



SITE

Quick Facts

Applicant

EHRO Health, LLC

Property Owner

CBB Real Estate Holdings, LLC

Address / Location

6430 Brook Park Drive

TSN

6316216025

Zoning and Overlays

Current: MX-N/cr (Mixed-Use Neighborhood Scale with Conditions of Record)

Site Area

0.75 acres

Proposed Land Use

Detoxification Center

Applicable Code

UDC (Unified Development Code)

Council District

Council District #1

Project Summary

A Conditional Use application with a Land Use Statement to establish a Detoxification Center use on a site consists of 0.75 acres and zoned MX-N/cr (Mixed-Use Neighborhood Scale with Conditions of Record). This site is currently used as a Residential Behavior Health Treatment Facility, and the proposed application would authorize the addition of six (6) medically monitored detoxification and residential treatment beds at 6430 Brook Park Drive. (Attachment 1 – Project Statement)

File Number	Application Type	Decision Type
CUDP-25-0031	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Dublin Addition #1	July 01, 1971
Subdivision	Dublin Business Park Subdivision	January 25, 1983
Master Plan	Dublin Business Park	February 02,1982
Prior Enforcement Action	Not applicable	

Site History

In 1999, prior to development of the property, the parcel was rezoned to OC/cr (now MX-N under UDC) and the condition of record prohibited the site from being developed with a restaurant use. The site was subsequently developed in 2000 as a professional office building and platted concurrently with the development plan. The site is currently operating as a Residential Behavioral Health Treatment Facility under a previously approved Conditional Use (CPC CU 17-00125).

Applicable Code

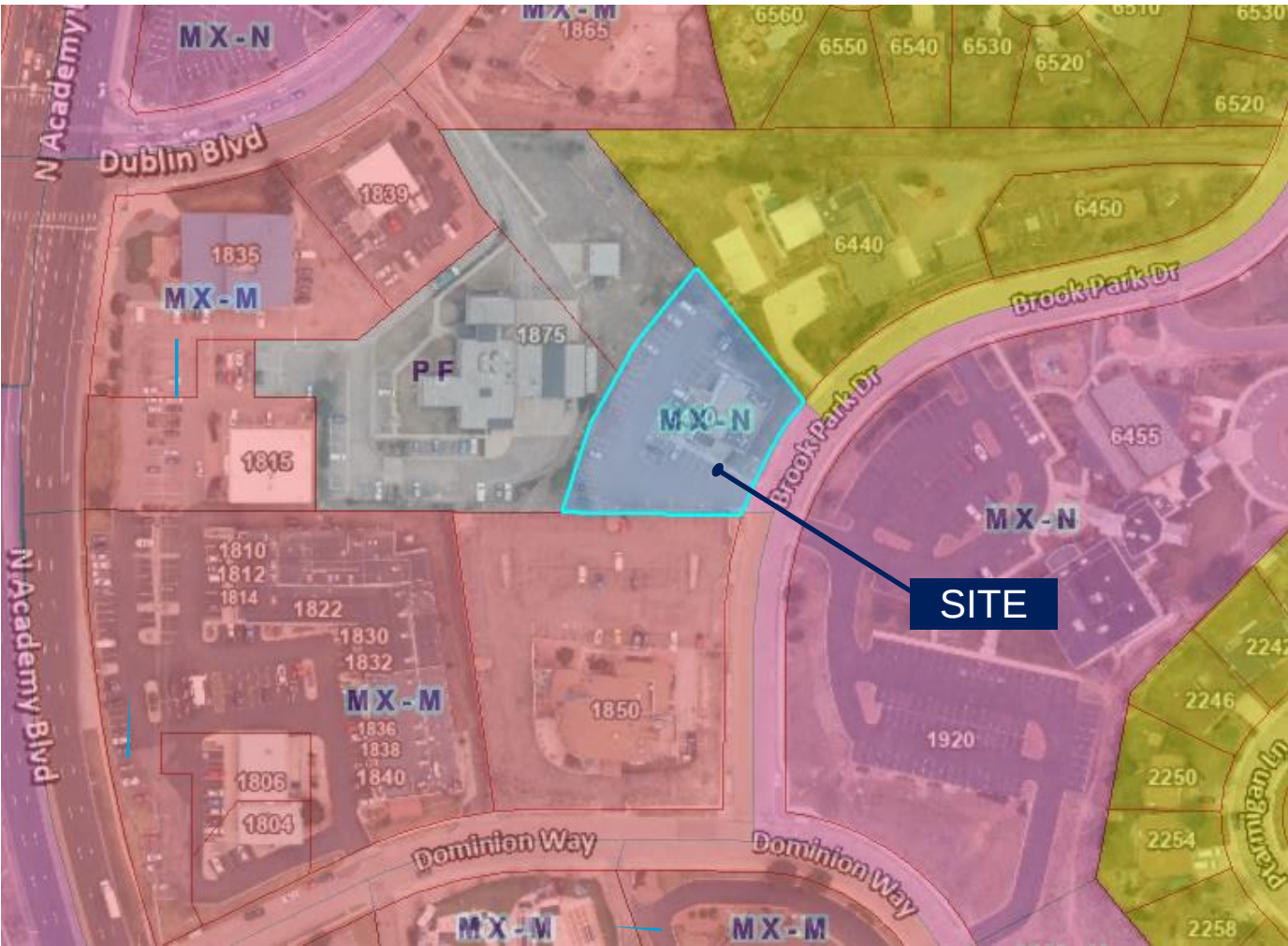
The subject application was submitted after the implementation date (June 5, 2023) of the ReTool project. The subject application was reviewed under “the Unified Development Code”. All subsequent references within this report that are made to the “Code” and related sections are references to the Unified Development Code (UDC).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-1 6 (Single-Family Medium)	Human Service Establishment	
West	PF (Public Facilities)	Colorado Springs Fire Station 14	
South	MX-M (Mixed-Use Medium Scale)	Restaurant	
East	MX-N (Mixed-Use Neighborhood Scale)	Religious Institution	

