



SANDSTONE CARESANDSTONE CARE (REZONING) **LETTER OF INTENT**

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

SANDSTONE CARE COS LLC
7555 EAST HAMPDEN AVE, SUITE 103
DENVER CO 80231

Include phone numbers and emails
for responsible parties and owners

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING

KIMLEY-HORN & ASSOCIATES
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237

SURVEYING

BARRON LAND SURVEYING
2790 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The 5.11-acre parcel (Parcel ID: 83221-01-001) is located at 5250 Pikes Peak Highway and is in the R-T (Residential Topographic) zone district. The site is approximately 0.88 miles northwest of the intersection of Pikes Peak Highway and US 24 West in the Cascade/Chipita Park area of the unincorporated El Paso County. The property is legally described as Lot 1 Black Bear Inn Subdivision.

REQUEST

Sandstone Care COS LLC request approval of a map amendment (rezoning) from the RT to the CC zone district. The applicant proposes the reuse of the existing $\pm 5,615$ SF, four (4) bedroom, 2.5 bathroom residence as a private hospital that will provide inpatient addiction rehabilitation, recovery, and treatment services for youth in a private residential style campus environment. The external aesthetic character of the residence will not be altered nor are any external site improvements planned. The site is intended to be preserved in its existing residential character and appearance to provide a residential environment context for patients during treatment and recovery periods.

The facility program will have a maximum capacity of up to 12 patients. The hospital will comply with occupancy limitations set by the Regional Building Department, State Health

Department, and/or other agencies regulating inpatient hospital uses as defined and permitted by the State of Colorado.

The hospital will serve youth clientele from within the existing residential structure from primarily within El Paso County and surrounding communities.

An existing private hospital is operated on the adjacent CC zoned parcel (TSN: 83221-01-002) owned and operated by Irish Clover, LLC. These uses will be owned and operated separately from each other. The proposed Sandstone Care will offer a separate treatment and care services to patients not associated with the existing private hospital use on the adjacent parcel.

JUSTIFICATION

The applicant requests approval of the rezoning based on findings of compliance with the following:

- **The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

The neighborhood is characterized by a mix of low impact rural residential and supporting commercial services that serve the local community and draw consumers from, El Paso and Teller Counties, Colorado Springs, and surrounding municipalities and communities. The North Pole – Santa’s Workshop is a Christmas themed amusement park on ±28-acres south of the current Sandstone Care facility on the property south of the rezone parcel. An (The) entrance to Pikes Peak National Park is located and Pikes Peak – America’s Mountain located within 700-feet north of the property, separated by a ±4-acre single family rural residential (RR-2.5) property.

The North Pole (Santa’s Workshop) and Pikes Peak – America’s Mountain draws local national, and international visitors annually.

YOUR EL PASO MASTER PLAN CONSIDERATIONS

The rezone request generally conforms to the following land use goals of the *Your El Paso Master Plan*:

Land Use Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The proposed rezone is compatible with the underlying CC zoning and existing hospital (private) land use on the adjacent property (TSN: 8322101002). Existing infrastructure (public utilities and transportation network) have adequate capacity to support the proposed use.

Land Use Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

This sentence needs revision.

The area is not within any strategic or planned municipal annexation area.

Land Use Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The proposed use is consistent with the supporting land use scenarios in the Large-lot Residential Placetype as discussed below. It is also consistent with the Minimal Change: Developed category descriptors.

The Key Areas Map locates the site within a Small Town & Rural Communities “Key Area”. Concerning the Key Area characteristics of Small Towns & Rural Communities, the Plan states:

...” unincorporated rural communities have commercial uses and community facilities that serve surrounding residents and create a sense of community”

The proposed hospital will primarily serve youth within the El Paso County/Pikes Peak region.

This “Developed” area is anticipated to experience “Minimal Change” as identified on the “Areas of Change” Map which are characterized as areas projected to experience minimal change. These areas are largely built out but may include isolated pockets of vacant or underutilized land.

Per the **Minimal Change: Developed** description, “Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained”. Since the proposed zoning and use is identical to the zoning and use on the adjacent site (TSN: 8322101002), and no site improvements are proposed, approval of the rezone and expansion of the private hospital use on the subject site will not impact the “overall character of the area”.

