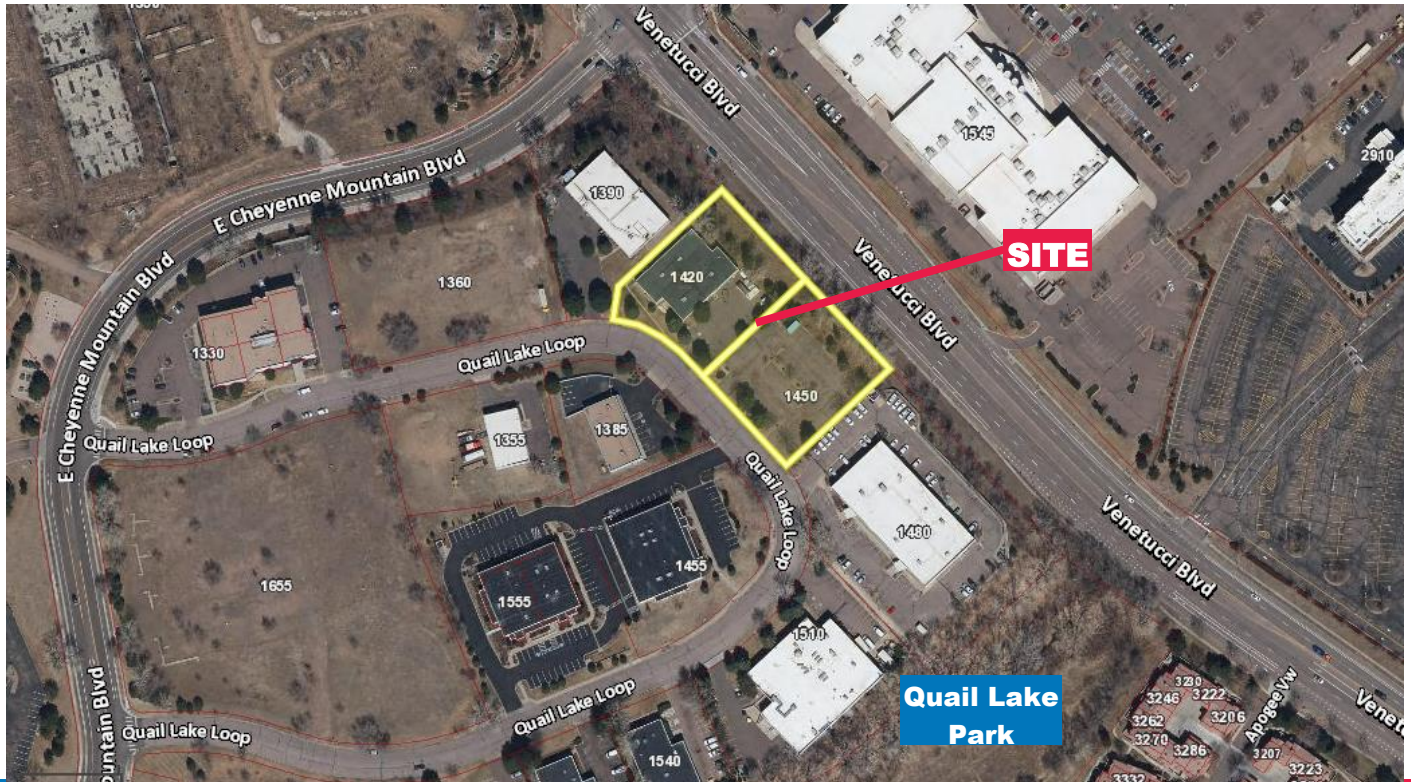


RMHCS PACE CENTER AT QUAIL LAKE

Planning Commission February 14, 2024

Staff Report by Case Planner: Chris Sullivan



Quick Facts

Applicant

RTA Architects

Property Owner

Rocky Mountain Health Care
Services

Developer

Rocky Mountain Health Care
Services

Address / Location

1420/1450 Quail Lake Loop

TSN(s)

6432101001, 6432101002

Zoning and Overlays

Current: BP (Business Park), WUI
(Wildland Urban Interface)

Proposed: N/A

Site Area

1.746 acres

Proposed Land Use

Adult Day Care Center

Applicable Code

UDC

Project Summary

This project includes the renovation of an existing approximately 9,562 square foot building currently housing a Skill School to a Large Adult Day Care Center. Large Adult Daycares are identified as a Conditional Uses under section 7.3 of the UDC and require review and a public hearing by the City Planning Commission. Conditional Uses also require a supporting document which in this case is a Land Use Statement (LUS) as requested by the applicant and supported by the LUS eligibility criteria. Please review the project statement (**Project Statement with Land Use Statement**).

