

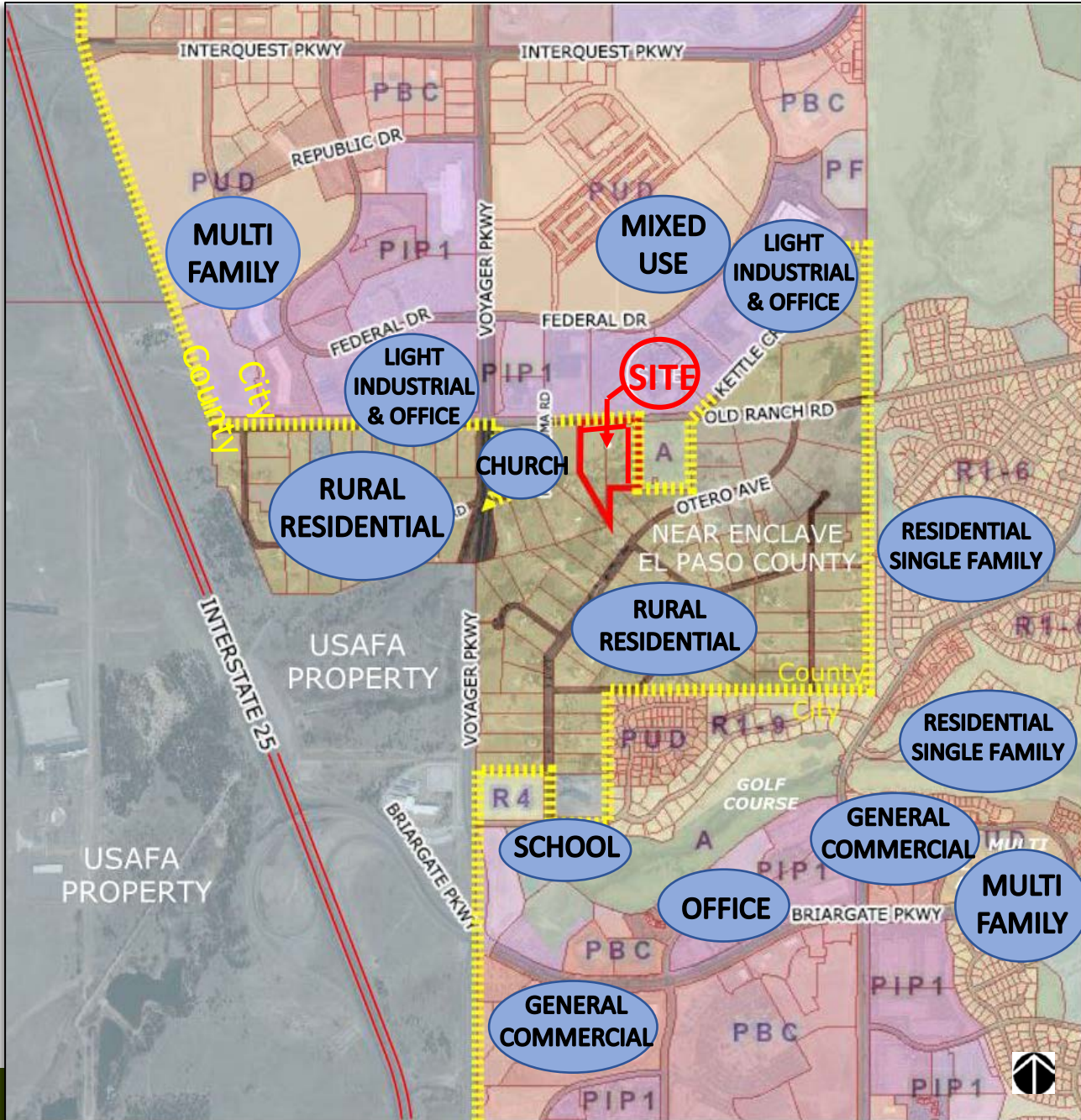
Peaks Recovery Centers



City Council
January 12, 2021

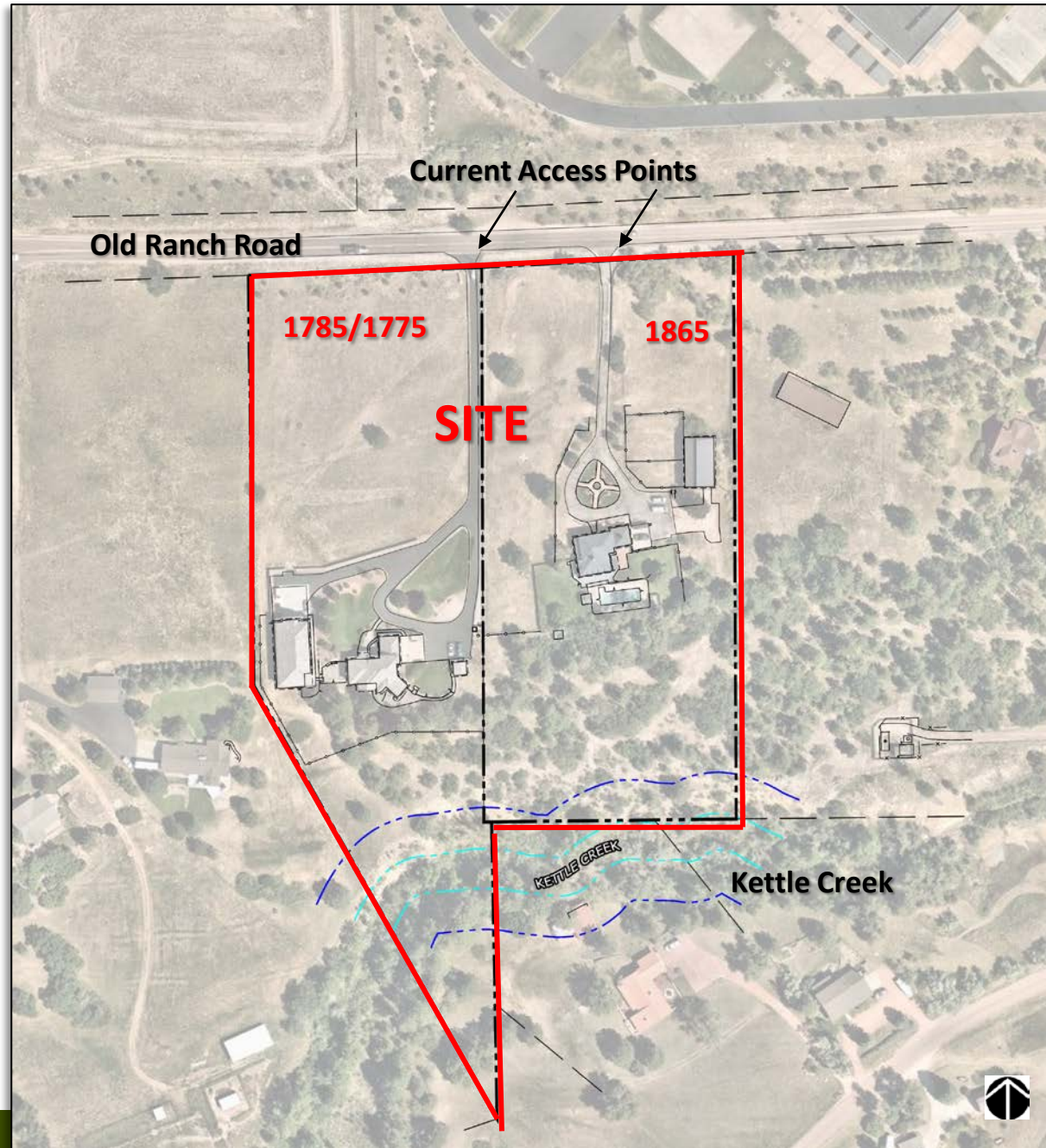
CPC A 19-00134, CPC ZC 20-00032, CPC CP 20-00033