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Review / 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 based on the lack of public interest during the project review.

Timeline of Review

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

Agency Review

Traffic Impact Study

No comments received.

Fire

Fire reviewed this application. All comments were addressed during the review of this project. (Attachment 2 – Fire Comments)

Parks

No comments received.

Stormwater Enterprise (SWENT)

No comments received.

City Engineering Development Review

No comments received.

Conditional Use

Summary of Application

The applicant chose to submit a Conditional Use application with land use statement, which is permitted under City Code Section 7.5.601.B.3: “If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic.” (Attachment 3 – Land Use Statement) The proposed Conditional Use application involves a small-scale expansion for a Detoxification Center within the existing building. More specifically, the use proposes adding up to six (6) residential beds with 24-hour staff supervision. Programming follows a residential-care model consistent of the behavior-health continuum of care already established at the adjacent campus building 6440 Brook Park Drive. (Attachment 4 – Proposed Detox Bed Locations) There will be no exterior modifications, and only minor interior changes related to adding the proposed beds, if the application is approved.

Application Review Criteria

[UDC Code Section 7.5.516.D]

In accordance with City Code Section 7.5.601.2, An application for Conditional Use is subject to the following Criteria for Approval:

- a. *The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).*
The proposed Detoxification Center use is in compliance with all applicable use-specific standards. The use-specific standards for this use can be found in City Code Section 7.3.301.E *Group Living Residence, Human Services Establishment, or Detoxification Center* and include the following:

1. *Separation Requirement:*

- a. *No Group Living Residence Use or Detoxification Center shall be located within one thousand (1,000) feet of another Group Living Residence or Detoxification Center.*
- b. *This spacing requirement shall not apply between two (2) establishments licensed by the State as assisted living.*

The Applicant's establishment of the proposed Detoxification Center use within the continuum of behavior-health care model for the property in question and the adjacent campus building 6440 Brook Park Drive are not in conflict with the use-specific standards noted above, as neither property is currently used for Group Living Residence or Detoxification Center uses.

