

**GENERAL APPLICATION FORM**

Edited 9/25/18

Project Name: **Peaks Recovery Concept Plan and Zone Chan** Existing Zone: **RR-5 (County)** Acreage: **9.761**

Site Address: **1765 Old Ranch Rd /1865 Old Ranch Rd** Direction from Nearest Street Intersection: **East of Voyager Parkway**

Tax Schedule Number(s): **6228004009 & 6229007001**

**TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification**

- |  |  |
|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment   | <input type="checkbox"/> Property Boundary Adjustment  |
| <input type="checkbox"/> Administrative Relief   | <input type="checkbox"/> PUD Concept Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM     |
| <input type="checkbox"/> Amendment to Plat Restriction   | <input type="checkbox"/> PUD Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input checked="" type="checkbox"/> Annexation   | <input type="checkbox"/> PUD Zone Change   |
| <input type="checkbox"/> Building Permit to Unplatted Land   | <input type="checkbox"/> Street Name Change  |
| <input type="checkbox"/> Building Permit Prior to Platting   | <input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Prelim <input type="checkbox"/> Prelim & Final <input type="checkbox"/> Final               |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3   | <input type="checkbox"/> Subdivision Waiver <input type="checkbox"/> Design <input type="checkbox"/> Process   |
| <input checked="" type="checkbox"/> Concept Plan <input checked="" type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM | <input type="checkbox"/> Use Variance <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM         |
| <input type="checkbox"/> Conditional Use <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM                    | <input type="checkbox"/> Vacation of Plat  |
| <input type="checkbox"/> Coordinated Sign Plan (CSP)   | <input type="checkbox"/> Waiver of Replat  |
| <input type="checkbox"/> Development Agreement   | <input checked="" type="checkbox"/> Zone Change; Proposed Zone: <b>E-B OC</b>  |
| <input type="checkbox"/> Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM                   | <input type="checkbox"/> FBZ Development Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM |
| <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Re-roof <input type="checkbox"/> Hearing Request   | <input type="checkbox"/> FBZ Conditional Use <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM  |
| <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Irrigation                              | <input type="checkbox"/> FBZ Interim Use Plan  |
| <input type="checkbox"/> Master Plan <input type="checkbox"/> New <input type="checkbox"/> MJ <input type="checkbox"/> MN <input type="checkbox"/> MM                        | <input type="checkbox"/> FBZ Minor Improvement Plan  |
| <input type="checkbox"/> Nonuse Variance   | <input type="checkbox"/> FBZ Warrant   |
| <input type="checkbox"/> Preservation Easement Adjustment  |  |

**PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

Signature of Property Owner: *[Signature]* Date: **1/24/20** Signature of Consultant: *Tamara Baxter* Date: **1/27/20**

Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: **Peaks Recovery Center LLC** Contact Name: **Chris Burns**

E-Mail: **cburns@peaksrecovery.com** Phone: **(719) 374-0315**

Developer: **same as Owner** Contact Name: \_\_\_\_\_

E-Mail: \_\_\_\_\_ Phone: \_\_\_\_\_

Consultant/Main Contact name: **NES Inc. (Andrea Barlow / Tamara Baxter)** Phone: **(719) 471-0073**

Address: **619 N Cascade Avenue, Ste 200** City: **Colorado Springs**

State: **CO** Zip Code: **80903** E-Mail: **abarlow@nescolorado.com / tbaxter@nescolorado.com**

**PLANNER AUTHORIZATION: (CITY USE ONLY)**

Checklists  Distribution Form  Project Blurbs  E-mail to Admin. Initial Review Level:  AR  CPC  DRB  HP

Payment \$: **13,168.00** Assigned to: **KATE CARO** Date: **2.3.2020**

Receipt No.: **34242** City File No.: **CPC CP 20-00033**

**Letter of Authorization**

I, Brandon Burns/C&B LLC, as owner of the property located at 1785, 1175, 1865 Old Ranch Road, Colorado Springs, CO authorize Chris Burns/Sober Solutions to apply and make decisions regarding the Peaks Recovery Center Concept Plan. Rezone, and Peak Center Annexation (Post-Petition) application(s).

Sincerely,

Property Owner



Date:

1/23/20

Brandon Burns/C&B LLC  
(TSN# 6229007001 & 6228004009)

**Letter of Authorization**

I, Robert Patton/Patton Holding, as owner of the property located at 1785, 1175, 1865 Old Ranch Road, Colorado Springs, CO authorize Chris Burns/Sober Solutions to apply and make decisions regarding the Peaks Recovery Center Concept Plan, Rezone and Annexation (Post-Petition) application(s).