Site Location



Project Site

- Approximately 9-acres consisting of two properties:
 - 1785/ 1775 Old Ranch Road – approx. 4.9 acres
 - 1865 Old Ranch Road- approx. 4.8 acres
- Primary access is onto Old Ranch Road.
- Kettle Creek traverses the property along the south



Application Request

- **Annexation**
 - Peak Center Addition No. 1 to the City
- **Zone Change**
 - County Zoning (RR-5) to City OC (Office Complex) Zone District
- **Concept Plan**
 - Both properties: 1785/1775 and 1865 Old Ranch Road
- **Future Site Development**
 - Development Plans will be required for any new development (not part of the current application request).

Springcrest Neighborhood Appeal

- Appeal submitted August 30, 2020
- Dispute the following provisions:
 - Section 7.5.501(A) & (E): Concept Plan Description/Purpose and Criteria
 - Criteria for Concept Plan addressed in Project Statement
 - Section 7.5.603(B): Zone Change Findings
 - Findings for a request of Zone Change addressed in Project Statement
 - 24-6-402: Meeting, Open to Public (2)(d)(I), (2)(d)(II)
 - Neighborhood Meeting held on June 30, 2020
 - Due to COVID – meeting was held virtually
 - Notification of meeting was mailed and property posted, per City requirements.

Peaks Recovery Centers



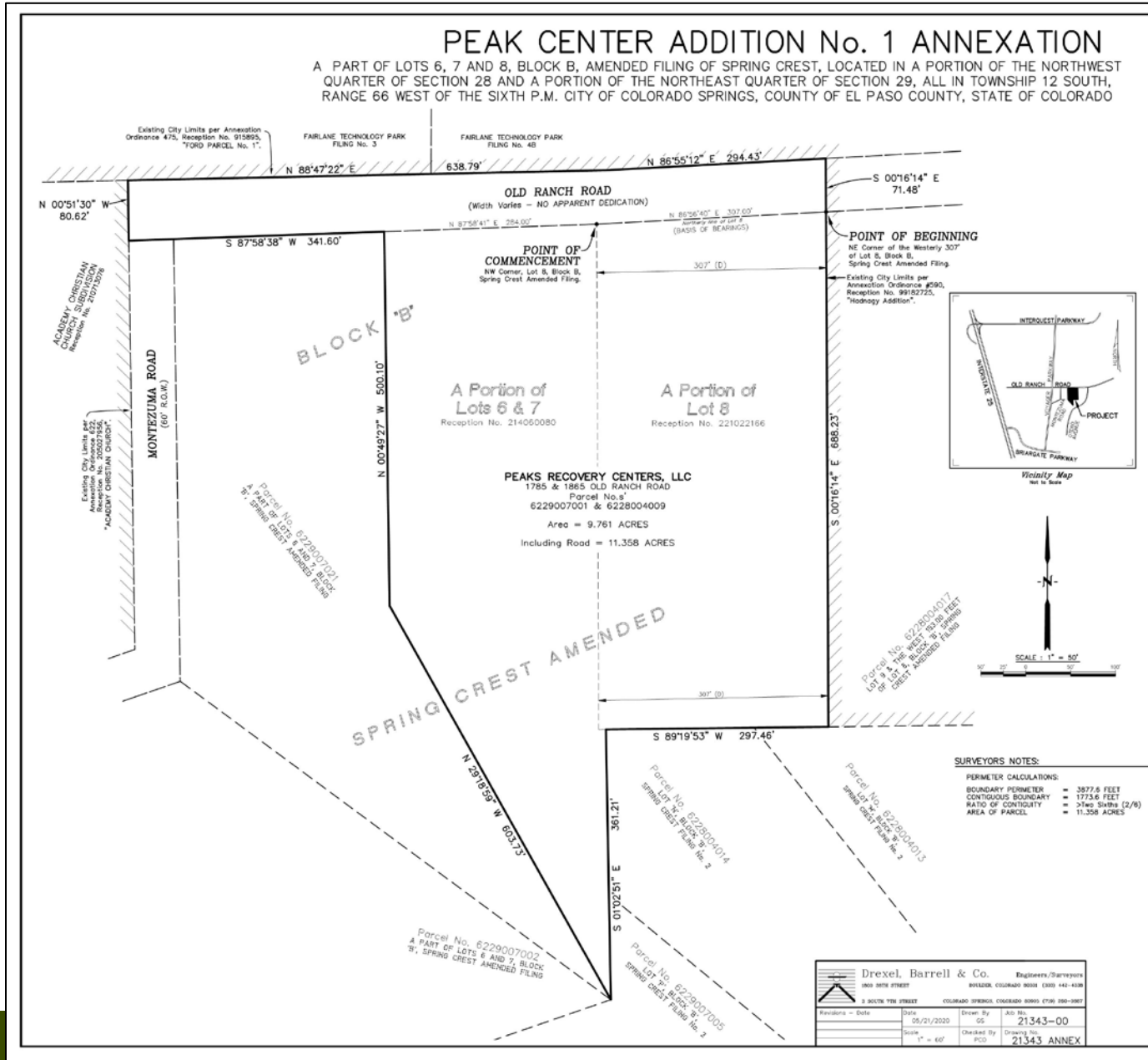
- Peaks Recovery Centers, LLC (“Peaks Recovery”) has been providing sober-living and extended-care alcohol and drug addiction rehabilitation facilities in Colorado Springs for men and women since 2014.
- Peaks Recovery operations has been spread through out Colorado Springs.
- Peaks Recovery purchased both properties (1785 & 1865 Old Ranch Road) in 2019 as a long-term investment.
- The properties are beneficial based on location and the convenience of bringing all aspects of their business operations to one location.
- Long term goal is to have all Peaks Recovery operations at this location except for Brook Park Drive which currently is a women's sober living residential facility.

Peaks Recovery Centers



- Peaks Recovery has been operating in the County as a “Group Home for Handicapped and Disabled Persons” since 2019. A letter of determination received by the County for both proprietries.
- Each home is staffed 24 hours a day, seven days per week and each home meets national criteria, established by the Joint Commission, for environment of care and safety.
- Peaks Recovery homes are licensed by the State of Colorado Department of Human Services – Office of Behavioral Health.
 - License does not determined use of space, # of beds per room, gender, etc.
 - Company choice to make their Sites gender specific
 - State license is not the same as Joint Commission. State licensure/ requirements supersedes Joint Commission criteria.
 - The Joint Commission has many standards the state does not cover therefore those standards prevail in the absence of state criteria.

