



## Legislation Text

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**File #:** CPC PUP 15-00052-A1MJ17, **Version:** 2

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A major amendment to the Penrose-St. Francis New Campus concept plan adding 27.79 acres for a total concept area of 78.84 acres for hospital, office and commercial uses located at the located at the northeast corner of Centennial Boulevard and Fillmore Street.

(Quasi-Judicial)

Related Files: CPC MPA 04-00043-A3MN17, CPC PUZ 17-00030

**Presenter:**

Mike Schultz, Principal Planner, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Summary:**

Applicant: RTA Architects

Owner: Centura Health, Martin Marietta and David Lemesany

Location: Northeast of the intersection of West Fillmore Street and Centennial Boulevard

This project includes applications for a minor amendment to an approved master plan, a zone change from PUD (Planned Unit Development) and R (Residential Estate) to PUD (Planned Unit Development), and a major amendment to an approved PUD concept plan. The site is 78.84 acres located at the northeast corner of West Fillmore Street and Centennial Boulevard.

**Previous Council Action:**

City Council originally approved the Penrose-St. Francis Hospital (Centura Health) zone change to PUD in December 2015. The PUD zoning rezoned 51.05 acres, allow a maximum building height of 200-feet and a maximum square floor area of 1,032,000 square feet for hospital, office, medical office and commercial uses.

**Background:**

Penrose-St. Francis Hospital (Centura Health) received their original approval from the City Council in December 2015 to rezone 51.05 acres. The original approval allowed a 200-foot height maximum and 1,032,000 square feet of hospital, office, medical office and commercial space. The applicant has a purchase agreement with the property owners of the asphalt batch plant site located southeast of the original site which consists of 27.79 acres.

The current request by the applicant is to rezone the 51.05 acre and 27.79 acre site to form a single 78.84 acre PUD zone district. The PUD zoning would allow a maximum building height of 165-feet, a maximum gross building floor area of 1,850,000 square feet (1,550,000 square feet of hospital, 200,000 square feet of office/medical office and 100,000 square feet of commercial).

The applicant would be required to submit a PUD development plan and final plat in order to secure full vesting rights before being allowed to pull a building permit.

This item supports the City's strategic goal relating to building community and collaborate relationships by allowing a major hospital and large employer to relocate and expand within the City.

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

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on April 20, 2017 the City Planning Commission, after receiving a staff and applicant presentation and citizen input as part of the New Business calendar, voted 7-0-1-1 (7 yes, 0 no, 1 absent, 1 recused; Commissioner Walkowski recused himself from the public hearing due to potential conflict) to recommend approval of the minor amendment to the Hill Properties Master Plan.

City Planning Commission voted 7-0-1-1 (7 yes, 0 no, 1 absent, 1 recused) on the change of zone to PUD (Planned Unit Development, hospital, office, medical office, general commercial, 1,850,000 gross floor area, 165-foot maximum building height).

City Planning Commission voted 7-0-1-1 (7 yes, 0 no, 1 absent, 1 recused) in favor of the major amendment to the Penrose St. Francis Hospital Concept Plan with the recommendation that a note is added to the concept plan stating that any building over 65 feet (the development plan) will be reviewed by the City Planning Commission.

Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process included one (1) neighborhood meeting and four (4) coordinated meetings with the Mesa Working Committee (the initial meeting involved a larger group and that group was pared down to 6 or 7 residents).

For the initial neighborhood meeting, the site was posted and postcards sent to 203 residents and HOA contacts located within 1,000 feet for residents and 2,000 feet for HOA groups. The neighborhood meeting was held on November 30th at Coronado High School. Approximately 50 residents were in attendance; of those only 1/3 of the attendees were aware of the previously approved PUD zoning and PUD concept plan for the hospital (the original 51 acres). The residents voiced the following concerns:

- The proposed maximum building height of 200 feet (which had already been approved with the prior zoning);
- The impacts of the building height to the character of the Mesa area;
- Geologic issues associated with the property and placement of the building;
- Traffic concerns along both Fillmore Street and Centennial Boulevard;
- Light and noise pollution;
- Drainage from the site and impacts to properties to the east.

During the meeting the hospital and RTA Architects requested volunteers from those attending to serve as an advisory committee to the neighborhoods agreeing that CONO (Council of Neighbors and Organizations) representatives would participate in the process.

On January 12th Penrose Hospital hosted the group of volunteers to continue discussion regarding the neighborhood issues in an attempt to address some of the concerns. A smaller working committee, the Mesa Committee, representing the various neighborhoods was formed to meet weekly on each Tuesday to focus on how and when some of the above issues could be addressed. The group met on three (3) occasions with Penrose Hospital staff, RTA Architects and City staff.

After three weeks of discussions, Penrose Hospital agreed to lower the maximum building height from the originally approved 200 feet to 165 feet; a corresponding increase in the maximum gross building square footage was then requested. The Hospital has indicated an agreement with the Mesa Committee to continue working with the group to ensure an open relationship to try and address neighborhood issues and concerns noted above. Penrose Hospital points to their ongoing working relationship with the North End neighborhood group and coordination on projects impacting the current main facility, including the east tower constructed in 2003.

The Mesa Committee provided staff a formal position as a result of the meetings with the Hospital in regard to the current proposal and future development of the site. Both the Mesa Committee and the Hospital agree that continued collaboration is necessary once site design and building architecture are considered prior to formal development plan submittal. Planning staff will continue to strongly encourage outreach from the Hospital to both the Mesa Committee and surrounding residents as early as possible in order to achieve a general consensus among the residents.

Following up the City Planning Commission meeting, Mr. James Kin, representing the Mesa Committee and the Rawles Open Space (that area along S. Mesa Road, north of Uintah Street) requested to provide a formal response to City Council regarding development within the Mesa area and Chapter 6 of the City Code (Figures 1, 2 & 3).

Upon submittal of the formal applications, the mailing area was increased to 2,000 feet from the subject property; notices went out to 627 property owners and homeowners associations. Staff received only three (3) comments from surrounding property owners regarding the proposed requests.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911. This site is not located within the Airport Overlay or buffer area to require USAFA review.

**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 PUP 15-00052-A1MJ17 - PUD CONCEPT PLAN

Approve the Penrose Hospital Campus PUD Concept Plan, based upon the findings that the plan complies with the review criteria within City Code Section 7.3.605 and meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E) with the following condition:

1. A note shall be added to the concept plan stating that any building over 65 feet must be reviewed by the City Planning Commission.