File Number

CUDP-23-0024

Application Type

Conditional Use w/ Land Use
Statement

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Gates Addition #10	03/1972
Subdivision	Quail Lake Business Center	07/1983
Master Plan	Cheyenne Mountain Ranch (Implemented)	N/A
Prior Enforcement Action	N/A	N/A

Site History

The subject site consists of two adjoined parcels fronting on Quail Lake Loop and totaling 1.75 acres. A waiver of replat was approved under file # AR X 00-00438. The site contains an existing approximately 9,562 square foot building with off-street parking and related improvements. The site has been fully development via an approved development plan since 1983 and has changed uses several times. The most recent use was approved in 2004, city file # CPC CU 04-00339, to allow a proprietary school for Sheet Metal and Air Conditioning Contractors National Association.

For the proposed change of use to Large Adult Day Care Center, the applicant must receive a conditional use approval. The applicant has submitted a request for allowance of a Land Use Statement (as an opposed to a development plan) to support the Conditional Use application. This is allowed subject to eligibility criteria and will require a separate submittal of a Development Plan to be reviewed administratively.

Applicable Code

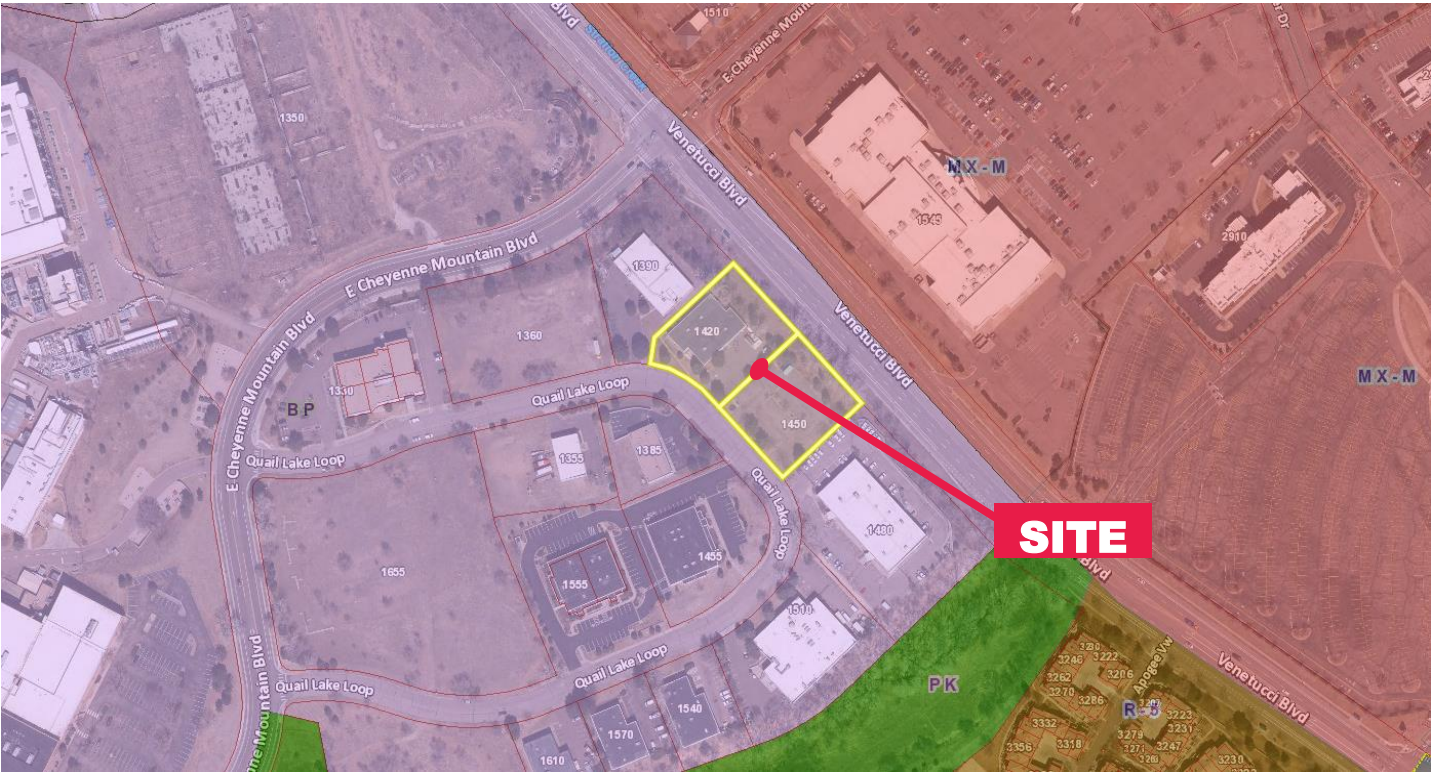
The subject application(s) has been reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP	Warehouse	
West	BP	Warehouse / Office	
South	BP	Office Building	
East	MX-M	Retail / Service	

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 Occurrences
Postcard Mailing Radius	1000-Foot Radius
Number of Postcards Mailed	75 Postcards
Number of Comments Received	0 Comments Received

Public Engagement

This application was publicly noticed on two occasions including during the initial administrative review stage and for the scheduled CPC public hearing (February 14, 2024). No public comments were received for both noticing periods.