Annexation



Adjacent Annexations

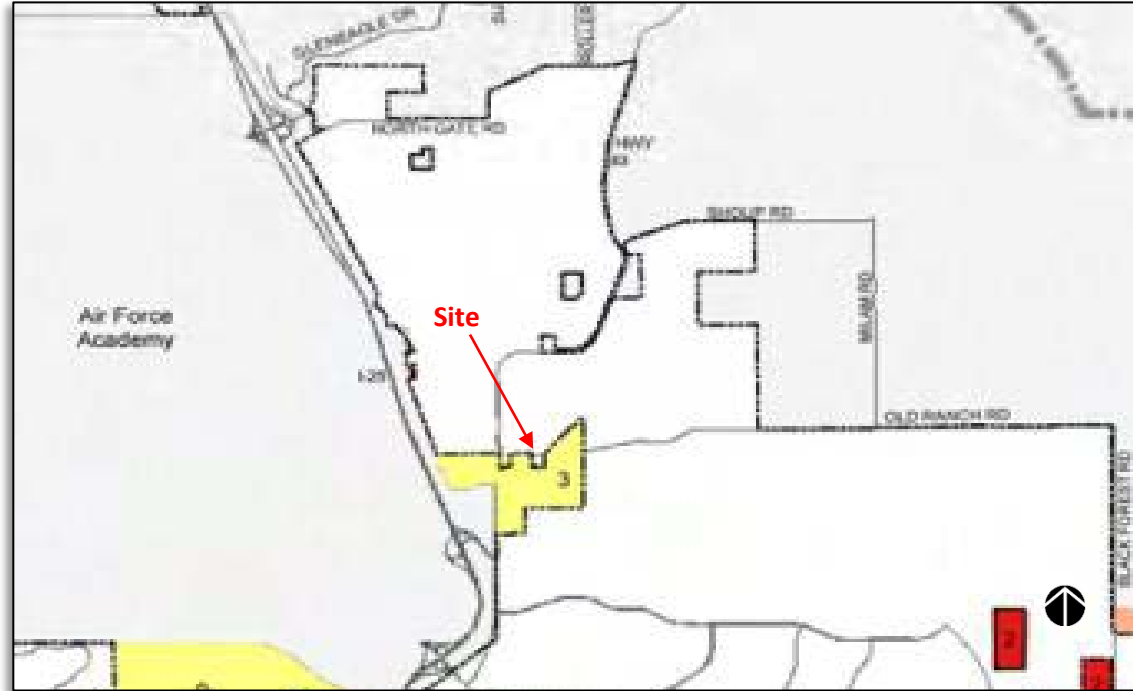


Adjacent Approved Annexations:

1. Academy Christian Church (Ordinance #04-204)
2. Hadnagy Addition (Ordinance 98-147)
3. Ford Parcel #1 (Ordinance 82-151)
4. Ford Parcel #2 (Ordinance 82-152)
5. Kitty Hawk Addition #1 (Ordinance 82-234)
6. Briargate Addition #5

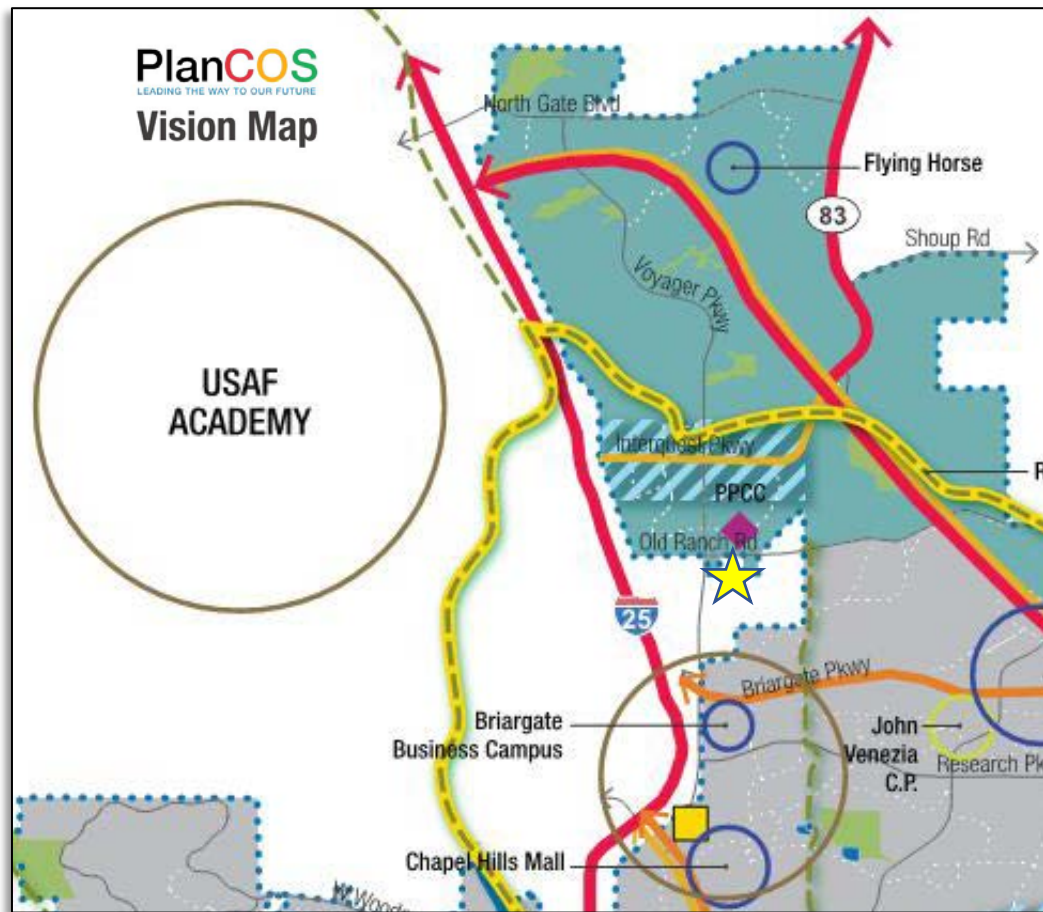
2006 Annexation Plan

- Annexations must be determined to be a benefit to the City and occur in a manner that ensures a logical and sequential extension of the City's boundary
- The Site lies within Area 3 of the 'Potential Annexation Map' in the 2006 Annexation Plan.
- Area 3 has been identified as "Eligible for Annexation But Not Recommended"
- The area functions as an enclave



PlanCOS

- PlanCOS identifies policies (changes the Annexation related to the annexation of property into the City of Colorado Springs.)
- Over the next 20 years, PlanCOS envisions limited but strategic additional outward expansion of city limits, and a focus on developing and redeveloping property currently within city boundaries while becoming more proactive in working to incorporate existing enclaves and near enclaves into the city.
- The City's 2006 Annexation Plan should be systematically evaluated and updated, consistent with this overall vision.

