

Planning and Zoning Commission

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Z-07-26

TO: City of Pueblo, Planning and Zoning Commission

FROM: Jerry M. Pacheco, Assistant City Manager for Community Development

DATE: October 10, 2007

SUBJECT: Applicant is requesting to rezone the property from R-5, Multiple Residential and Office District, to PUD, Planned Unit Development

APPLICANT: H+L Architecture

PROPERTY OWNER: Parkview Medical Center

LOCATION: Generally located south of, and adjoining to, West 17th Street, west of Court Street, north of West 14th Street and east of North Elizabeth Street.

EXISTING ZONE: R-5, Multiple Residential and Office District.

SYNOPSIS

BACKGROUND: Applicant proposes to rezone the subject 13.69-acre hospital campus from R-5, Multiple Residential and Office District to PUD, Planned Unit Development Zone District in order to accommodate a higher density infill development of the medical campus. As proposed, the PUD provides six (6) land use areas listing specific hospital and medical support uses each including density standards and bulk limitations for each area. The intent of this request is to allow Parkview Medical Center to concentrate development density on contiguous properties they own in order to relieve development pressures to “push out” into the surrounding neighborhood. Since rezoning limits typically extend to the centerline of adjoining rights-of-way the total area associated with this request totals 22.36 acres.

ISSUES: Compatibility of proposed development within the surrounding neighborhood.

CONCURRENT REQUESTS: None.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the request for rezoning be **APPROVED** with the following conditions:

1. Architectural details and quality materials shall be provided on

- all facades of new buildings to ensure compatibility and prevent “blank” walls from being exposed to the public and the neighborhood.
2. Solar access must be preserved for adjacent homes and business. In addition to the setback and stepbacks illustrated on the Development Plan a “shadow study” shall be prepared illustrating the impact of new development upon adjacent property owners as part of any PUD Site Plan approval.
 3. A building setback of 15 feet shall be provided on the south side of the H3 land use area located at the southwest corner of Greenwood Street and W. 15th Street adjacent to the Hartman/Hoag House. In addition, each floor above the first floor shall be stepped back at a rate of an additional 15 feet per floor from the southern edge of the H3 land use area.
 4. A building setback of 15 feet shall be provided on the west side of the H2 land use area located at the southwest corner of Court Street and W. 16th Street. In addition, each floor above the first floor shall be stepped back at a rate of an additional 15 feet per floor from the western and southern edge of the H2 land use area.
 5. Prior to the approval of any PUD Site Plan within this PUD a parking study shall be provided to the City detailing how the development complies with parking ordinances in effect at the time of PUD Site plan Approval.
 6. The Planning and Zoning Commission shall review and approve all lighting and landscaping plans as part of any PUD Site Plan approval.

APPLICANT INFORMATION

Applicant & Property Owner:	H+L Architecture 219 E. Colorado Ave Co Springs, CO 80903	Parkview Medical Center 400 W. 16th Street Pueblo, CO 81003
Location of Property:	Generally located south of, and adjoining to, West 17th Street, west of Court Street, north of West 14th Street and east of North Elizabeth Street	
Applicant’s Reason for Request:	“To develop PUD zoning in lieu of variance or spot rezoning.”	
Applicable Regulations:	Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 17-4-51, concerning permitted use of land; and Sec. 17-6-1 through 4, concerning changes to the official City zoning map.	

CHARACTER AND COMPATIBILITY

Site Character:

Parkview Medical Center’s campus encompasses a contiguous area of approximately six (6) blocks in the Northside neighborhood. Within this 13.69 acre area is the main hospital, several medical office and support buildings, a helipad, historic resources, a parking structure and associated parking lots. By the nature of its location it is very urban in character.

Neighborhood Compatibility:

The project area is surrounded by residential zone districts on the north and west sides. Mineral Palace park is immediately east of the campus. A mixture of historic resources, office and residential uses are south and southeast of the campus. Over the past several years there has been concerns about Parkview Medical Center’s assemblage of properties within the neighborhood and the demolition and redevelopment of these properties for their use. Parking has been, and will continue to be, a source of complaint and consternation in this area due to the fact that the regional hospital is located at the edge of a residential area. The issue at hand is an attempt to address the spatial needs of the hospital while being sensitive to the needs and concerns of the neighborhood. Neighborhood compatibility is further discussed in Staff Analysis below.

Plan Compliance:

According to the Comprehensive Plan the property is located in an Institutional Mixed Use future land use area. The medical campus is permitted in this land use classification. As proposed the rezoning request is consistent with the Comprehensive Plan.

ABILITY TO COMPLY WITH PROPOSED ZONE DISTRICT

Comments

The 13.69-acre campus area is of adequate size to satisfy the minimum dimensional requirements of the proposed PUD Zone District.

