

From: David Long <colongs@hotmail.com>
Sent: Monday, December 25, 2017 9:24 AM
To: Van Nimwegen, Hannah
Subject: Re: Serenity Peaks Recovery Neighborhood Meeting Recap

We do not want because it will devalue are homes and increase crime and traffic.



David S. Long, PE
435-224-4399
2255 Roundtop Drive
Colorado Springs, CO 80918

From: Van Nimwegen, Hannah <hvannimwegen@springsgov.com>
Sent: Tuesday, November 14, 2017 6:10 PM
To: charlou@aspen-creek.net; edlasater@mcmelegante.com; sko@mcmelegante.co;
tdavies@mcmelegante.com; robert.johnson@withrossgroup.com; sljcropaholic@yahoo.com;
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marlenelong77@yahoo.com; colongs@hotmail.com; ken@kenwmedley.com; pacejess@aol.com;
waynedb@hotmail.com
Subject: Serenity Peaks Recovery Neighborhood Meeting Recap

Good evening all,

Attached to this email is the sign-in sheet from last night's meeting for your records. I have incorporated all emails into the list I already had, but please let me know if there are others I should add to this running list. Many items were discussed yesterday, and I anticipate a follow up from NES to a few of those items. I will share those with you when I get more information.

Additionally, a few requested the review criteria for Conditional Use applications. The City Planning Commission bases their decisions on this application type with the following criteria (found in Code section 7.5.704):

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

I would ask that any additional letters from the neighborhood are provided prior to December 1st. This is my deadline to get all documents prepared for a Planning Commission hearing. If I do not have anything by this date, it will not be a part of the staff report to the Planning Commission if scheduled for December.

I am anticipating the Planning Commission hearing will occur either on December 21st or January 18th. I will keep this group up to date when more details are worked out (which will be soon). At this time, only first review comments have been issued for this application. NES will provide revised plans according to those comments and the City will begin second review of the application. Both first review comments, the first submittal, and the revised submittal (when received) are/will be uploaded to our LDRS site for your review: <https://eoc.springsgov.com/ldrs/rpt/index.htm> (file number CPC CU 17-00125).

LDRSearch

eoc.springsgov.com

This information is provided by Land Development Review from their current database. If you have questions, comments, or suggestions please call 385-5905.

Please let me know if you have any questions moving forward.

Thanks and I hope you all have a great week if I don't talk to you sooner,



Hannah E. Van Nimwegen

Planner II | South Team

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Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80901



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ZARTMAN'S

6535 Brook Park Dr
Colorado Springs, CO
334-396-0196
ritazartman@yahoo.com

September 22, 2018

Dear Sirs,

We are home owners at 6535 Brook Park Drive.

We were never notified last year when Serenity Peaks Recovery Center first purchased the home at 6440 Brook Park Drive. We were never notified of the meeting last November, even though we are tax-paying home owners.

On Monday, September 19, 2018, Rita checked our house. Our tenant gave her a copy of the most current email correspondence with the ecospringsgov.com web site. We were not notified even of Serenity Peaks Recovery Centers' request to expand their business.

We have the following comments after reviewing the application:

1. Under "Development Plan Review Criteria", number 2, it states that Serenity Peaks Recovery is a **commercial business** that will not overburden the surrounding neighborhood. The fact that it is a **commercial business** itself should send up red flags to the Colorado Springs Planning and Commercial Development Department.
2. The issue at stake has nothing to do with the people whom this commercial business seeks to serve, but rather putting a business in a single-home residential neighborhood. This neighborhood is very supportive and receptive to people with any handicap, or those battling addictions. The effort by the lawyers for this **commercial business** to yell "discrimination" represent a distracting false claim, a fallacious argumentative strategy. We urge you to reject it.