Sincerely,

Property Owner

Date:



1-23-2020

Robert Patton – Patton Holding  
(TSN# 6229007001 & 6228004009)

Date



# Concept Plan Application Requirements

**REVIEW CRITERIA:** A concept plan shall be reviewed using the criteria listed below. No concept plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?
2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?
3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?
4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?
8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

**PLAN SUBMITTAL CHECKLIST:** The following items will need to be included in any Concept Plan review submittal.

Applicant	Planner
<input checked="" type="checkbox"/> <b>General Development Application Form</b>	<input checked="" type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following: <ol style="list-style-type: none"> <li>1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan;</li> <li>2. A Justification based on the review criteria addressing why the proposed project should be approved; and</li> <li>3. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the approved development plan.</li> </ol>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Concept Plan</b> showing all "Plan Content Requirements" below	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> <b>Mineral Estate Owner Notification Certification Affidavit</b>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A <b>legal description</b> of the proposed project	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> from the assigned City Planner	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input checked="" type="checkbox"/>
<b>REPORTS &amp; STUDIES:</b> (to be determined at the pre-application or LDTC meetings) <i>The reports and/or studies must be prepared by the appropriate qualified professional.</i>	
<input checked="" type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR) <i>LSA and Geo Haz</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input checked="" type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Traffic Impact Analysis</b> (EDRD)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Hydraulic Grade Line (HGL) Request Form</b> to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <b>Wastewater Facilities Master Report</b> to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	<input checked="" type="checkbox"/>

**PLAN CONTENT REQUIREMENTS:** The content of the concept plan must include the following information.

**General Information**

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.)               | <input type="checkbox"/> |

**PLAN CONTENT REQUIREMENTS:** *Continued from previous page.*

Applicant	Planner
<input checked="" type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Vicinity Map (does not have to be to scale). The map should show the proposed site outlined with the existing adjacent streets within the neighborhood.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Any Conditions of Record established at the time of zoning.	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any covenants/easements permitting the use of the land by adjacent property owners.	<input type="checkbox"/>
<input type="checkbox"/> Notes which describe any approved variances which apply to the property. Include the City File Number and date of approval.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zoning and land uses on adjacent properties	<input type="checkbox"/>
<input checked="" type="checkbox"/> Significant natural features, such as vegetation, rock outcroppings, streams, etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, size and use restrictions for all "Preservation" or "No Build" areas.	<input type="checkbox"/>
<b>Site Development Information</b>	
<input checked="" type="checkbox"/> Location, dimensions, and size of proposed lot(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two foot (2') contour intervals	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location of all floodplain boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and dimensions of required building and landscaping setbacks	<input type="checkbox"/>
<input checked="" type="checkbox"/> The following information on all existing and proposed buildings:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and specific distance from property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/> Dimensions and square footage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Building height	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Use	<input type="checkbox"/>
<input checked="" type="checkbox"/> The following information regarding existing and proposed streets adjacent to the development site:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rights-of-way and pavement widths	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing, proposed and anticipated street names and classifications. Designate a private street by including "private" immediately following the street name.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and/or proposed access points	<input type="checkbox"/>
<input type="checkbox"/> Acceleration and deceleration lanes	<input type="checkbox"/>
<input type="checkbox"/> Traffic islands and other traffic control devices	<input type="checkbox"/>
<input type="checkbox"/> Sight Distance Triangle as calculated from the Public Works Design Manual (No fence, walls, buildings, pillars, landscaping, signs, or any other obstruction to vision between the heights of 3 ft. and 10 ft. above street level shall be permitted in this triangle).	<input type="checkbox"/>
<input checked="" type="checkbox"/> General location and size of all parking areas and driving and maneuvering lanes	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "The aviation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."	<input type="checkbox"/>

## PEAKS RECOVERY CENTERS LLC

### PROJECT STATEMENT

JANUARY 30, 2020

#### REQUEST

N.E.S. Inc. on behalf of Peaks Recovery Centers, LLC, request approval of the following applications.

1. Annexation of the Peak Center Addition No. 1
2. A Zone Change from County Zoning to City OC (Office Complex) Zone District
3. A Concept Plan for both 1785 and 1865 Old Ranch Road

#### LOCATION

The approximately 9-acre site is located in El Paso County, east of Voyager Parkway, on the south side of Old Ranch Road. The "Site" consists of two properties: 1785 Old Ranch Road consisting of approximately 4.9 acres and 1865 Old Ranch Road consisting of approximately 4.8 acres. The Site lies in a mixed-use area with single-family residential to the east, south and west and industrial to the north. The Site is south of the Fairlane Technology Park, an existing industrial park, which is within the City boundary. To the east is a residential property consisting of single-family residence and accessory buildings that was annexed

