

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) for a Medical Care and Rehabilitation and Recovery Services Hospital in the C-L (Commercial Low Intensity) Zone District

FILE NUMBER: USR2021-0008

PROJECT: Greeley Rehabilitation Hospital USR

LOCATION: 6810 10th Street – Located South of 10th Street, East of 71st Avenue, and North of Sheep Draw

APPLICANT: Anthony Lampasona, on behalf of CAH Developments, LLC

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: January 11, 2022

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-480(a)1-5, Review Criteria/Uses by Special Review, of the City of Greeley Development Code and either approve, approve with conditions, deny, or table the consideration for future consideration.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by the applicant, Anthony Lampasona, on behalf of CAH Developments, LLC, for approval of a USR (Use by Special Review) to allow for a medical care and rehabilitation and recovery services hospital in the C-L (Commercial Low Intensity) zone district (see Attachments A, B, and C).

A. REQUEST

The Applicant is requesting approval of a USR for a medical care and rehabilitation and recovery services hospital in the C-L (Commercial Low Intensity) zone district (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site is located south of 10th Street, east of 71st Avenue, and north of Sheep Draw, specifically at 6810 10th Street (see Attachment A).

Current Zoning:

C-L (Commercial Low Intensity)

Abutting Zoning:

North: C-H (Commercial High Intensity)

South: C-D (Conservation District)

East: R-H (Residential High Density)

West: C-H and R-E (Residential Estate)

Surrounding Land Uses:

North: Restaurant/Medical Office

South: Open Space/Sheep Draw Trail

East: Multi-Family

West: Medical Emergency Room

Site Characteristics:

The site is currently undeveloped land that gradually slopes down from the north to the south.

D. BACKGROUND

The subject site was annexed into the City of Greeley in 2000 as part of the “McCloskey Annexation” and was zoned H-A (Holding Agriculture) in 2001 (File No’s. A 22:00 and Z 9:01). There was a rezone of the site to R-H (Residential High Density) and C-H (Commercial High Intensity) (File No. Z 7:03 and Z 10:03) in 2003 and another rezone to C-L in 2013 (File No. Z 2:13).

The applicant intends to develop the 5.3 acre site with a 42-bed, rehabilitation and recovery hospital. The building would be approximately 48,500 square feet in size and would be one-story in height. The hospital would operate 24 hours a day, seven days a week. It is anticipated that there would be approximately 45 staff members on the first shift and approximately 15 staff members on the second shift. The building would be designed to blend in with the surrounding buildings in the area. The City of Greeley Development Code states that hospitals, primarily because of the overnight stay, require a USR approval in the C-L zone district.

The applicant is proposing to subdivide the Tract into a buildable Lot through the minor subdivision process. An application has been submitted, and is being reviewed concurrently with this USR application. Minor subdivisions are reviewed and approved administratively.

E. APPROVAL CRITERIA

Uses by Special Review: Uses by Special Review possess characteristics which require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-480 of the 1998 Development Code contains five criteria that are used to evaluate Uses by Special Review:

1. The proposed use shall be consistent with the Comprehensive Plan.

The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request:

Comprehensive Plan Policy Objective EH-1.4, Health Services

Provide state-of-the-art and specialty health care services that support local residents and a larger regional population, particularly to the northeast to include Northeast Colorado, Western Nebraska, and Western Kansas.

Staff Comment: The proposed USR as submitted, would provide rehabilitation and recovery care for patients throughout the local and regional area. The facility would operate 24 hours a day, and would specialize in medical rehabilitation services.

This request complies with this Comprehensive Plan policy.

2. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use.

Staff Comment: The size, design, and operating characteristics of the proposed use has been designed to be compatible with existing and future uses in the area. The proposed use would be located within an area that is intended for commercial and institutional uses.

The proposed use should not create any significant noise that would impact adjacent uses. Any potential noise created by the proposed use would be regulated by the Development Code.

Traffic impacts have been accounted for in the submittal and found to be acceptable. The City of Greeley Public Works Transportation Division, Colorado Department of Transportation, and the Community Development Department staff have reviewed the plans and determined that the impacts to the roadway system are acceptable.

The proposed building design includes a variety of materials. The building includes wall articulation, varied roof lines, multiple building materials, and a covered entryway (see Attachment F). The proposed building would be designed to meet the architectural design standards of the 1998 Development Code. The 1998 City of Greeley Development Code allows for typical primary building materials to be, but not limited to, brick, stone, and stucco.

The applicant provided a landscape plan as part of the submittal, which shows a variety of types of landscaping that are proposed to be installed to mitigate any visual impact to surrounding properties. Landscaping would consist of a mixture of shade, ornamental, and evergreen trees, as well as a mixture of bushes and shrubs.

City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area, since it is within the City of Greeley.

The proposal complies with this criterion.

3. The site shall be physically suitable for the type and intensity of the proposed land use.

Staff Comment: The site is approximately 5.32 acres in size and would be able to adequately contain all elements of parking, buildings, and landscaping that the applicant proposes on the subject site. The proposed use should be able to adequately achieve all the elements of the 1998 Development Code and other City standards for access and drainage.

The proposal complies with this criterion.

4. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.

Staff Comment: Direct access for the subject site would be off of 10th Street and 71st Avenue by the existing private drives. The proposed use would increase traffic somewhat; however, all the proposed parking would be on-site and should not affect traffic flow or parking in the surrounding area. There is not any on-street parking available in the area.