ZONING AMENDMENT TEST

The standard for accepting an amendment to the zoning map is that the proposed zoning action must either:

1) Further the goals and objectives of the comprehensive land use plan, or

Comments

The rezoning is consistent with the recommendations of the Comprehensive Plan designation.

2) Show that the area has changed significantly since the adoption of the comprehensive land use plan, or

Comments

Not Applicable

3) Show that there was a mistake or error made in the original zoning of the property.

Comments

Not Applicable

APPLICATION REQUIREMENT PER §17-6-1 OF THE PUEBLO MUNICIPAL CODE

Attached to this Staff Report, as Exhibit E, is the application for this request. Staff has determined that the application contains the necessary information required by Municipal Code.

FINDINGS OF FACT REQUIRED PER §17-8-11 OF THE PUEBLO MUNICIPAL CODE

Municipal Code specifies five (5) criteria to be evaluated in conjunction with a PUD application. The Planning and Zoning Commission, before recommending that any property be zoned to a PUD Zone District, shall make the findings concerning the following:

- (1) The PUD and Development Guide are compatible with the surrounding neighborhood and the proposed uses are not incompatible to the uses to which the surrounding area is restricted.**

Staff Analysis of Finding #1

It is very difficult to achieve a balance of interests when an established regional hospital is located at the edge of a historic and stable residential neighborhood. Staff conducted a neighborhood meeting on October 3, 2007, to solicit comments from surrounding residents concerning the PUD. From this meeting it has been made clear to staff that (a) 360 degree architecture must be required; (b) access to sunlight must be preserved for adjacent homes and businesses; (c) quality landscaping should be provide where appropriate to buffer noise and add aesthetic value; (d) an insufficient amount of parking exists in the neighborhood; and (e) excessive lighting has had a negative impact on the neighborhood. Staff recommends that conditions of approval be added to this request addressing the five (5) key issues raised above. Suggested conditions are provided in the recommended motion in the Synopsis of this report. As conditioned, the proposed PUD will be compatible with the surrounding area.

- (2) The PUD and Development Guide are in accord and in harmony with the comprehensive land use plan and is done for the public good; that is, to serve one (1) or more goals of the comprehensive plan and enabling legislation and thereby bear a relationship to the public health, safety or general welfare.**

Staff Analysis of Finding #2

The Parkview Medical Center Campus is designated as an Institutional Mixed Use future land use area in Pueblo Comprehensive Plan. According to the plan an Institutional Mixed Use is defined as uses that are public and semi-public to include hospitals, governmental complexes, the State Fair Grounds, the University and Community College, high schools, cemeteries, etc. Also included are "support uses" such as medical offices, lodging and restaurants. The Comprehensive Plan states, "[T]he intention of this category is to allow institutions room to expand while preventing unwanted encroachment into neighborhoods...[z]oning to allow such institutional uses should generally be applied to an area only upon the request of an institutional landowner." As proposed the request is in accord to and in harmony with the Comprehensive Plan.

- (3) The PUD and Development Guide would encourage an appropriate use of land.**

Staff Analysis of Finding #3

Staff has detailed the compatibility concerns in Finding #1 above. If adequate limitations are put in place, such as staff's recommended conditions of approval, the proposed development would provide for an appropriate development of the property.

- (4) The PUD and Development Guide would not be so injurious to surrounding properties to the extent of depriving neighboring property owners of any reasonable use of their property.**

Staff Analysis of Finding #4

The land uses proposed will not have a injurious impact to surrounding properties to the extent of depriving neighboring property owners of any reasonable use of their property. However, the size and placement of buildings may deprive adjacent property owners of solar access due to the potential configurations of the development's density. If adequate limitations are put in place, such as staff's recommended conditions of approval, the proposed development would provide for an appropriate development of the property.

- (5) All land contained in the PUD District is within the City, proper notice was sent to surrounding property owners, and the required public hearing was held.**

Staff Analysis of Finding #5

Proper notice has been sent by the Department of Land Use Administration to surrounding property owners and the public hearing will be held during a regularly scheduled Planning and Zoning Commission meeting.

CONCLUSION:

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the request for rezoning be **APPROVED** with the conditions listed in the Recommended Action at the beginning of this report.

ATTACHMENTS:

- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan, Future Land Use Map
- D. Site photos
- E. Application for Zoning Map Amendment
- F. PUD Development Guide & Plan
- G. Illustration of Building Stepback from Tim Williams, Environmental Planner
- H. Memorandum from Berrit Odom, Planner, concerning October 3, 2007 Meeting
- I. Correspondence from Ruth von Ahlefeldt dated October 2, 2007
- J. Correspondence from Anthony Ortegon dated October 4, 2007