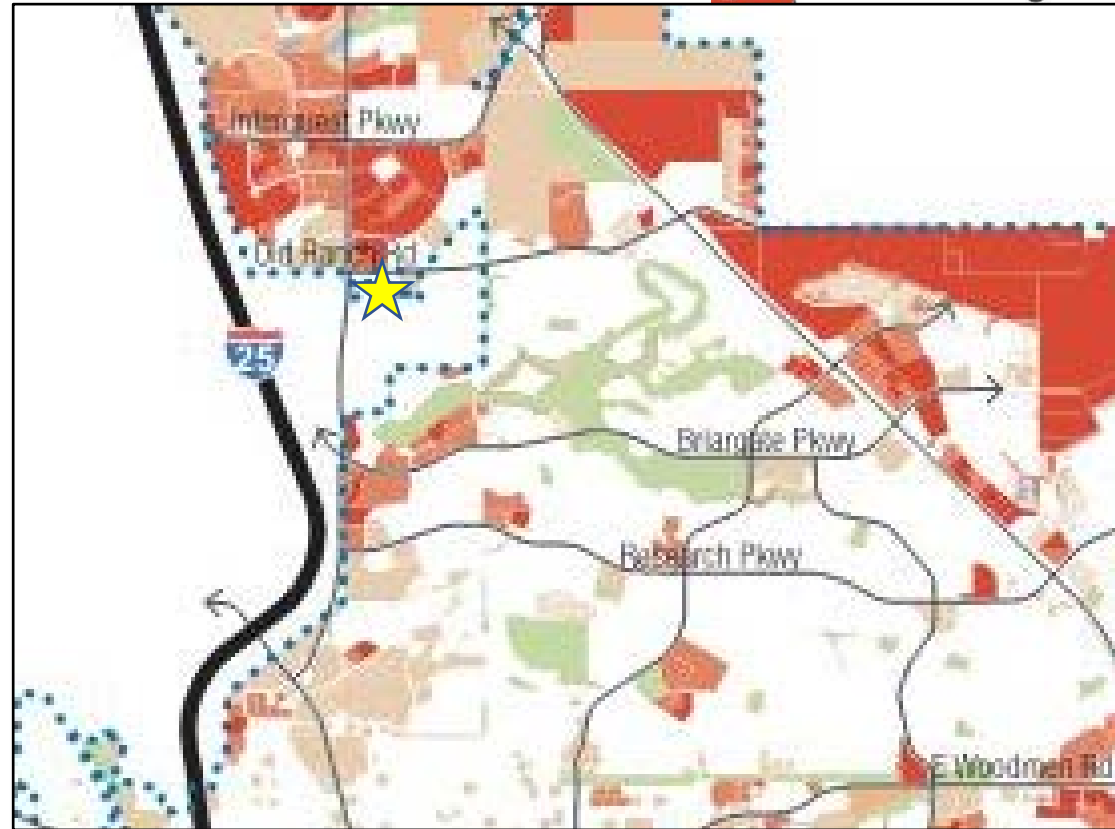


<p>Majestic Landscapes</p> <ul style="list-style-type: none"> Parks & Open Space Complete Creeks Primary Trail Network Legacy Loop & Ring the Springs 	<p>Activity Centers</p> <ul style="list-style-type: none"> Mature/Redeveloping New/Developing Reinvestment Area & Community Hub 	<p>Vibrant Neighborhoods</p> <ul style="list-style-type: none"> Downtown Established Historic Neighborhood Established Traditional Neighborhood Established Suburban Neighborhood Changing Neighborhood Newer Developing Neighborhood Future Neighborhood Airport
<p>Thriving Economy</p>	<p>Strong Connections</p> <ul style="list-style-type: none"> Intercity Corridors City Priority Corridors Smart Corridor Bike Network Park-N-Ride Transit Hub 	<p>Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.</p>

PlanCOS

Areas of Capacity and Change

- The areas within the City adjacent to the Site are designated as a “Newer Developing Neighborhood” on the PlanCOS Vision Map and is designated as a “high area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes.
- PlanCOS identifies the City’s vision to expand and support small business growth.



