

L.A. CPC 11.15.18

To: City Planning Commission
RE: CPC CU 17-00125

From: Bryan & Sally Kneeland, 6570 Snowbird Dr, Colorado Springs, CO 80918

Respectfully submitted the following are our personal comments concerning the proposed expansion of the Peaks Recovery Center located at 6440 Brook Park Dr, Colorado Springs, CO 80918.

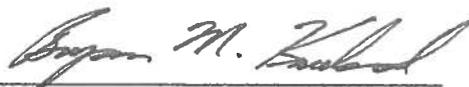
We begin by saying that we had every intention of attending this public hearing, however my mother and Sally's mother-in-law Marion Kneeland passed away on November 10, 2018 and we are attending her funeral.

In addition to this document you should have received the results of a petition along with a copy of the "Open Letter to Committee", from the neighborhood surrounding the Peaks Recover Center facility with 119 signatories that was delivered to Hannah Van Nimwegen, City Planner on November 30th, 2017. We believe more signatures would have been collected, however the petition drive had to be organized by the neighborhood and completed after the original presentation made to the neighborhood concerning this issue on November 13, 2017 and a deadline of December 1, 2017 (through the Thanksgiving Day holiday) to have any and all information from the neighborhood submitted in order to be ready as this hearing was originally scheduled for as early as December 2017. **Please note that the number of five (5) residents as communicated to the neighborhood at that meeting that would be allowed has increased to eight (8) over the last year since this began**

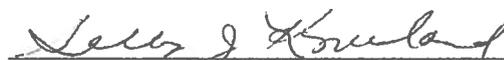
First, we wish to strongly impress upon the committee our support of the sentiments included in the "Open Letter to Committee" found in the petition and even more so now that the number of residents allowed has increased from five (5) to eight (8).

We also would like to draw the committee's attention to the fact that Serenity Peaks Recovery Center, LLC purchased the property in question on October 25, 2017. In order for the Planning & Community Development Department to follow proper procedures to notify the neighbors of the neighborhood meeting on November 13, 2017 of the desired expansion of the facility, they would have had to have been notified immediately following the purchase of the property or shortly thereafter. We believe that this clearly demonstrates the fact that Serenity Peaks Recovery Center, LLC purchased the property with the express intent to expand the facility after purchase. Having owned several businesses over the years, you quickly learn that you do not undertake a business venture without looking at what your return-on-investment (ROI) would be under existing circumstances and looking at the potential ROI if you can grow the business the way you hope it will grow. That being said, we have to believe that the initial ROI of the facility at five (5) residents demonstrated an acceptable ROI as an increase above five (5) residents was not a condition of purchase and was not guaranteed prior to the purchase. If our assumption is not correct then the neighborhood is being asked to increase the number of approved residents not because of an altruistic desire to help individuals with this terrible affliction but is purely a profit-based motive because of either poor planning on the part of Serenity Peaks Recovery Center, LLC or strictly their desire to increase profits. **That being the case, we do not see any reason that the neighborhood should be exposed to the potential negative impact of being asked to do more than our fair share of eight (8) residents to deal with the terrible societal affliction of drug and alcohol abuse!**

Sincerely,



Bryan M. Kneeland



Sally J. Kneeland

November 11, 2018

G.A. CPC 11.15.18

City Planning Meeting Notes

Presentation by Harry Salzman, owner 6565 Brook Park Dr.

Office: 719.593.1000, Cell: 719.231.1285

Email: harry@harrysalzman.com

- Human Services establishment of land use allows up to 8 residents
- City Attorney Office states land use shall retain its right to operate with 8 residents
- Peaks Recovery Centers has requested to be allowed to increase the number of allowed residents by 7 for a total of 15 residents altogether
- Hannah recommends up to 15 residents

Project Statement Outlines:

- Number of people in the house =
 - 15 Residents
 - 2 Staff per shift with up to 4 staff during the overlap at shift change. Will there be enough space in the garage for staff vehicles to park, particularly during the staff overlap at shift change?
 - Bus driver
 - Visitors?
 - Two access points means an increase in traffic
 - Adequate parking and maneuvering space for 3 passenger vans

Negative Impact

- An increased number of residents will lead to an increase in traffic in the area due to the provision of transportation for the residents but also due to the increased number of staff going to and from the facility at shift changes
- Single Family Residence property values will decrease
- Zoning of R-1 6000 is for residential use, therefore proposed use with the inclusion of up to 15 residents is unrealistic
- Proposed use is commercial – a for profit business. Property taxes need to change to reflect changed status
- Proposed use would require an official zoning change to OC or OC/CR per “background” section

- Conditional use permit states the property is improved with an “approximately 4000 sq. ft.” SFR however the Analysis of Review and Conformance with City Comprehensive Planning states that the residential home is approximately 6500 sq. ft.
- Public Data shows:
 - Owners bought this property on 8/7/17 for \$1,000,000 with the original principal amount of \$800,000. The Deed of Trust also dated 8/7/17 states “Shall not exceed at any one time \$1,600,000
 - Apparently, the owners had knowledge at the time of purchase that they were going to expand the building from 4000 sq. ft. to 6500 sq. ft. as well as grow the use of the property, i.e. increase the tenancy.
 - Since there was a plan to expand the size and use of the building, there should have been a contingency prior to closing for the extension of zoning use.