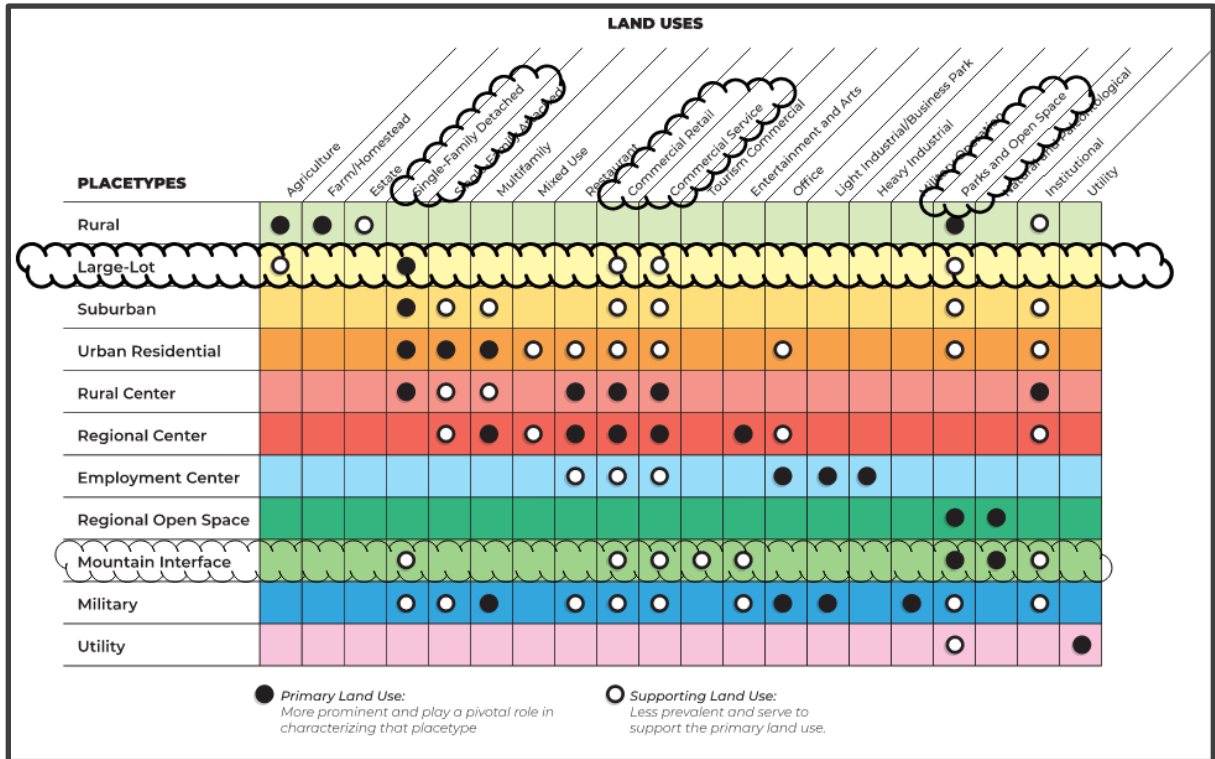
The site is located one-quarter mile south of the Pike National Forest entrance and several hundred feet north of the North Pole amusement park. The proposed rezone and change of use is not anticipated to significantly impact the character of the area.

The site is located within the “**Large-Lot Residential**” Key Areas as depicted on the Placetypes Map. Concerning this Key Area, the Plan recognizes the need to prioritize additional commercial development in the unincorporated places, or where appropriate.

Single-family residential is the primary land use in this Placetype. The Plan identifies institutional uses as an appropriate land use within the Placetype. Supporting land uses include commercial retail and service land uses. These are also consistent with the Mountain Interface placetype land uses.