Areas of Change



City Boundary



Interstate 25



Major Roads



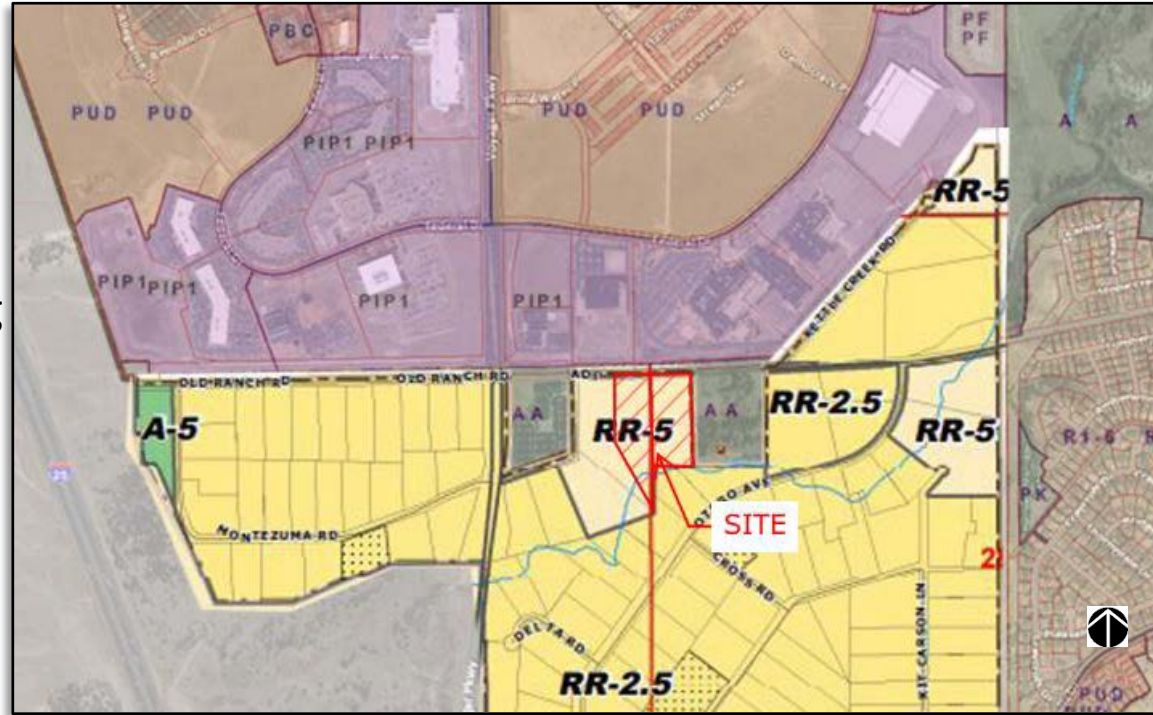
Parks



Waterbodies

Zone Change

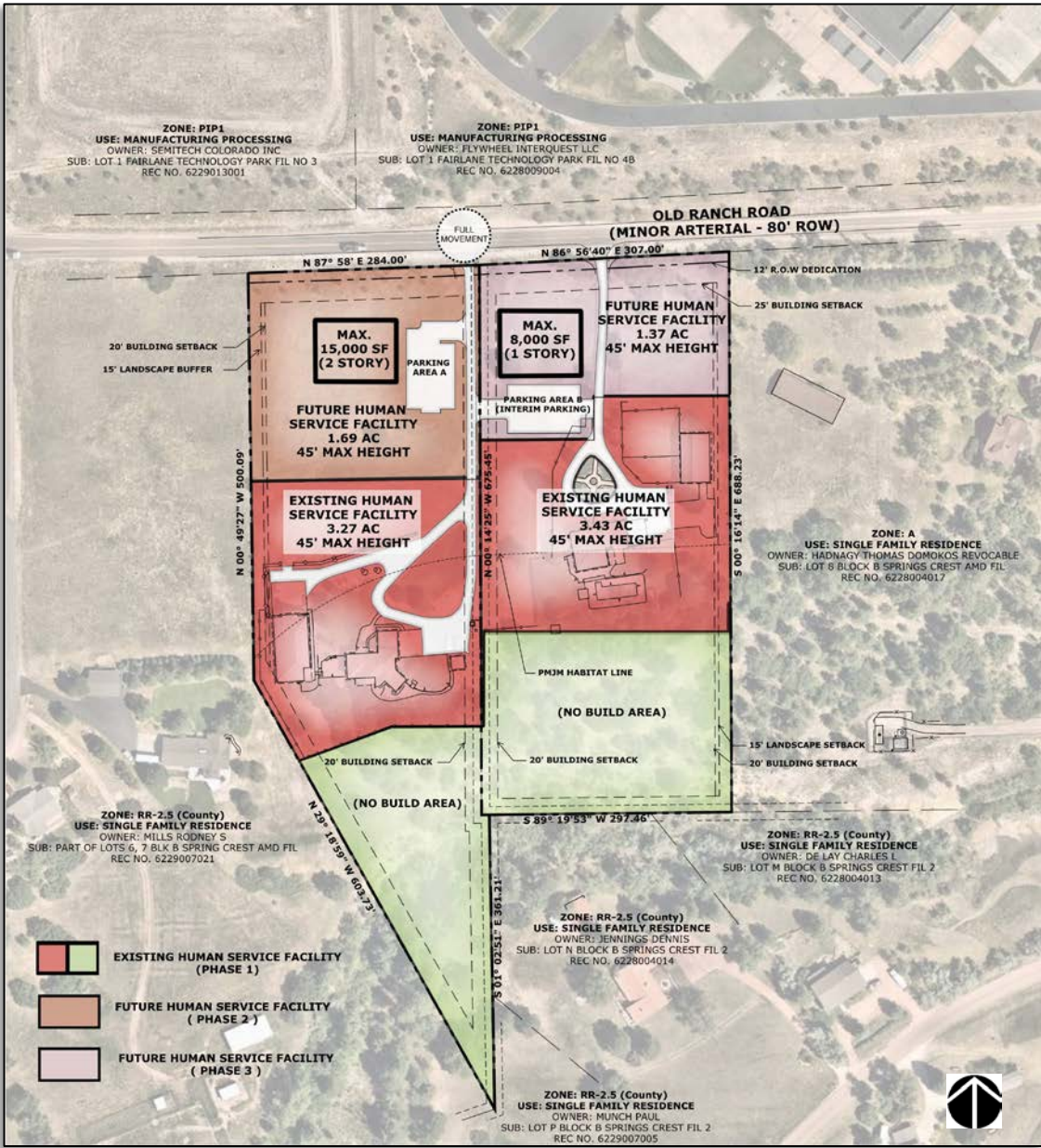
- The site is currently zoned RR-5 in the County.
- Request is to Rezone to City Zoning OC (“Office Complex”)
- Peaks Recovery operations falls under the ‘Human Service Establishments’ definition in the City Zoning Code.



- OC Zone District provides Peaks Recovery the ability to fully operate with their administrative offices and programs as a ‘permitted’ uses.
- The following uses will be prohibited:
 - Dormitory, fraternity, sorority; multi-family dwelling; automotive rentals; food sales; funeral services; hotel/motel; mini warehouses; restaurants; general retail; cemetery; educational intuitions; hospital; medical marijuana; and mining operations.

Concept Plan

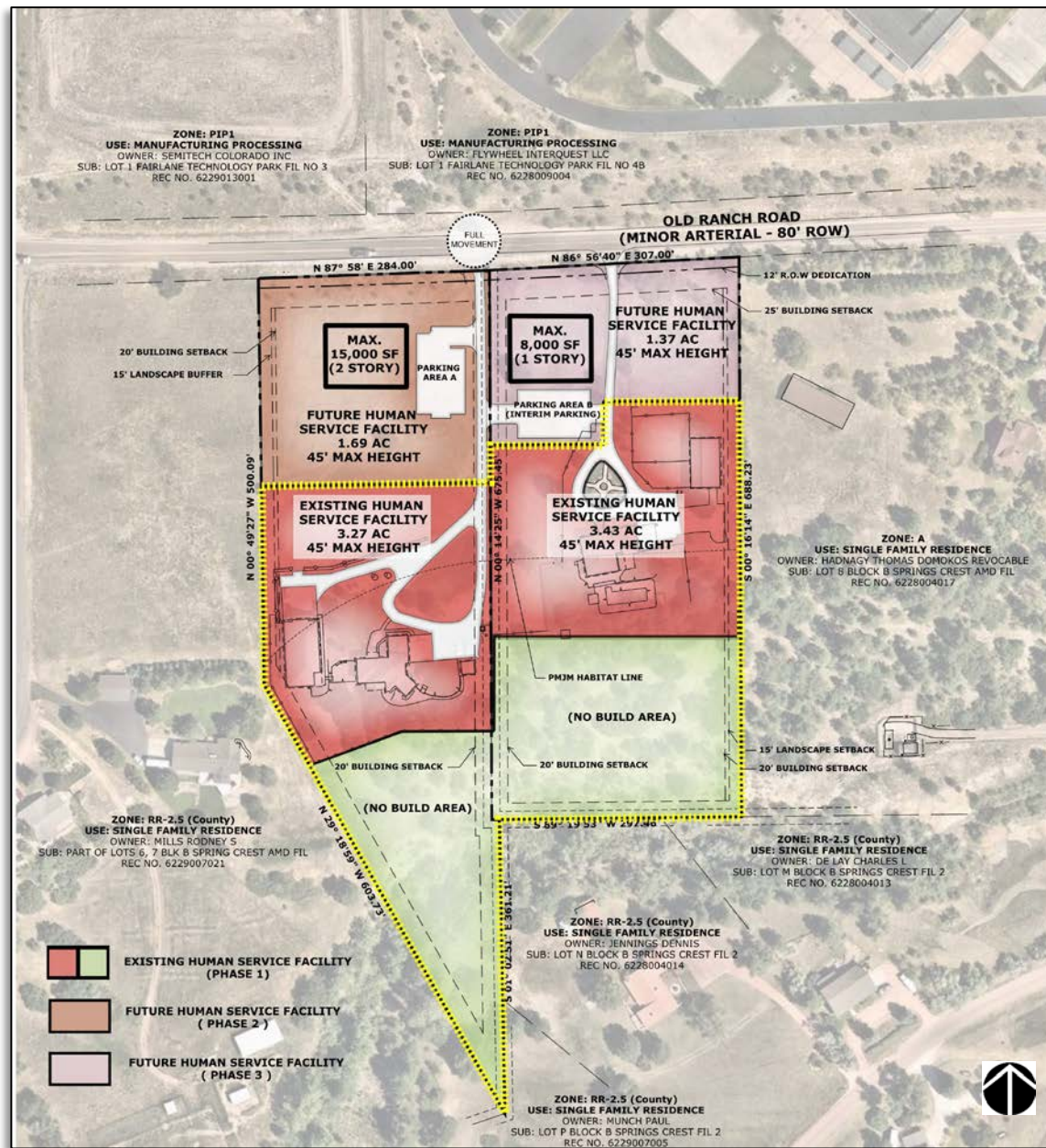
- The Concept Plan provides a plan for Peaks Recovery future operations.
- Both properties have existing private driveways that access onto Old Ranch Road. Both driveways will remain and continue to provide access to the properties until Phase 2 occurs.
- Kettle Creek, which traverses the southern portion of the properties, along with its steep embankment, provides a substantial (430 feet) separation from the residential development to the south.



