

Land Use 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 is requesting approval of a new Conditional Use Permit (CUP) for 6430 Brook Park Drive to authorize six (6) medically monitored detoxification and residential treatment beds in support of Ehro Health, a forthcoming adolescent behavioral health program.

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.

This request establishes a new, companion authorization for 6430 Brook Park Drive while leaving the existing CUP at 6440 unchanged. The proposed addition of six adolescent detoxification beds enhances operational integrity and safety without increasing physical development intensity or altering site conditions.

This statement addresses the City's required review criteria regarding proposed land use, compatibility with surrounding development, and impacts to adjacent properties.

1. Proposed Land Uses, Housing Densities, and Development Intensity

The proposed project establishes a new CUP for 6430 Brook Park Drive, complementing the existing CUP at 6440 Brook Park Drive.

- The use will transition from an adult outpatient behavioral health program to an adolescent behavioral health program under the new Ehro Health initiative, operated by the same ownership and clinical team.
- The new CUP will authorize six (6) medically monitored detoxification and residential treatment beds within the existing structure.
- The use remains fully compliant with zoning allowances for medical and behavioral healthcare within the MX-N (Mixed Use – Neighborhood Scale) district.
- No new construction, building expansion, or exterior modification is proposed.

- This modest increase in service intensity reflects a reallocation of interior space to better segment levels of care and ensure safety for youth entering treatment.
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2. Compatibility with Adjacent Development Patterns

The proposed use is fully compatible with the surrounding development and zoning designations.

- Both 6430 and 6440 Brook Park Drive are currently used for licensed behavioral health treatment and medical office purposes.
 - The project maintains the existing building footprints, parking, and site layout, preserving the visual and functional character of the Brook Park professional corridor.
 - The surrounding land uses include a mix of medical offices, counseling practices, and small-scale professional services, all of which align with the intended purpose of the MX-N zone.
 - Relocating short-term stabilization and detoxification services to 6430 enhances overall compatibility by separating higher-acuity clients from longer-term residential populations at 6440, improving client safety, program flow, and quality of care.
 - The coordinated campus model ensures centralized oversight, consistent staffing, and seamless emergency response procedures across both properties.
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3. Impact to Adjacent Developments (Light, Noise, Traffic)

The proposed CUP will have no adverse impact on adjacent properties or neighborhood character.

- Light: No new exterior lighting or site modifications are proposed. Existing fixtures remain compliant with City lighting standards.
- Noise: All program operations occur indoors within sound-controlled environments. No increase in exterior activity or noise is anticipated.

- Traffic: The addition of six residential beds represents a negligible increase in vehicle trips. Staffing levels will remain consistent with current ratios, and no changes to parking demand, ingress, or egress are expected.
 - The project will continue to comply with all City requirements for parking, access, and fire safety.
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Conclusion

This application represents a measured enhancement to the existing Peaks Recovery Centers campus and facilitates the responsible launch of Ehro Health, a new adolescent behavioral health program operated under the same leadership, governance, and compliance standards.

By authorizing six detoxification and residential treatment beds at 6430 Brook Park Drive, the City enables the campus to better serve the community's growing need for adolescent behavioral healthcare, without altering neighborhood character, intensifying land use, or creating new impacts on surrounding development.

Thank you for your consideration.