This proposal will overburden the surrounding neighborhood because it:

1. Violates the zoning laws for single-home residential neighborhoods.
 2. Will generate increased traffic due to vehicles, especially trucks, bringing in supplies.
 3. For example, my brother owns a house in Denver where the city also violated its single-residence zoning laws and allowed a **commercial business** providing services to a group of unrelated residents to move in next door to him. He reports that large trucks make many deliveries, greatly increasing the traffic.
His house valuation has fallen due to the violation of zoning laws and property rights for the whole neighborhood.
3. Under point number 5, bringing in a commercial business will increase the already existing problem of speed violations on Brook Park going North to Dublin Avenue. This will only increase the danger to neighborhood children who try to cross the street or play in the cul-de-sac of that street.

4. In the past few years, the high number of speeding violations has led the residents of the neighborhood to beg the city for speed bumps, better signage, and more police presence, as well as negotiating with St. Patrick's Catholic Church to urge their worshippers to exit using the business streets to the South. Reckless drivers have destroyed our mail box several times, and even our neighbor's tree. Trucks delivering supplies will only increase the hazards.
5. Under the "Conditional Use Review Criteria"
 - "A" The Drug and Alcohol and Mental Rehab" will naturally impose an adverse effect on housing values, as stated above.
 - "B" Under Safety and General Welfare: This facility will violate the Safety and General welfare of the neighborhood, and clients of the Rehab. Since the Serenity Peaks Recovery Center plans to expand to house **14 women** in the Rehab, with **2** attendants for the evening and night shift, this will create an extraordinarily **overcrowded** situation in a **single home residence**. People with a history of alcohol and drug abuse, and mental issues, will not only suffer stress due to this overcrowding, that stress will create tensions among them, creating a dangerous situation which can easily spill over to affect the safety of the neighborhood.
4. Under "Use Variance Review Criteria "number 3, the rehab center will **Not Improve** the other owners' property for these reasons.

We have read and reviewed the Serenity Peaks Recovery Center Application and responded to their points. We do hope that Serenity Peaks Recovery Center, and the City of Colorado Springs will respect our rights, as citizens and home owners in Colorado Springs.

Colorado Springs was voted as the number one place to live in the United States.

https://gazette.com/news/colorado-springs-no-most-desirable-place-to-live-survey-shows/article_4dad4652-940c-11e8-bc85-bfc0462d6c69.html

We fear that violating the zoning rights of tax-paying home owners will surely undermine this favorable rating.

Best regards,

Rita and Jonathan K. Zartman,

From: Robert Johnson <robert.johnson@withrossgroup.com>
Sent: Wednesday, October 24, 2018 3:40 PM
To: Wysocki, Peter; commbennett@springsgov.com; rjm@creekstone-homes.com; Gaebler, Jill
Cc: Bryan Kneeland; Van Nimwegen, Hannah; charlou@aspen-creek.net; edlasater@mcmelegante.com; sko@mcmelegante.co; tdavies@mcmelegante.com; sljcropaholic@yahoo.com; DStanecek@hotmail.com; chelsea.kilday17@gmail.com; j.thacker08@gmail.com; marlenelong77@yahoo.com; colongs@hotmail.com; ken@kenwmedley.com; pacejess@aol.com; waynedb@hotmail.com; Specialk0368@gmail.com; Harry@harrysalzman.com; Rita Zartman
Subject: Conditional Use- Springs recovery

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All,

At this time I am expressing great concern over the continued operation of Peaks Recovery located at 6440 Brook Park Dr. At one of the early public hearings held 10/16/2017 residents in attendance were told that the facility would have 5 female patients. It is my understanding that 5 residents was the maximum that was allowed under the conditional use permit that was issued. As of 2 weeks ago, the facility had 7 male residents which appears to exceed the conditional use permit. The residents of Brook Park Dr. do not have the resources to “lawyer up” as Peaks Recovery has. We instead rely on elected or appointed people responsible for issuing permits, enforcing codes and zoning regulations to do so, thus protecting the property values and rights of the residents of Brook Park Dr. With the facility not adhering to the regulations that they are currently operating under, I find it inappropriate to consider letting them expand to 14 beds. The meeting scheduled for 8:30 AM on 11/15 is inconvenient for most working residents.

Sincerely,



Robert Johnson
Superintendent
Ross Group
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robert.johnson@withrossgroup.com / withrossgroup.com