Concept Plan

Phase 1

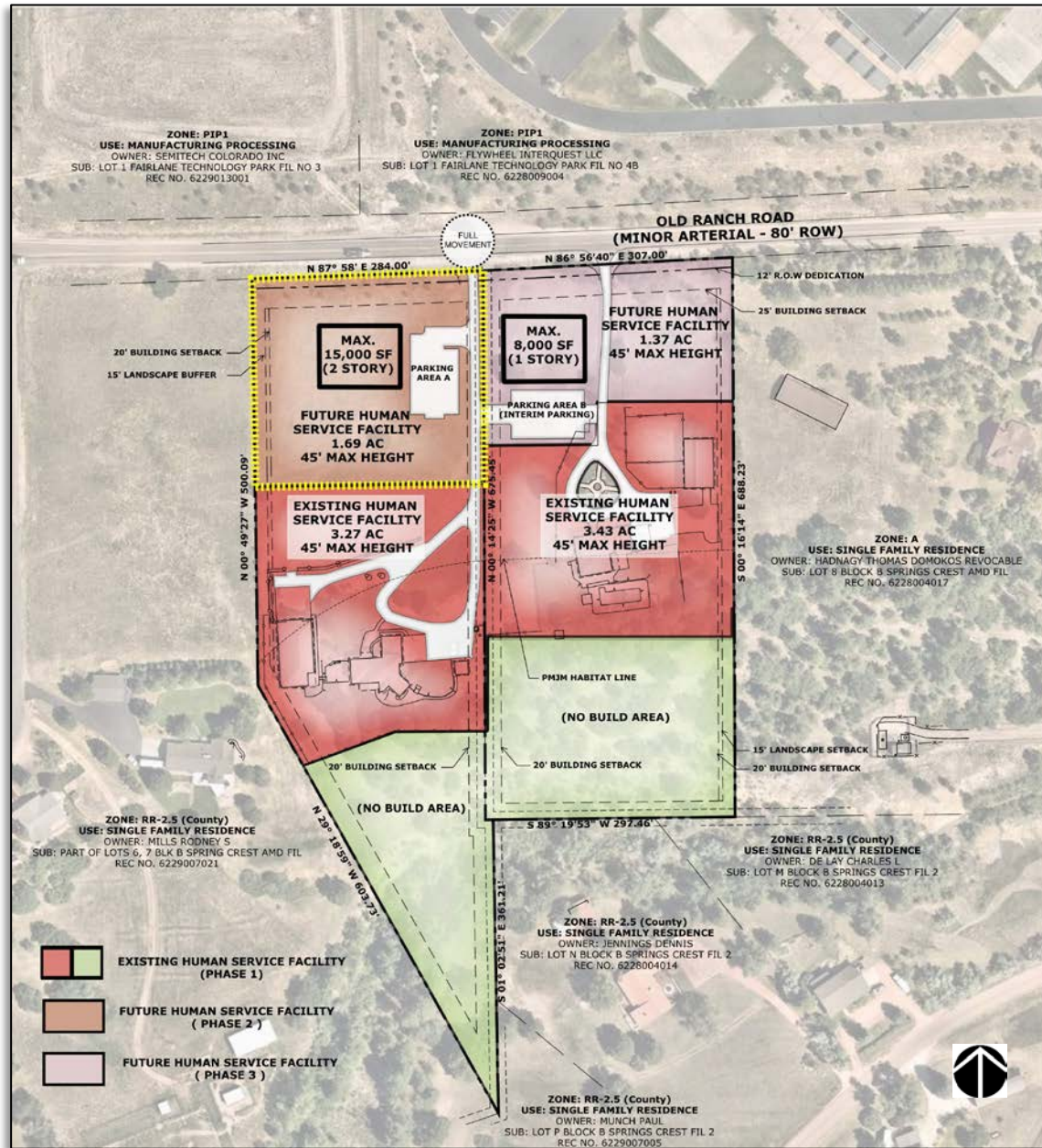
- Peaks Recovery would operate both single-family residence to full capacity (12-beds) as a Drug and Alcohol Treatment Facility per City Zoning Code under the OC Zone District.
- The RV building adjacent to the residence at 1785 Old Ranch Road will be used for medical and therapy purposes for clients of Peaks Recovery only.
- The existing barn at 1865 Old Ranch Road will be used for on-site maintenance and shop for both properties.



Concept Plan

Phase 2

- Construction of a 15,000 sf two-story building on the north end of 1785 Old Ranch Road property.
- Lower floor will provide additional residential treatment and detox for up to 20 beds on the first floor.
- Upper floor accommodate all administrative offices with interim therapy meeting rooms.
- Parking for the majority of all operations for both properties would be accommodated adjacent to this building.
- Second access point to be closed