Timeline of Review

Initial Submittal Date	11/27/2023
Number of Review Cycles	2
Item(s) Ready for Agenda	01/04/2024

Agency Review

General Summary

Reviewing agencies did not have any major comments regarding the proposed change of use. Comments were primarily related to items to expect at time of development plan review. There are no objections to the change of use. Please see below for general comments.

Traffic Impact Study

The proposed development does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual. Therefore, Traffic Impact Study (TIS) is not required for this site. Access points details will be further reviewed during the development plan review.

Parks

Citywide Development Impact fees for Police and Fire apply to all new and redeveloped residential and nonresidential development, per City Code 7.5.532. This change of use is applicable to CDI and an estimate will be provided upon development plan and will be due at time of building permit.

SWENT

For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project. For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required.

Colorado Springs Utilities

CSU has no comment at this time. Comments will be provided at the time of the development plan entitlement.

Conditional Use Application

Summary of Application

This project includes the renovation of an existing approximately 9,562 square foot building currently housing a Skill School to a Large Adult Day Care Center. The new proposed use will be for a PACE (Program for All-Inclusive Care for the Elderly) program with Rocky Mountain Health Care Services (RMHCS) that will include a health clinic, administrative offices, rehab, and adult day care center. This new PACE center facility anticipates serving 20-30 elderly participants per day as part of their day activity programs and health clinic. The 20-30 participants would be split between 2 half-day programs and be transported to and from the site via RMHCS provided mini-buses and vans.

Conditional Use Review Criteria

UDC Code Section 7.5.601

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).

The use is compliant with use specific standards outlined in section 7.3.302. The use will be located on collector street with direct access to Quail Lake Loop (Collector Street) with a direct connection to E Cheyenne Mountain Blvd (Major/Minor Arterial Roadway). In addition, the applicant is subject to state requirements for indoor/outdoor space. The applicant will need to show compliance with any state specific requirements related to indoor/outdoor space at time of development plan. All other related use standards with regards to Large Adult Daycare Centers do not apply to this specific site.

2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and

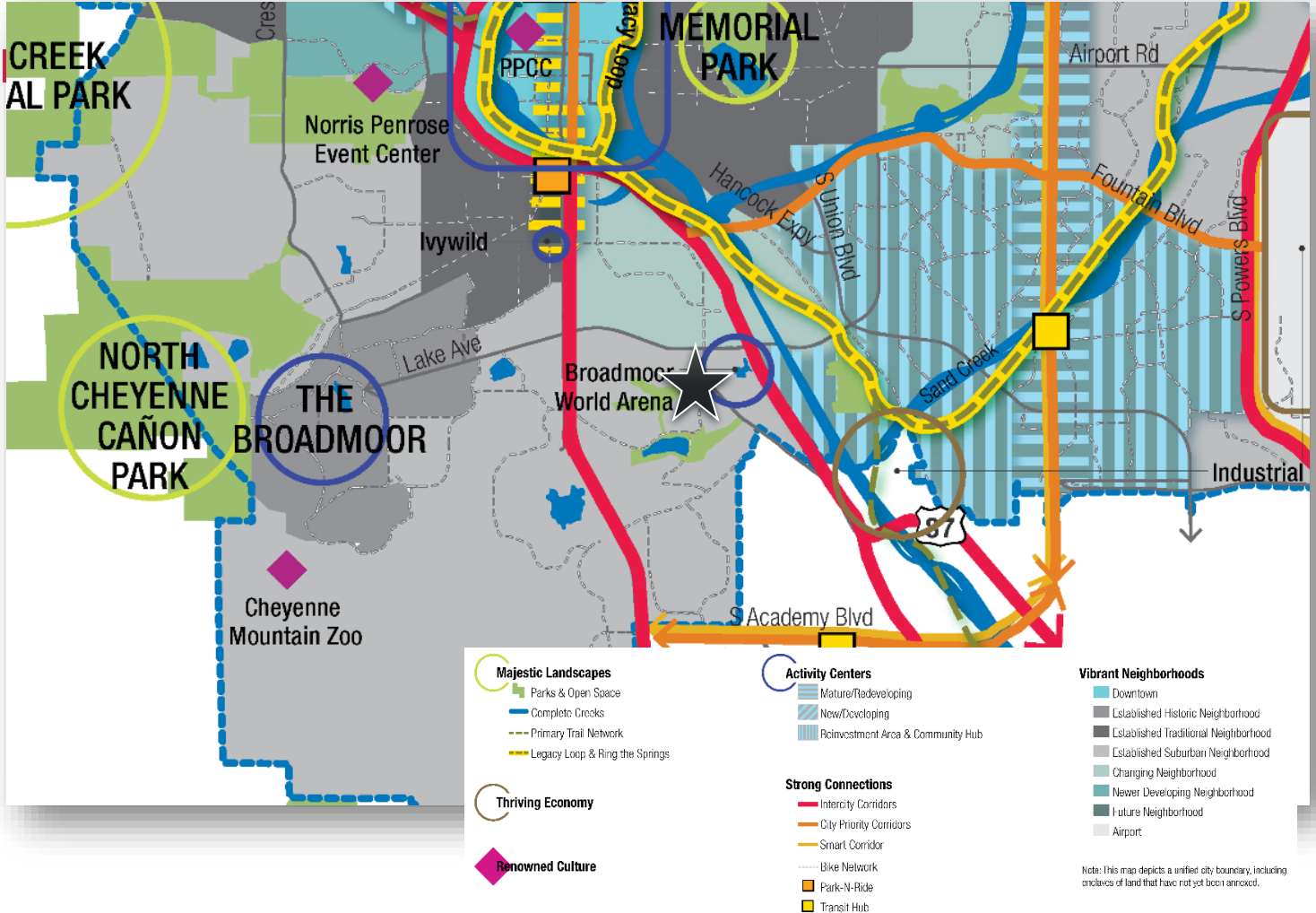
The site improvements are existing and was built within the same timing of most of the other structures in the area. Size, scale, and height are not applicable in this case and are viewed as compliant and compatible with the surrounding properties. The applicant has indicated that there will be no intended major changes to the building or site beside the addition of a loading zone with a canopy structure. All building and site improvements will be review with the development plan application. The change of use is expected to have a no negative impacts and is deemed compatible based on the use specific standards defined in the UDC. Traffic Engineering has indicated there will be no need for a traffic study. Use compatibility is dictated by the zoning district and by the discretion of the Plan Commission based on various element of the code, area wide plans, and comprehensive planning. This proposed change of to an Large Adult Daycare Center is determined to be compliant and in conformance per staff review.

