

Project Statement

6430 Brook Park Dr – Conditional Use Permit Application

(Operated in conjunction with 6440 Brook Park Dr as part of the Peaks Recovery Centers Campus and the forthcoming Ehro Health Adolescent Program)

Peaks Recovery Centers, LLC respectfully requests approval of a new Conditional Use Permit (CUP) to authorize six (6) medically monitored detoxification and residential treatment beds at 6430 Brook Park Drive.

Peaks Recovery Centers currently operates licensed adult behavioral health programs at both 6430 and 6440 Brook Park Drive. Both properties are owned and operated by the same leadership and clinical team and together already function as an integrated behavioral health campus dedicated to mental health and substance use recovery.

The purpose of this application is to establish a new CUP for 6430 Brook Park Drive that will support the launch of Ehro Health, a new adolescent-focused behavioral health program operated under the same ownership, medical direction, and compliance framework as Peaks Recovery Centers.

Our request would provide a companion authorization for 6430 that allows limited detoxification and stabilization services to occur on-site, enabling the new adolescent program to operate safely and effectively while maintaining full separation from existing adult services.

Purpose and Rationale

As we respond to the extraordinary need for adolescent behavioral healthcare in our community, through the Ehro Health program, the addition of six detoxification beds at 6430 Brook Park Drive represents a refinement of campus operations designed to support the highest levels of safety, quality, and clinical appropriateness for youth treatment.

By allowing 6430 to serve both outpatient and short-term stabilization functions, Ehro Health can:

- Segment levels of care appropriately, ensuring youth entering treatment through detox receive focused medical attention before joining the therapeutic milieu at 6440.
- Specialize and concentrate clinical resources where they are most needed, improving safety and treatment outcomes for clients in early recovery.
- Preserve the therapeutic environment at 6440 by relocating initial stabilization services to 6430 while maintaining operational unity across both facilities.

- Enhance overall campus integrity and functionality, aligning services, staff, and infrastructure under one cohesive, multi-level program of care.
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Operational Integration

The two properties operate as a single, coordinated campus under the management and oversight of Peaks Recovery Centers. This includes:

- Unified leadership, staffing, and clinical governance.
- Shared policies, safety procedures, and emergency response systems.
- Coordinated transitions between levels of care to ensure continuity from medical stabilization to residential treatment to outpatient reintegration.

This integrated model will allow Ehro Health's adolescent program to uphold the same high standards of care and regulatory compliance that Peaks Recovery Centers is recognized for in its adult services.

Conditional Use Review Criteria

a. Compliance with Use-Specific Standards

This application complies with all applicable use-specific standards for behavioral health and detoxification facilities, including the requirement that such facilities be located at least 1,000 feet apart.

City staff has confirmed that this standard is satisfied. The proposed detoxification beds at 6430 Brook Park Drive will operate as part of a unified campus with the existing programs at 6440 Brook Park Drive under the same ownership and operational structure.

This application represents the creation of a companion facility under the same management rather than a new or separate operation, thereby avoiding duplication or conflict with existing entitlements. The coordinated structure ensures regulatory compliance and maintains a clear, continuous standard of care across both buildings.

b. Compatibility with Surrounding Area

The proposed use is consistent in size, scale, and intensity with existing and planned uses in the surrounding area. Both 6430 and 6440 Brook Park Drive are existing buildings already dedicated to healthcare and behavioral health services.

This application does not propose new construction, building height changes, or exterior modifications. The addition of six treatment beds represents a minimal operational increase within the current footprint and use patterns.

Traffic, parking, lighting, and noise impacts will remain consistent with current levels associated with the existing medical and behavioral health operations on-site. The unified campus model further promotes operational efficiency and oversight, enhancing safety without increasing intensity or density of use beyond what is typical for the area's professional and healthcare character.

c. Adequacy of City Infrastructure

The project will continue to rely on the City's existing infrastructure, including streets, sidewalks, and utilities, all of which are sufficient to support the proposed use.

The addition of six detoxification beds at 6430 Brook Park Drive represents a modest adjustment that does not impose additional burdens on public systems or require infrastructure improvements. All services, including staffing, emergency access, and waste management—will operate within the existing facilities.

The project preserves the City's infrastructure capacity and remains well within the thresholds anticipated by current zoning and prior use approvals for both properties.

Conclusion

This application represents a measured, clinically driven enhancement to the established Peaks Recovery Centers campus and marks the launch of Ehro Health, a new adolescent behavioral health program rooted in the same operational integrity and commitment to care.

By expanding 6430 Brook Park Drive to include six detoxification beds, the campus will achieve a higher level of safety, functionality, and specialization, providing the most vulnerable youth entering treatment with the safest and most supportive foundation for lasting recovery.

Peaks Recovery Centers and Ehro Health are committed to continued collaboration with the City to ensure that this new level of care enhances community health resources while maintaining the integrity and character of the Brook Park professional corridor.

Thank you for your consideration.

ehrHealth

By Peaks Recovery Centers