- b. *The size, scale, height, density, 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*

The site is developed with an existing building, access and parking. The proposed application is to allow a Detoxification Center use. The Applicant's intends to utilize the existing building on-site to accommodate the use with modest internal modifications to provide the space needed for the anticipated six (6) beds. Programmatically, the proposed use will not substantially alter the externally-facing operational parameters for the existing facility. These changes would not affect size, scale, height, density, traffic impacts, or any other impacts in the surrounding area. (Attachment 1 – Project Statement and Attachment 4 – Proposed Bed Locations)

- 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.*

The project site is located within an already developed part of the City with built out roads, sidewalks, and existing utility connections. Through the review of this application, the City's review agencies deemed the existing infrastructure in this location to be sufficient for the proposed use.

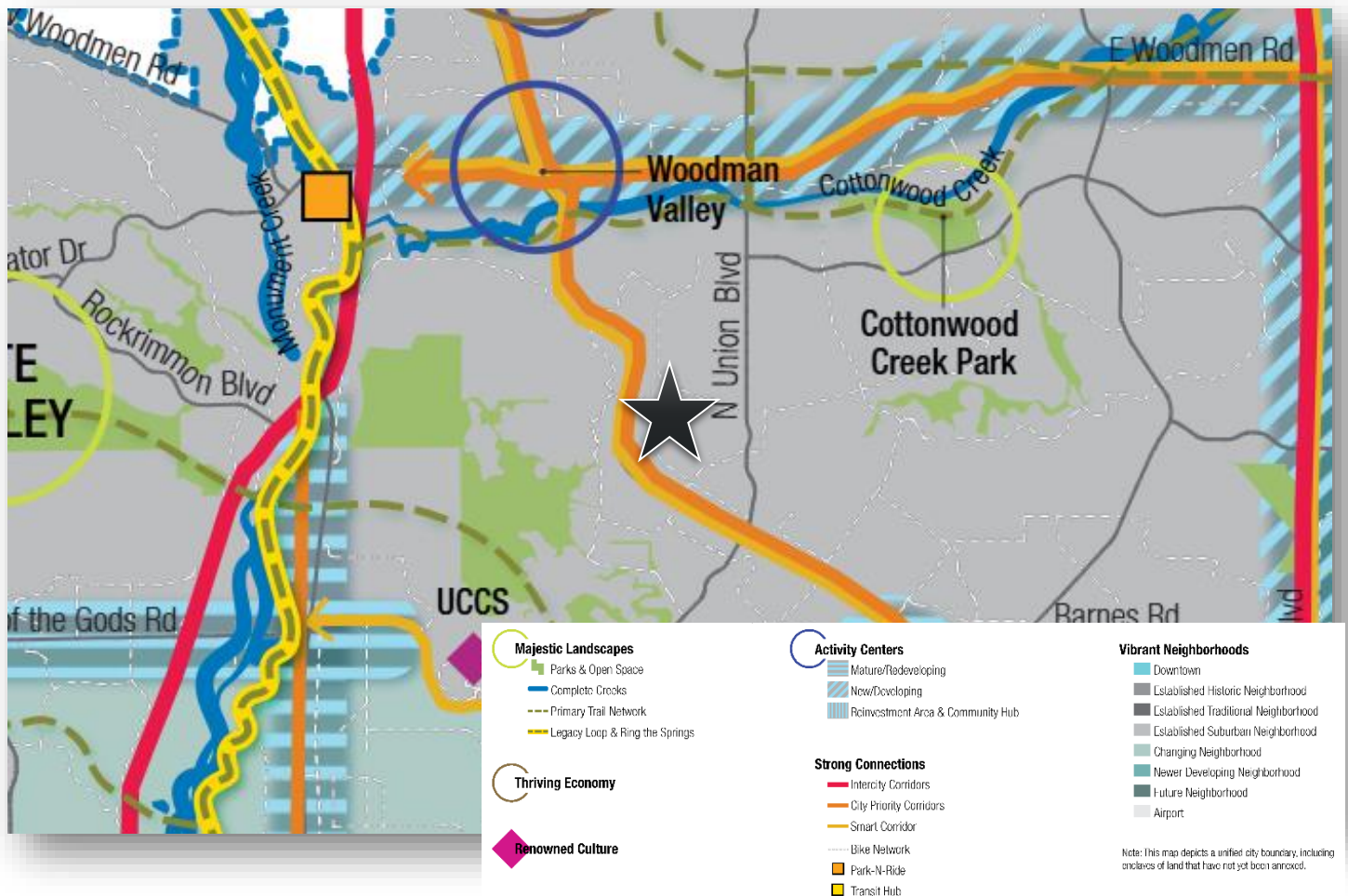
The City Planning Staff find that the approval criteria of UDC Section 7.5.601, which are applicable to Conditional Use, are met with this application.