3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

Relevant infrastructure and public improvements will be reviewed at the development application stage. There are no expected major improvements to be require by review agencies as most of the improvements are existing already and adequate to serve the proposed use. The proposal is generally in compliance with this criterion subject to approval of a modified development plan approval by the City.

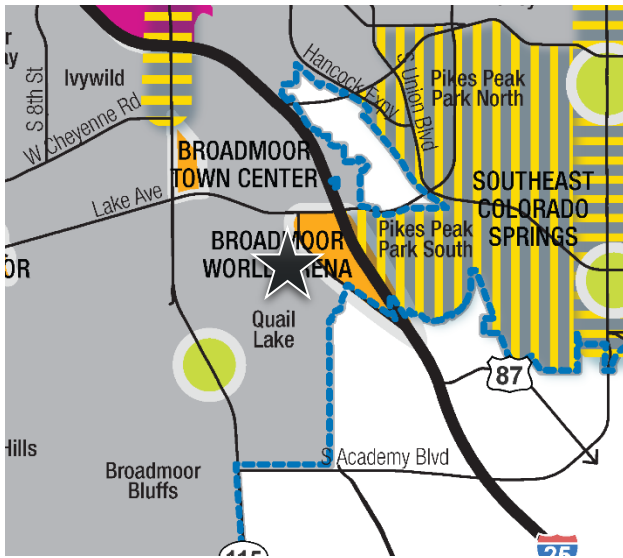
Staff has evaluated this application based on the review criteria for Conditional Uses (Section 7.5.601) application and have found that this application meets these criteria.

PlanCOS Vision



Per PlanCOS, the subject site is located in an Established Suburban Neighborhood and on the edge of an Activity Center (Broadmoor World Arena). Established suburban neighborhoods are matured areas to the point where there isn't much development occurring and privately created master plans have a status of implemented.

The specific street this is located on (Quail Lake Loop) which has several structures established in the 1980's with a couple in early 2000's. There are a few vacant sites on this street that have some interest or submittals for new development.



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

The subject site is located within the neighborhood center typology and backs up to an Entertainment and Commercial Center typology. Below are specific policies and strategies identified by this chapter.

Policy UP-2.A: Support infill and land use investment through the mature and developed areas of the city. *The City should actively support ongoing and potential infill projects, employ problem solving approaches and continue to implement process improvements in support of infill and redevelopment.*

Statement of Compliance

CUDP-23-0024

After evaluation of the RMHCS PACE Center at Quail Lake Conditional Use the application meets the review criteria in Section 7.5.601.