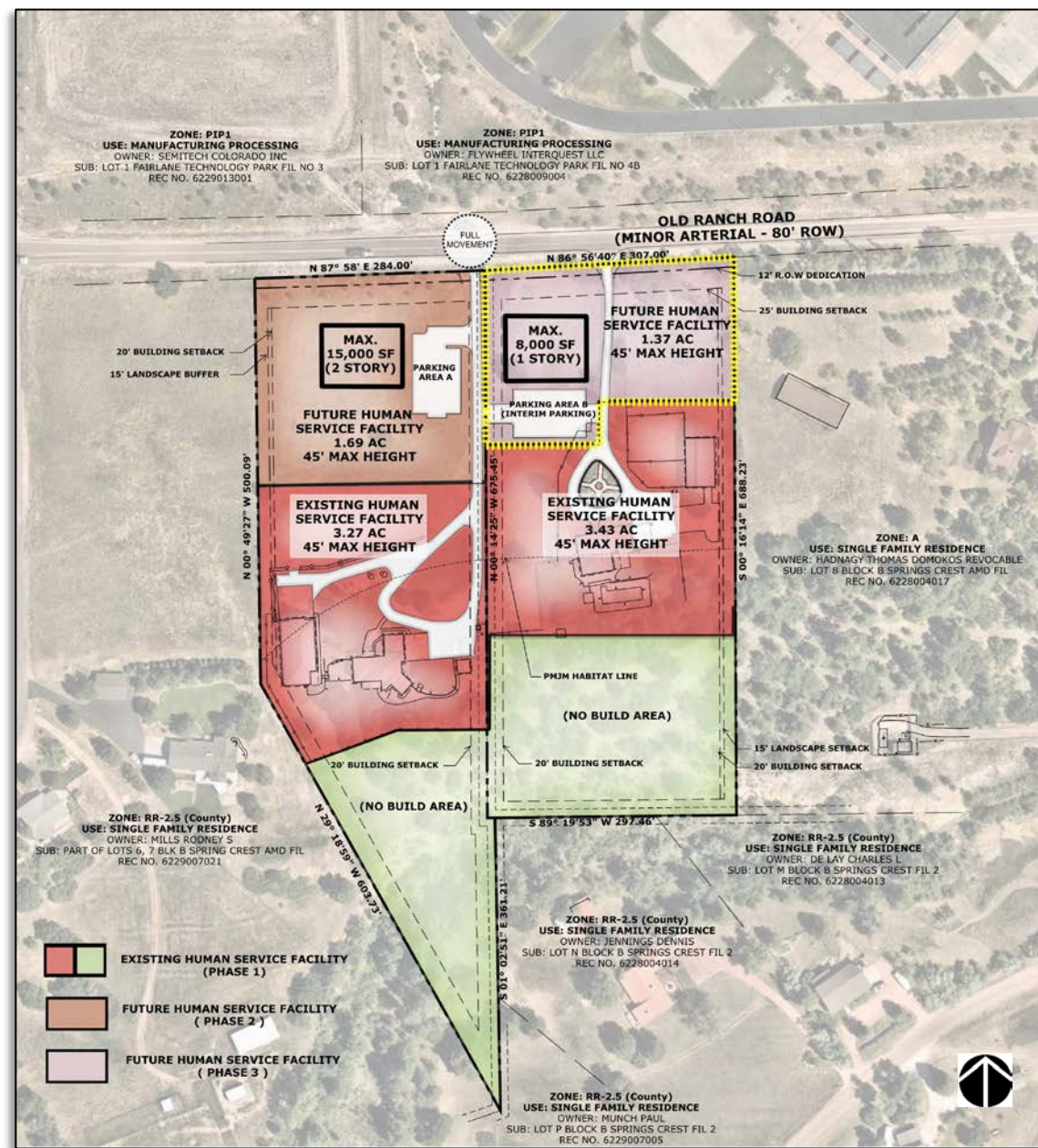
Landscape
 Architecture
 Urban Design

NES

Concept Plan

Phase 3

- The construction of an approximately 8,000 square foot building on the 1865 Old Ranch Road property.
- Building would be utilized for individual and group therapies for existing residents and families of existing residents of Peaks Recovery.
- Outside therapy that is un-related to Peaks Recovery would not occur at the site.



Peaks Recovery Centers



- Residents both Sites:

1785 Old Ranch Road	Current	Full-Build Out
Main House	12 Beds	12 Beds
New Building	0 Beds	Up to 20 beds
Total Beds	12 Beds	Up to 32 beds
1865 Old Ranch Road	Current	Full-Build Out
Main House	12-Beds	12 Beds

Peaks Recovery Centers



- Staffing for both Sites:

Both Sites (1785 & 1865)	Current	Full-Build Out
CCA (Client Care Aids)	Mon-Sun: 2 Staff Per Shift (3 Shifts per day)	Mon-Sun: 2 Staff Per Shift (3 Shifts per day)
CNAs (Nursing Assistant)	Mon-Sun: 1 Staff per shift (3 Shifts per day)	Mon – Sun: 2 Staff Per Shift (3 Shifts per day)
Case Managers	Mon-Fri: 2 Staff Sat & Sun: 1 Staff	Mon - Fri: 2 Staff Sat & Sun: 1 staff
Facility Managers/ Maintenance	Mon-Sun: 1 Staff	Mon – Sun: 2 Staff
Clinical Staff	Mon-Fri: 2 Therapist Sat & Sun: 1 Therapist	Mon-Fri: 4 Therapist Sat & Sun: 2 Therapist
Medical Staff	Mon-Sun: 1 Doctor	Mon-Sun: 2 Doctors (various hours)
Nursing Staff	Mon-Fri: 1 Nurse (8a-8p) 1 Overnight Nurse Sat & Sun: 1 Nurse	Mon-Fri: 2 Nurses (8a-8p); 1 Nurse overnight Sat & Sun: 2 Nurses
Administration Staff	Mon-Fri: 3 Staff	Mon-Fri: 6 Staff

Parking



1785 Old Ranch Road

Building #	Building Type	Square Footage	Required parking*	Provided Parking (Includes ADA Parking)	ADA Parking Provided**	Existing/Proposed Use
1	Existing Main House (12-beds)	5,555	2	2		Sober Living Residential
2	Existing Detached Garage	260	0	0		Garage and storage
3	Existing Detached RV Garage	3200	8	8		Offices: (Interim Administrative, Therapy, and on-site medical for current clients)
4	Max. Proposed Building (20 beds)	6,500	3	3		Sober Living Residential (1st Floor)
		6,500	16	16		Administrative Offices (2nd Floor)
Total Parking				29	2	

1865 Old Ranch Road

Building #	Building Type	Square Footage	Required parking*	Provided Parking (Includes ADA Parking)	ADA Parking Provided**	Existing/Proposed Use
1	Existing Main House (12 beds)	4,328	2	2		Sober Living Residential
2	Existing Barn	2,135	0	0		Maintenance and Storage
3	Existing Shed	114	0	0		Storage
4	Max. Proposed Building (no beds)	8,000	20	20		Therapy Offices
Total Parking				22	1	



Fencing/Screening

- A new 6' cedar link fence has been installed along the western property boundary of 1865 Old Ranch Road property and along the back of both properties.
- 6' cedar fence will be installed along both external property boundaries
- Decorative fencing will be installed along Old Ranch Road for both properties

Fencing along east side of 1865 Old Ranch Road



View North from Kettle Creek Bank (1785)

View South – Fencing behind residence (1785)