Large lot residential is a placetype, not a key area

Explain why mountain interface is relevant here

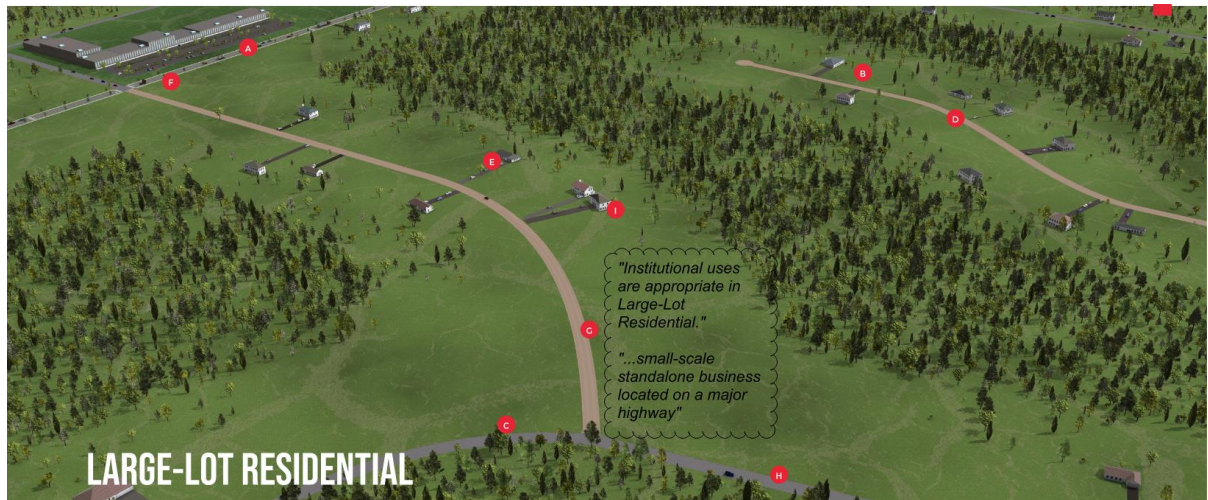


The site is located within a “Large Lot Residential” Placetype where single-family residential uses are identified as primary land uses and commercial retail and commercial service type uses are compatible supporting land uses. It should be noted that the existing adjacent private hospital in the CC zone is also located within the “Large Lot Residential” Placetype. The Large Lot Residential Placetype Characteristics identify institutional uses as an appropriate land use within the Placetype. The proposed hospital and required underlying zoning (CC) are consistent with the allowances for institutional uses within the Large-lot Residential Placetype.

Function of Supporting Uses

The focus of Large-Lot Residential is intertwining residential uses with the County’s treasured natural environment without disruption or degradation. As such, commercial uses are minimal in this placetype with a small-scale standalone business located on a major roadway.

The following images compare consistency of the site with the graphic descriptors of the Large Lot Residential Placetype



Comparison of the Placetype demonstrates general conformity with the physical and land use descriptions of the Your El Paso Master Plan "Large Lot Residential Placetype".

WATER MASTER PLAN CONSIDERATIONS:

The development area is in REGION 1 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Colorado Springs Utilities (CSU) Service Area. REGION 1 consists of areas served by CSU and is not expected to experience significant growth by 2060. Although the site is not located within the City of Colorado Springs, it is served by CSU water. CSU manages water service for the former Cascade Metropolitan District No. 1. Wastewater service is provided via an existing permitted on-site wastewater treatment system (OWTS). CSU does not provide wastewater disposal service within the area.

CSU has provided a letter of commitment to continue providing service to the site. Water supplies in REGION 1, and specifically from CSU, should be sufficient to meet the current development demand and ongoing needs of the use. CSU has committed to continue to serve the site out of its current supplies.

CSU has adequate supply, water quality, and existing infrastructure in the area to serve this development and maintains required regulatory compliances.

CSU provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CSU, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD. Per the Water Master Plan, water supplies in REGION 1 from current to 2060 build out are as follows (taken from EPC WMP):

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
REGION 1	83,622	111,086	138,453

Table 5-1: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
REGION 1	83,622	99,001	15,379	0	0%

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
REGION 1	111,086	99,001	0	12,085	11%

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
REGION 1	138,453	99,001	0	39,452	28%

Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

According to the Plan, “water providers are generally aware of their future needs, and are planning to develop and connect the new supplies they will need. Water providers tend to purchase a quantity of water rights and then separately develop the infrastructure capacity

to deliver and treat the water, so water supplies will normally be added to their systems in incremental blocks ahead of the needs.”

- **The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;**
The application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.
- **The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and**
The proposed zone district is compatible with existing and permitted land uses and zoning districts in all directions.

Need an explanation of how a rezone to CC is compatible with single family detached residential uses across the street, irrespective of proposed use.

The proposed rezone and intended land uses:

- *Preserves facilities and maintains the character of the original properties associated with the Black Bear Inn.*
- *Preserves a low impact use adjacent to the public access entry gate of the Pikes Peak Forest.*
- *Maintains the level of impacts, in terms of transportation, utility and public services, and environmental land management consistent with compatible residential and commercial uses in the neighborhood.*

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

Development within the proposed map amendment (rezoning) boundaries will conform to the density and dimensional requirements of the CC zone which include:

- Setbacks: 25-foot front yard; 25-foot side/rear yards (0-feet from internal side/rear lot line within the same zone)
- Height: 40'
- Roadway Landscape Buffer/Setback Requirements:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
Pikes Peak Highway	Non-Arterial	10 feet	1 per 30 feet

*(min. 1/3 trees shall be evergreen)

The site is heavily treed (see image below). The Site Development Plan application will include a request to count existing trees towards required roadway and internal landscaping and buffering/screening requirements.