The traffic flow and impacts to parking in the area neighborhood should be minimal; therefore, this criterion is met.

5. The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated.

Staff Comment: Several approved Use by Special Review projects exist in the surrounding area. The retail development of the King Soopers, a solar farm, and an oil and gas operations were required to obtain USR approval prior to establishment. The cumulative effect of these uses would not be detrimental to any property within the area.

The proposal complies with this criterion.

b) Use by Special Review applications shall also be reviewed to ensure that all of the applicable development standards of Article VI of Chapter 8 of this title have been met, as well as any applicable overlay district provisions.

Staff Comment: The Zoning District Development Standards found in Section 24-1021 mainly regulate open space, lot coverage, building and structure setbacks, and building height. The proposed plan and accompanying design meets these standards. There are no overlay district provisions for this property. The proposal complies with this criterion.

c) In addition to those criteria and requirements listed in Section 24-480, subsections (a) and (b), Use by Special Review applications shall meet all applicable General Performance Standards found in Chapter 9, Parking Standards in Chapter 10, Landscaping and Buffering Standards in Chapter 11, all applicable Design Review Performance Standards in Chapter 12, Accessory and Temporary Uses, Structures and Buildings in Chapter 15, if applicable, Areas of Ecological Significance in Chapter 13, Hillside Standards in Chapter 14, and Overlay Districts in Article III Chapter 8.

Staff Comment: The proposal demonstrates compliance with the applicable General Performance, Parking, Landscaping and Buffering, applicable Design Review Performance, and Structures and Buildings Standards.

Hillside Standards, Accessory and Temporary Uses, Areas of Ecological Significance, and Overlay District standards are not applicable to this proposal. The proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The existing lot is currently Tract A of the McCloskey 5th Commercial Subdivision (File No. S 10:12) (Recording Number 3892022). Currently, the applicant is proposing to formerly plat the Tract to a developable Lot through a minor subdivision process. The Minor Subdivision application has been submitted and is being reviewed concurrently with this USR request (File No. SUB2021-0025). Minor subdivisions are reviewed and approved administratively.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The subject site is located in an area identified for moderate or high wildlife impacts. The City of Greeley determined that there would not be any significant impact to wildlife or plants from this development since the overall development of the Northgate Shopping Center has already been development, with the exception of this parcel. There are no known impacts that would occur to wildlife if the site is developed.

Any active prairie dog holes that may exist within the development area must comply with Section 24-1213 of the City of Greeley's Development Code, as it relates to mitigation.

4. FLOODPLAIN

The southern portion of the proposed request is located within the 100-year floodplain but would not impact the design of the site. The proposal is not located within floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

On-site grading, including curb and gutter/valley pans, will be used to convey all stormwater runoff to a water quality and detention pond at the southeast corner of the site. This pond will attenuate stormwater flows to acceptable rates and discharge into an existing 24-inch stormwater main that runs along the eastern boundary of the property. A Drainage Report was included with this land use submittal that was reviewed and accepted by both Community Development staff and the City of Greeley Stormwater Division.

6. TRANSPORTATION

The subject site is connected to both 10th Street and 71st Avenue by way of a private drive. Traffic impacts have been accounted for through the preparation of a Transportation Impact Study (TIS) that was included with the land use submittal. According to the TIS, this site is anticipated to generate approximately 536 daily trips (including 45 trips in the AM peak hour and 49 in the PM peak hour). A level-of-service analysis for both short and long term traffic horizons showed total traffic to be within City of Greeley Design Criteria standards at all intersections within the required study area. Community Development staff, as well as the City of Greeley Traffic Division and the Colorado Department of Transportation have reviewed the Transportation Impact Study and accepted it.

G. SERVICES

1. WATER

The City of Greeley provides water service to the area. Water lines currently run in the private drive that is north of, and adjacent to, the subject site; and along the western and southwestern boundaries of the subject site.

2. SANITATION

The City of Greeley provides sanitation service to the area. There is a sewer line that runs in the private drive that is, north of, and adjacent to, the subject site.

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. The closest fire station, Fire Station #7, is located approximately 500 feet to the north of the subject site.

4. PARKS/OPEN SPACES

No public parks or open space areas are proposed with this request and it would not be creating any private parks or open space. The proposed request should have little to no impact on parks or open space in the community.

5. SCHOOLS

No public or private schools are proposed or located within the site. The proposed use would not create any impacts on a school district.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts. The applicant provided a landscape plan as part of the submittal which shows a variety of types of landscaping that are proposed to be installed to mitigate any visual impact to surrounding properties and rights-of-way. Landscaping will consist of a mixture of shade, ornamental, and evergreen trees, as well as a mixture of bushes and shrubs.

2. NOISE

No noise impacts are anticipated with the USR request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on December 15, 2021, per Development Code requirements. A sign was posted on the site on December 15, 2021. No comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Rehabilitation Hospital in the C-L (Commercial Low Intensity) Zone District is consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, approve the Use by Special Review as submitted.

Denial –

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Rehabilitation Hospital in the C-L (Commercial Low Intensity) Zone District is not consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, deny the Use by Special Review as submitted.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map

Attachment B – Photo Aerial

Attachment C – Project Narrative

Attachment D – Site Plan

Attachment E – Landscaping Plan

Attachment F – Building Elevations

Attachment G – Neighborhood Notification Boundary Area