Fencing/Screening

View East from Montezuma Road



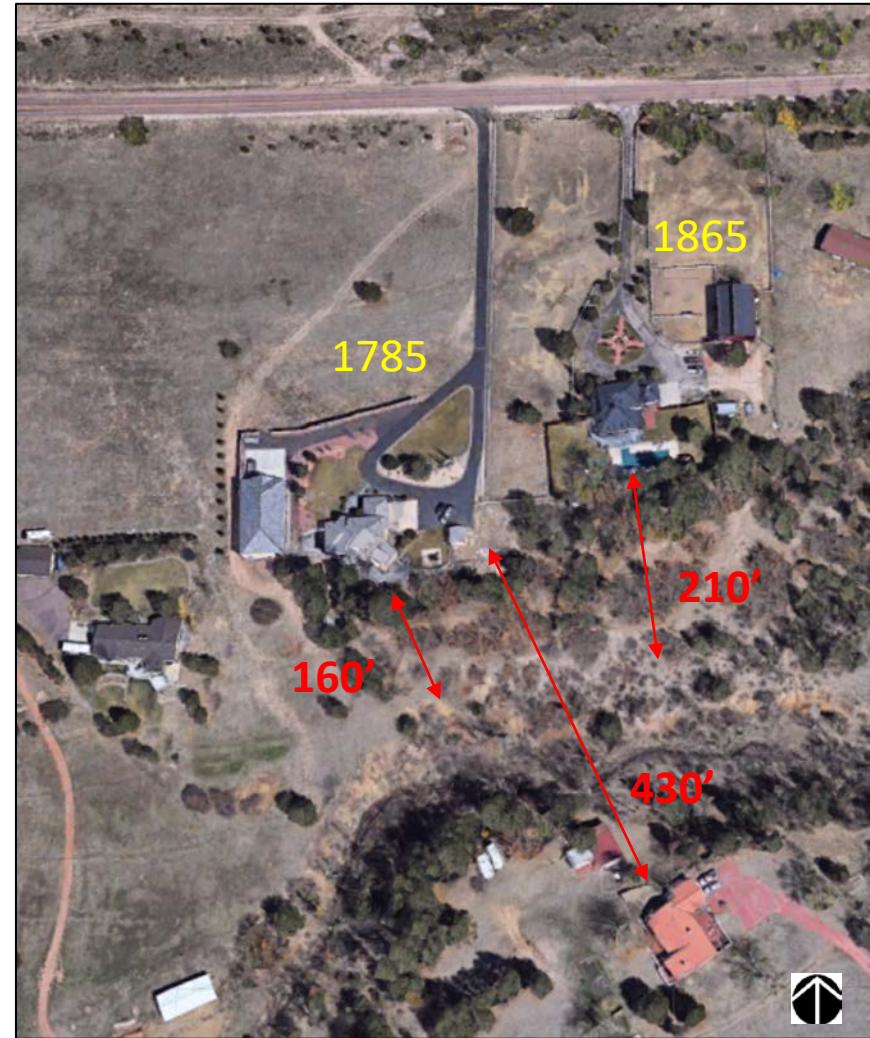
1865 Old Ranch Rd Entrance
[Entrance to be Removed]

1785 Old Ranch Rd Entrance



Kettle Creek

- Kettle Creek traverses the southern portion of the properties
- The creek provides a substantial separation (430 feet) of the properties from the residential development to the south.



View West from Kettle Creek Bank

Kettle Creek



View Southeast from Kettle Creek Bank



View Southeast from Kettle Creek Bank

Surrounding Uses



View from Otero Drive



View Northwest From Otero Drive



View Northwest From Otero Drive



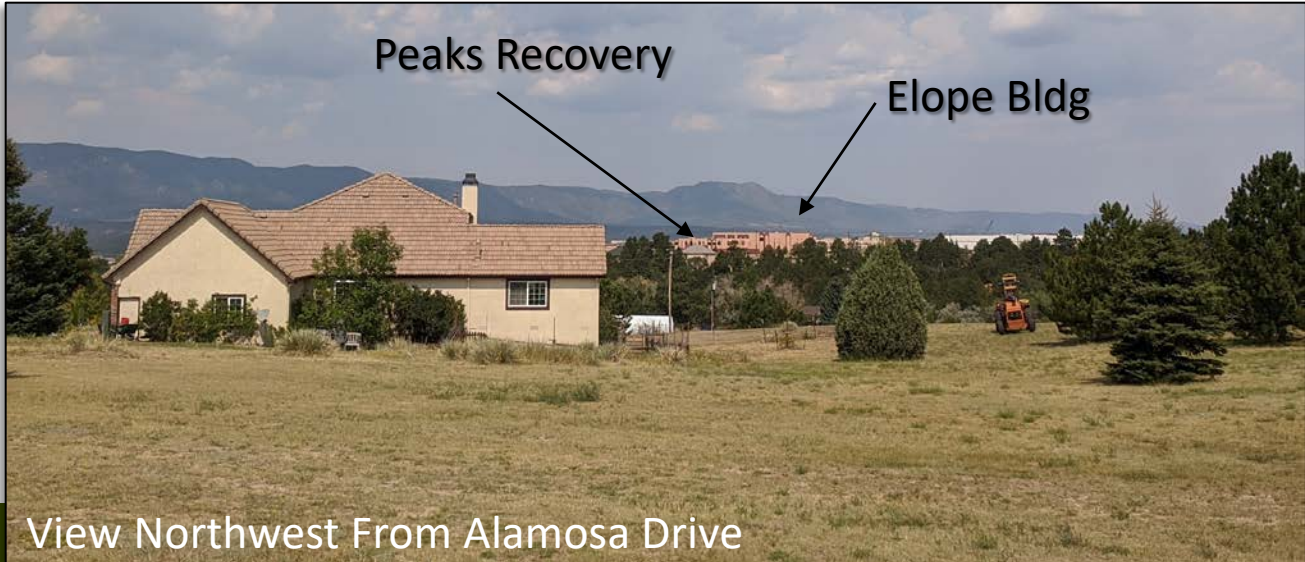
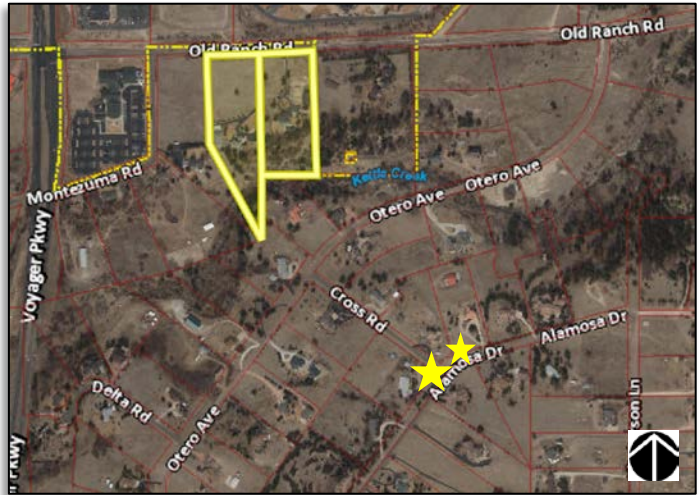
View from Otero Dr & Delta Rd



View North From Otero Dr & Delta Rd



View from Cross Rd & Alamosa Dr



Questions?

