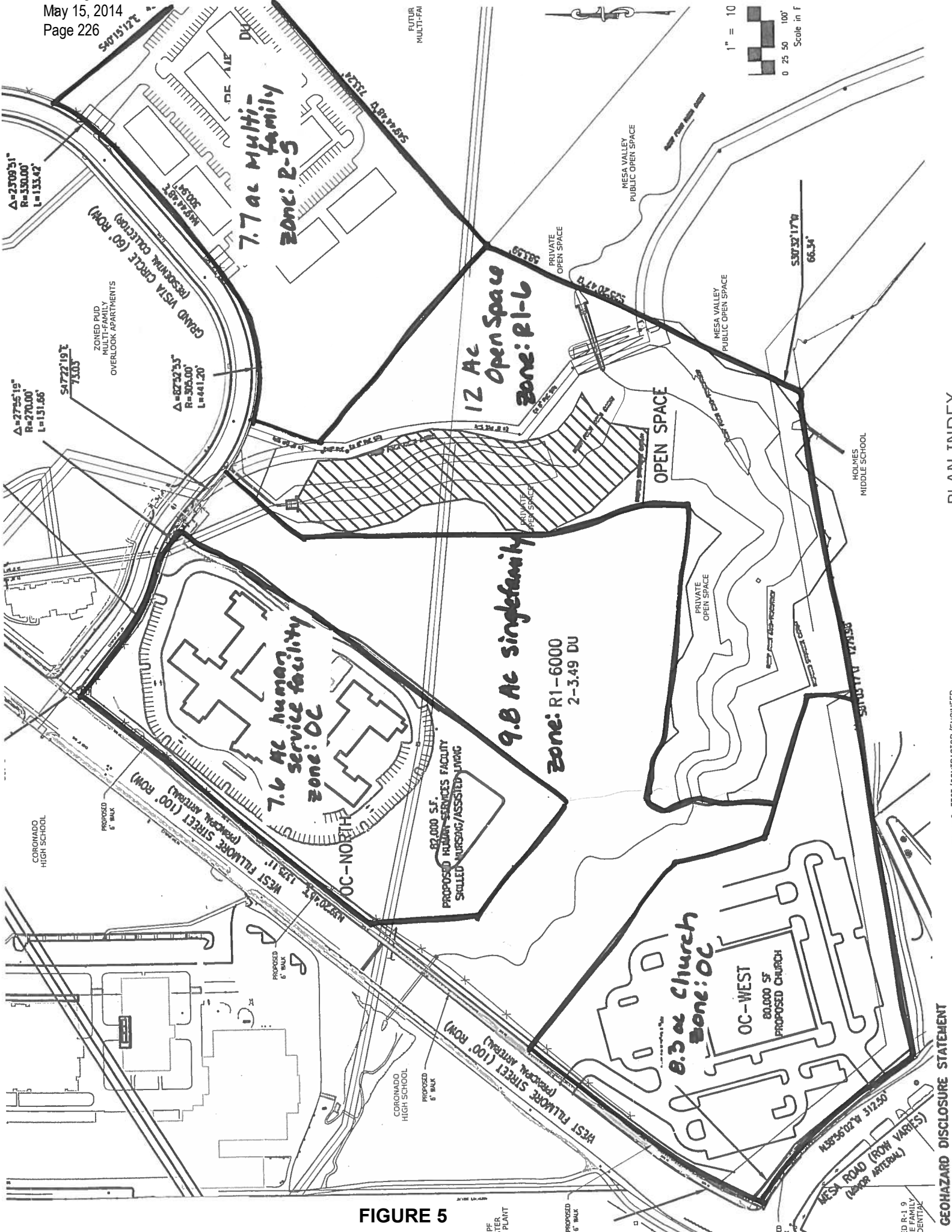


FIGURE 5

GEOHAZARD DISCLOSURE STATEMENT

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 3LE FAMILY
 IDENTIFIC

