



Legislation Text

File #: 15-00710, **Version:** 1

Penrose St. Francis New Campus- Master Plan Amendment
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director

Summary:

Applicant: RTA Architects

Owner: Turtle Creek Grandview Office LLC

Location: Northeast of Centennial Boulevard and Fillmore Street

There are three applications as part of this project: a minor master plan amendment, a zone change, and a concept plan. The master plan amendment is a request for a change from office, neighborhood commercial, and general industrial to office, hospital, and community commercial. The zone change request is from PIP-1 (Planned Industrial Park), OC (Office Complex), and PBC (Planned Business Center) to PUD (Planned Unit Development with 1,032,000 square feet maximum of commercial, office, civic, 200-foot maximum building height). The PUD concept plan is a proposal for hospital, office/medical office, and commercial. The 51.05 acre site is located northeast of Fillmore Street and Centennial Boulevard.

Previous Council Action:

Not applicable.

Background:

The purpose of the master plan amendment, zone change, and concept plan applications are to allow hospital and medical office uses on the north portion of the site, as well as a commercial zone in the southwest corner of the site. The PUD concept plan identifies five use zones: Hospital Building Zone (High Rise), Office / Medical Office Zone, Commercial Zone, Parking Zone, and Landscape Zone. The hospital building zone of the concept plan would allow a maximum building height of 200 feet. The significant building height allowance is being requested specifically for the hospital zone to allow for efficient and effective configuration of the functions in the hospital building. Emergency services, diagnostic and treatment services, surgery, and building support functions are located on the lower floors while patient rooms are provided in the upper floors. The eleven or twelve story building would have likely floor heights of 15-20 feet thereby creating a building nearly 200 feet tall. The site is located 420 feet south of the northern property line within a commercial area.

Please see the attached Planning Commission staff report for additional detailed analysis.

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their meeting on October 15, 2015 the Planning Commission voted 8-0 to approve the master plan amendment, zone change, and the concept plan. The Planning Commission added a condition of approval to the concept plan requiring Planning Commission approval of the future development plans for structures over 65 feet in height where the application could have previously been reviewed and approved administratively. This condition primarily originated from Commissioner Shonkwiler's interest in reviewing the design and architecture of the hospital tower building. Staff notes the City does not have architectural or building design guidelines/standards in the Zoning Code for the proposed zone district or for high-rise buildings. Commissioner Shonkwiler initially suggested that any development plans for the site be reviewed by the Planning Commission. However, the majority of the Commission felt that reviewing all new construction within the PUD would unnecessarily delay future reviews. As a compromise, the Commission agreed to the condition for Planning Commission review to apply only to any building(s) over 65 feet in height, exempting all other shorter commercial and office buildings.

If this particular condition is approved by City Council, Planning Commission's evaluation at the time of application submission would be in a manner consistent with the review criteria and the existing standards for development plan approval within the Zoning Code.

Stakeholder Process:

Public notice was provided to 137 property owners within 1,000 feet of the property on two occasions: 1) after the submittal of the applications, and 2) prior to the Planning Commission meeting on September 17, 2015. This project was postponed at the September 17, 2015 meeting to a date certain of October 15, 2015, therefore no additional public notice was necessary. Correspondence was received during the review of the applications. The primary concerns heard from the neighborhood were related to drainage and geologic hazards. Additional concerns were expressed at the Planning Commission hearing relative to building height and view impacts.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC MPA 04-00043-A2MN15 - MASTER PLAN AMENDMENT

Approve the amendment to the Hill Properties Master Plan, based on the finding the request complies with the review criteria in City Code Section 7.5.408.

Not applicable.