Conclusion

- Definite Impact on Neighborhood – A recent comparison of this situation occurred recently in Monument with a drug rehabilitation facility ...
- What if this increase of land use for a for-profit commercial business was on your street or in your immediate neighborhood? Would you personally support this increase use?
- What is the mutual benefit for other property owners – overall quality of life?
- Agree that we need the use but limit it to a reasonable number of people for the size of the building and contiguous zoning and use – i.e. SFR here. Real Property Rights, Public Policy Committee
- Why didn't the purchaser of the building, Chris & Brandon Burns/Serenity Peaks Recovery Center LLC, that closed on 8/9/2017 have a contingency of zoning/use prior to closing despite having prior plans to increase the square footage and number of residents once the property was purchased?
- The one instance in this city where a commercial use property was allowed to be directly adjacent to residential properties is seen at Academy Blvd. and Woodmen Rd. The commercial and residential properties are separated by a 10-12 ft cement wall.
- Implement the most current goals, rules, and visions for our city: PlanCOS

CPC Nov. 15

Peak Recovery Center

opponent

To: City Planning Commission
RE: CPC CU 17-00125

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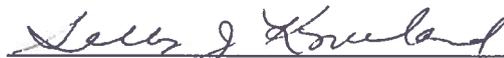
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Sincerely,



Bryan M. Kneeland



Sally J. Kneeland

November 11, 2018

Van Nimwegen, Hannah

From: Neil Chambers <nkaodme@gmail.com>
Sent: Saturday, November 10, 2018 3:36 PM
To: Van Nimwegen, Hannah
Subject: Opposition to Development Proposal (File Number CPC CU 17-00125)

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Ms. Nimwegen,

We are writing this email to you in response to a letter we received in the mail concerning Serenity Peaks Recovery Center's proposed plan to increase the number of residents from 5 to 15 at the facility located at 6440 Brook Park Drive in Colorado Springs. The File Number associated with this development proposal CPC CU 17-00125.

We are opposed to increasing the number of residents at the facility from 5 to 15 people (plus additional staff members) at the 4000 square foot single-family residence at 6440 Brook Park Drive in Colorado Springs. We feel that "cramming" up to 15 people (plus additional staff members) into a single-family residence with a limited number of rooms would adversely affect the atmosphere inside the residence by overcrowding the single-family residence, and we feel that this adverse feeling or atmosphere inside the residence could "spill" outside of the residence into the surrounding community by negative actions of the residents that could be caused by a "claustrophobic" or overcrowded feeling of the people inside the residence.

For example, since the residence is a single-family dwelling, having up to 5 people (plus staff) inside the dwelling could possibly help the residents feel like they were living in a cooperative "family-like" atmosphere. However, tripling the number of residents to 15 (plus staff) in a single-family dwelling would require several residents to share the same room, and the atmosphere inside of the dwelling would probably change from a cooperative family-like atmosphere to an overcrowded and impersonal hotel-like or business-like atmosphere. This impersonal business-like atmosphere inside of the dwelling could adversely affect the recovery of the residents inside the dwelling, and we worry that this adverse affect on the residents' recovery might result in negative actions of the residents that could adversely affect the surrounding households or community.

Therefore, instead of increasing the number of residents for this single-family dwelling from 5 to 15 people (plus staff), we strongly recommend that the number of residents of this single-family dwelling not be allowed to increase to more than about 8 - 10 people maximum (plus staff) in order to retain a cooperative family-like atmosphere inside the residence.

Sincerely,
Neil and Kyungmin Chambers
2202 Ptarmigan Lane
Colorado Springs, CO 80918

CPC CU 17-00125

November 13, 2018

To Whom it May Concern:

I am writing in opposition to the proposed location of the Peaks Recovery Center (a drug and alcohol treatment facility).

As the owner of a large child care facility located within a very short walk of the proposed drug and alcohol treatment center, I am uncomfortable with the idea of a population of people struggling with addiction issues being so close to a child care center. While we maintain locked doors, we have 4' fences which are easily climbed over by an adult as well as gates which must remain unlocked. Having a large group of children so close to the drug and alcohol center is not a safe option for the children and teachers which I must protect.

Very often, people who are in recovery still maintain contact with friends who are still struggling with addiction and those friends pose a risk for us as well. The contemplation walk, benches and gazebo on the adjacent property to ours creates a situation in which the patients at the treatment facility and/or their friends could be close enough to our students and teachers for easy interaction and for drifting cigarette smoke to be affecting our students. Currently, only a few parishioners and local office workers use the path on occasion during the week. The increase in foot traffic along the path which is right next to our playground and use of the gazebo will create potential security issues for our students/teachers and families.

In addition to our child care center being so close to the proposed treatment center, directly across the street is St. Patrick's Catholic Church which is also a soft target for an unstable person in treatment should the person "snap" and decide to harm others. As I am sure you are aware, there are all sorts of negative things occurring at synagogues, mosques, protestant churches (such as the recent attack on a Baptist church), and St. Patrick's Catholic Church is at risk as well. Anti-Catholic hatred is real and present in our community. To have a drug and alcohol treatment center across the street from a Catholic Church puts those parishioner's at risk as well and increases risk for both the children I care for and the parishioners of St. Pat's.

Finally, the proposed drug and alcohol treatment facility is two doors away from a large popular bar, the Dublin House, which is certainly not something the program participants need to be exposed to each time they exit the facility. The constant presence of a bar within walking distance is not conducive to fighting addiction nor is it advisable to locate a facility in which their friends who were former addiction partners can meet them easily in the presence of alcohol. As the nation learned again very recently, bars are also soft targets for unstable people with access to guns to hit. While the people at the proposed treatment facility and their former may be just fine, there is significant correlation between people with addiction issues (to include old friends who are not in treatment) and violence. My job is to keep the children I care for in a safe environment and having a drug and alcohol treatment facility a couple of doors away is not safe for my students and teachers.

Sincerely,

Jennifer Barnes

Owner

Blue Skies Exploration Academy

1960 Dominion Way

Colorado Springs, CO 80918

719.351.0644 cell