Compliance with Relevant Guiding Plans and Overlays

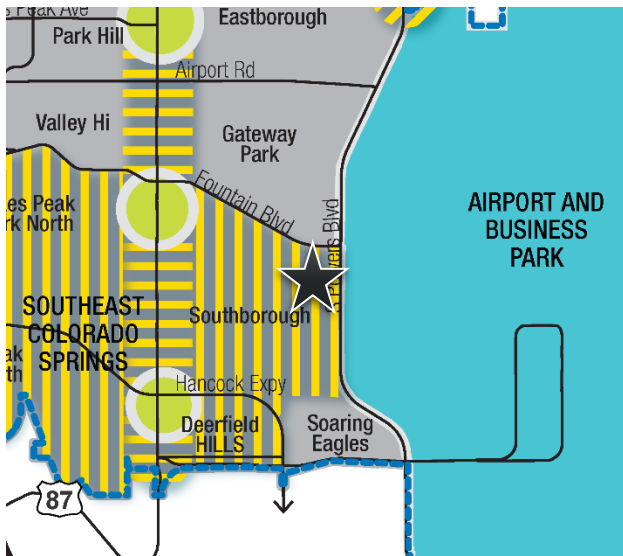
This property is within the Dublin Business Park Master Plan which is considered implemented and would therefore not require a modification for this change of use.

Compliance with PlanCOS

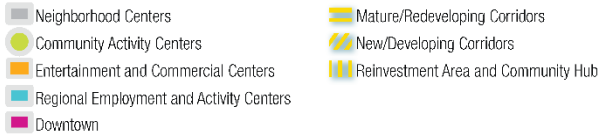
PlanCOS Vision Map



The proposed use was evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is within the Changing Neighborhoods Typology. The goal of this neighborhood *"is to retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability, and attractiveness of these neighborhoods."* A goal of this neighborhood typology is for City Planning to emphasize, "implementing strategies necessary to support, incentivize, or adapt to change resulting from market forces, redevelopment, or disinvestment.



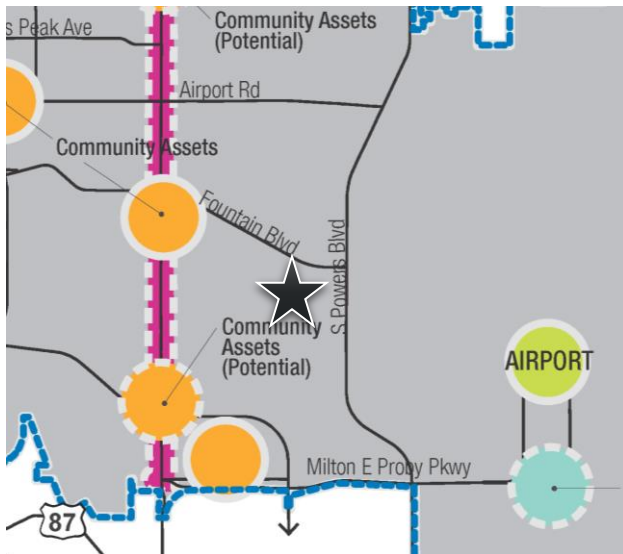
Predominant Typology



Unique Places

This project fulfills the requirements of Unique Places using several policies and strategies outlined in PlanCOS:

- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.
- Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.



Predominant Typology



Renowned Culture

This project meets the Renowned Culture chapter of PlanCOS by addressing strategy RC-5.A-3: *Support plans for facilities that proactively and holistically address the mental health needs of our community, and that are reasonably and appropriately integrated with surrounding land uses.*

Statement of Compliance

CUDP-25-0031

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