
PEAKS RECOVERY CENTERS, LLC

PROJECT STATEMENT

SEPTEMBER 2017 (REVISED SEPTEMBER 2018)

REQUEST

N.E.S. Inc. on behalf of Peaks Recovery Centers, LLC requests approval of the following application:

1. A Conditional Use Permit for a Residential Drug and Alcohol Treatment Facility to allow an additional 7 residents above the 8 already allowed.

LOCATION

The subject property is located at 6440 Brook Park Drive. The site is 1.70 acres and is bound by single family residents to the north and southeast, a church to the south, and a two-story commercial building and a Colorado Springs Fire Station to the west.



PROJECT DESCRIPTION

Peaks Recovery Centers, LLC provides sober-living and extended-care alcohol and drug addiction rehabilitation facilities in Colorado Springs for men and women between the ages of 18-30. Peaks Recovery Centers provides gender-separated treatment, offering 90-day primary programming with a continued, structured aftercare program. The drug and alcohol addiction treatment residential facilities offers effective, structured housing that fosters a culture of accountability and recovery. Every 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.

The addiction treatment program integrates a variety of individual, group, and trauma therapies to treat both substance use disorder and many co-occurring mental health issues. The three-month addiction treatment program, followed by a structured aftercare program, allows each individual within the treatment setting an incremental move forward in their recovery. The program is favorably structured for young adults and specifically designed to promote long-term recovery in an accountable, communal setting. Peaks Recovery Detoxification Program is provided off-site at a separate location. There will be no detoxification program at this site.

Peaks Recovery Centers offers transportation throughout the entire stay of the six-month addiction treatment program. Residents are not allowed to have a vehicle on-site at any time during their treatment. There will be up to three vans that will be parked on site.

PROJECT JUSTIFICATION

A. Conditional Use Permit

The property is zoned R1-6000. The property is improved with an approximately 4,000 square foot single-family home, a detached garage and storage shed.

The City of Colorado Springs approved eight (8) residents on-site, in accordance with “SUD – Substance Use Disorder Licensure Program, Zoning Use Confirmation – Sign off for Local Authorities.” The increase of 7 additional residents requires a Conditional Use application. The Applicant is requesting up to 15 residents to reside on-site for up to 6 months during their treatment. In addition to the residents, the site will have 2 staff for three shifts during a 24 hour period, and up to 5 day time staff, which will include a nurse and therapist.

Access to the site is off Brook Park Drive by means of two access points. Both access points have gated entries. The driveway that accesses the back of the residence will be used primarily for staff and deliveries. The Applicant proposes the following site improvements: removal of the existing chicken coop structure (has been removed prior to resubmittal), improvement to the circular drive at the rear of the house, and paving the entire easterly driveway (asphalting has been completed and existing conditions has been represented on the Site Plan).

Staffing is 24-hours and there are 2 staff per shift, with 3 shifts in total. Shift staff vehicles will be parked in the garage when not in use. Additional, day staff, such as therapist and medical staff, will use this access and parking adjacent to the residence. No staff parking will occur in the back of the house.

No improvements are anticipated for the access to the front of the house. This access is concrete. Up to three passenger vans will be parked at the front of the residence. Since none of the residents are allowed vehicles, the program provides transportation to and from off-site therapy.

B. Conditional Use Review Criteria

Per Zoning Code, the City shall consider the following criteria for Conditional Use Reviews.

1. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

The proposed additional 7 residents will not injure the value or quality of the surrounding neighborhood. The majority of the program activities will occur within the on-site structures or off-site.

2. 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.

A Drug and Alcohol Treatment Facility is a Conditional Use in the R-1 6000 Zone District. The proposed 7 additional residents meets all development standards for the zone district and additional standards for a Human Service Facility. A Human Services Establishment Permit has been included with this request.

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

The request for 7 additional residents is consistent with the Comprehensive Plan of the City. The site is within a larger area designated as "General Residential" on the City's 2020 Land Use Map.

- *Policy LUM 202: General Residential - Utilize the General Residential designation for the vast majority of existing and future residential areas. This designation includes a wide variety of residential uses, as well as uses that serve and support individual neighborhoods.*
- *Strategy LUM 202c: General Residential Secondary Uses - Include supporting uses such as neighborhood centers with pedestrian-oriented, low-impact shops and services, parks and recreation areas, religious institutions, and schools. Neighborhood centers may range up to 5 acres in size. Consider proposed secondary uses that individually or cumulatively exceed five acres, as proposed Map amendments from General Residential to a more intense Map designation to allow significant land use changes to be analyzed on a neighborhood and citywide basis.*
- *Policy CCA 401: Support Mixed Land Uses -The City will encourage design that supports mixed land uses and promotes compatibility, accessibility, and appropriate transitions between uses that vary in intensity and scale.*

The property provides an appropriate transition between uses that vary in intensity and scale in this area. Minimal exterior improvements are proposed to the site and existing structures. The proposed use is low impact and will not impact the surrounding residential area to the north and west. The property will provide transition to the adjacent neighborhood commercial area to the west and south, which is identified on the City's 2020 Land Use Map as "New/Developing Corridor".

C. Review Criteria for Human Service Facility:

The following review criteria apply to a human service establishment that requires a development plan or conditional use application. A Development Plan has been provided as part of this request.

- 1. Does the proposed site provide adequate space for active outdoor recreation, if needed?**
- 2. Does the proposed site provide adequate space for passive outdoor recreation?**

The site provides adequate space for passive and active outdoor recreation. Most program activities will occur indoors or off-site. Residents are allowed to walk around within the property boundary. As residents' progress through their treatment, they will be allowed off-site. The indoor pool will be available to residents during supervised times.

- 3. Are recreation areas located to minimize noise impacts on adjacent properties?**

Based on the nature of the program, active and passive recreation will be minimal and should have little to no impact on surrounding residences.

- 4. Will landscaping, berms, fences or walls be provided to buffer the site if needed?**

The property slopes downward from south to north direction. The property sits below Brook Park Drive, which provides a natural buffer. Existing mature trees and vegetation provide further buffering throughout the property. When purchased, the property was completely fenced with a 6' chain link fence. The Applicant has recently installed a 6' cedar fences around the entire property. This fence provides screening from the surrounding properties. In addition, there are some mature vegetation that provides natural screening along the north property boundary.

- 5. Will physical alterations to the exterior of the existing structure and landscaping and any signs be in keeping with the character of the neighborhood and be kept to a minimum?**

The residence had been vacant for a number of years prior to recent purchase by the Applicant. The Applicant is proposing some exterior property improvements as outlined below. The improvements will be in keeping with the character of the surrounding area and be kept at a minimum.

- Cleaning up existing landscaping and lawn around the property and long Brook Park Drive;
- Add and improve landscaping immediately around the residence;
- Removal of the former chicken coop area at the back of the house and improve the driveway from Brook Park Drive and turnaround adjacent to residence;
- Install a designated smoking area for residents on the northwest corner of the residence which will be screened by the new 6' cedar property fencing.

- 6. Has the establishment been designed and located to assure the security of the establishment itself, adjoining properties and the neighborhood in general?**

The property was fenced with a 6' chain link fence. The Applicant has recently installed a 6' cedar fence around the entire property. This provides security to the site, residents and adjacent properties. Minimal access to and from the site will occur.