



PEAKS RECOVERY CENTER

CITY PLANNING COMMISSION
FORMAL MEETING – APRIL 08, 2026



TIMELINE OF REVIEW

Initial Submittal Date	October 10, 2025
Number of Review Cycles	2
Item(s) Ready for Agenda	March 19, 2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Initial Review / Prior to Neighborhood Meeting / Prior to Planning Commission
Postcard Mailing Radius	1,000 feet of property boundary
Number of Postcards Mailed	148
Number of Comments Received	1

PUBLIC ENGAGEMENT

- Only one comment was received and was an inquiry about the project and intent. Staff nor the applicant saw reason to hold a neighborhood meeting.

AGENCY REVIEW

Traffic Engineering

No comments received.

SWENT

No comments received.

Fire

Fire reviewed this application. All comments were addressed during the review of this project.

Planning Landscape

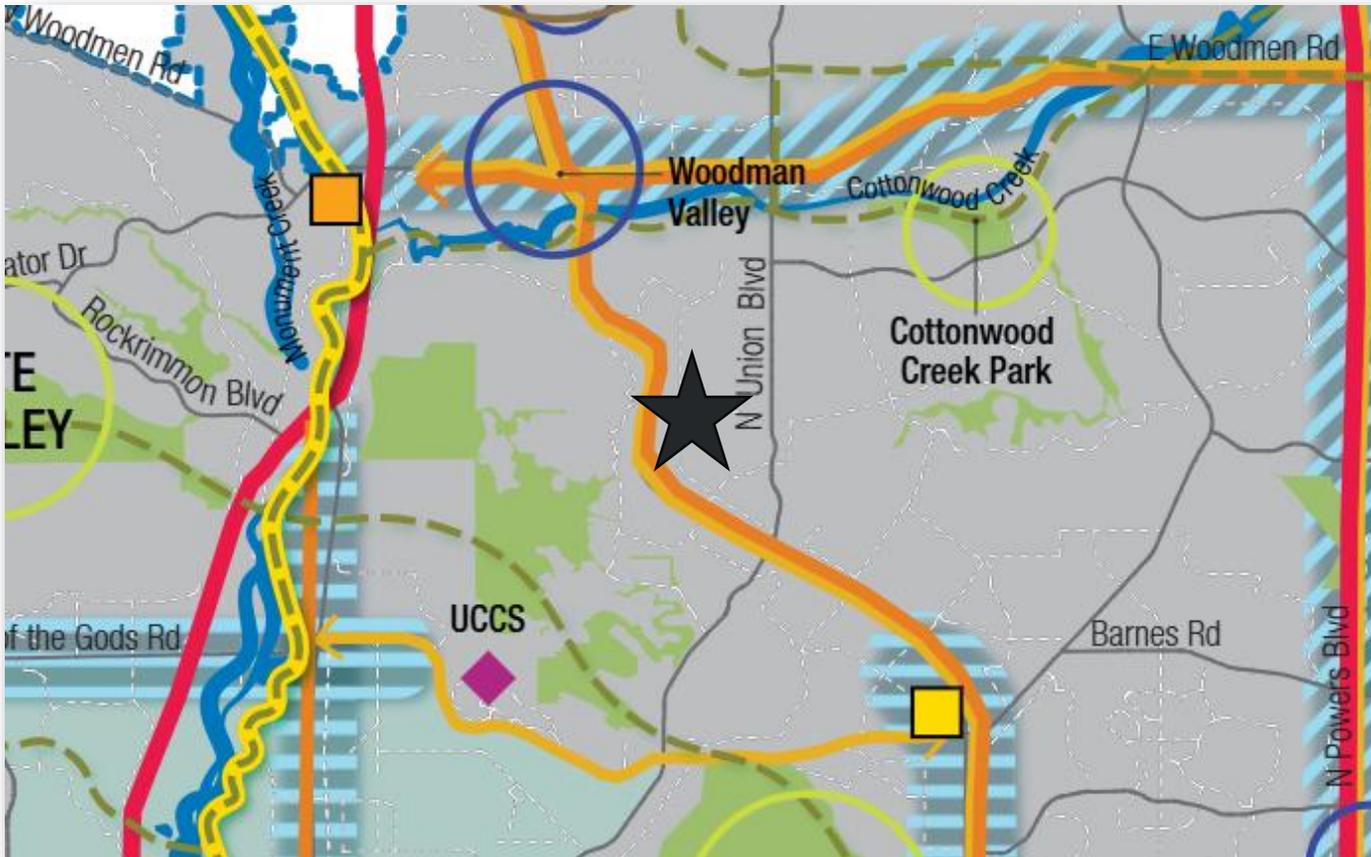
No comments received.

Parks

No comments received.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

 SITE LOCATION



Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.601. Conditional Use Criteria

Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);
- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible

Statement of Compliance

CUDP-25-0031

After evaluation of the Peaks Recovery Center Conditional Use, staff finds that it meets the applicable review criteria .

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

CUDP-25-0031 – Peaks Recovery Center – Conditional Use

Motion to Approve

Approve the Conditional Use to allow a Detoxification Center use in the MX-N/cr (Mixed-Use Neighborhood Scale with Conditions of Record) zone district located at 6430 Brook Park Drive, based upon the findings that the request complies with the criteria for a Conditional Use set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use to allow a Detoxification Center use in the MX-N/cr (Mixed-Use Neighborhood Scale with Conditions of Record) zone district located at 6430 Brook Park Drive, based upon the findings that the request does not comply with the criteria for a Conditional Use set forth in City Code Section 7.5.601.



QUESTIONS?