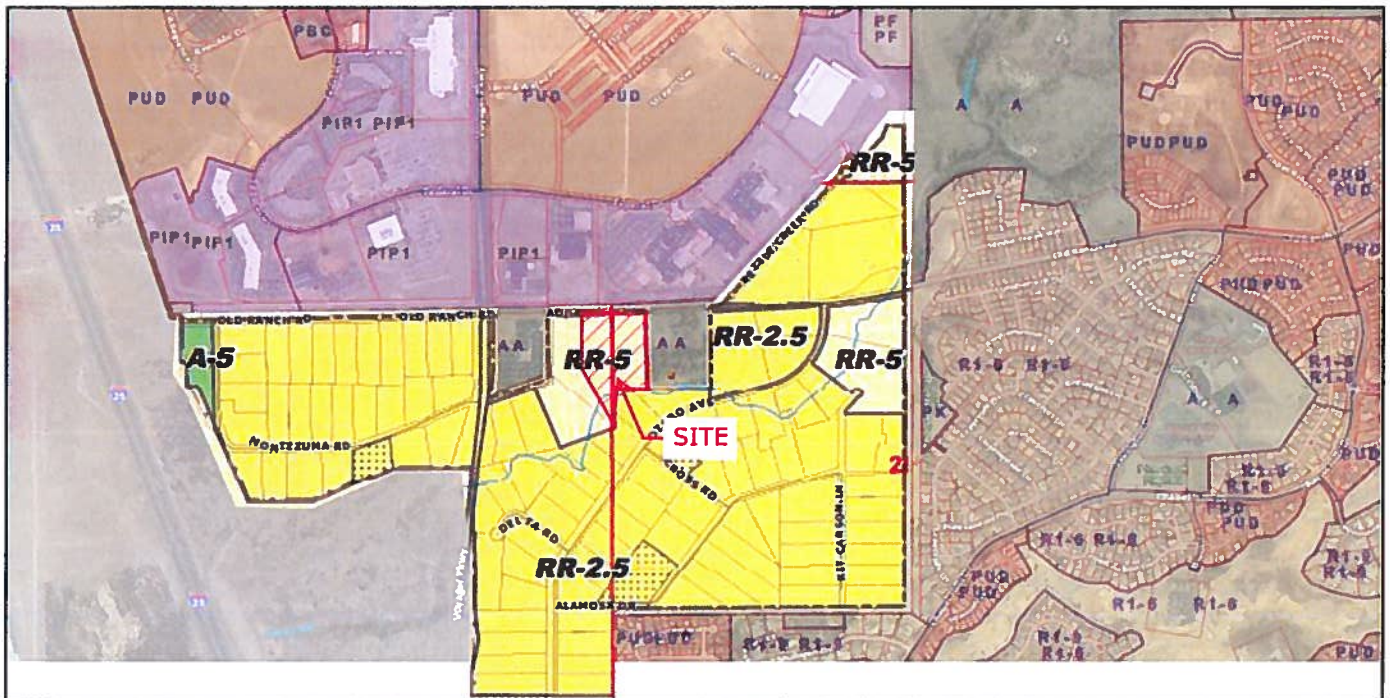


into the City of Colorado Springs in 1998 (Hadnagy Addition -Ordinance 98-147). To the east and south are residential properties located in El Paso County. Voyager Parkway is located approximately 1051 feet (less than quarter mile) to the west.

**ZONING CONTEXT**

The site is surrounded by a mix of City and County zone districts. To the north and east is the City of Colorado Springs boundary with City zoning. To the south and west is El Paso County with County zoning. The site is currently zoned RR-5.

DIRECTION	MUNICIPALITY	ZONE	
NORTH	CITY	PIP1	PLANNED INDUSTRIAL PARK
EAST	CITY	A	AGRICULTURAL
SOUTH	COUNTY	RR 2.5	RESIDENTIAL RURAL
WEST	COUNTY	RR 5	RESIDENTIAL RURAL



**PROJECT DESCRIPTION**

Peaks Recovery Centers, LLC (“Peaks Recovery”) provides sober-living and extended-care alcohol and drug addiction rehabilitation facilities in Colorado Springs for men and women. Peaks Recovery provides gender-separated treatment, offering 90-day primary programming with a continued, structured aftercare program. The drug and alcohol addiction treatment residential facilities offer 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. Residents are not allowed to have a vehicle on-site at any time during their treatment, therefore Peaks Recovery offers transportation throughout the entire stay of the six-month addiction treatment program by means of vans.

To be more effective overall as a small business, over the past year, Peaks Recovery has looked at properties within El Paso County and the City of Colorado Springs that would allow them to combine the majority of their administrative and programs to one central location. Currently they are reliant on rental houses for the residential sober-living facilities, and their main offices and therapy facilities are located off La Montana Way. Peaks Recovery purchased both properties in 2019 as a long-term investment. These properties are beneficial based on convenience and a means of bringing all aspects of their business operations to one location.

Since purchase of both properties in 2019, Peaks Recovery has obtained a zoning verification letter from El Paso County Planning Office to operate each single-family residence as a "Group Home for Handicapped or Disabled Persons" for up to 5 unrelated persons. Both existing single-family residences do have the capacity to accommodate 12 unrelated individuals, based on bed count.

A brief description of future development of both properties includes:

- Phase 1: Upon approval of this request, Peaks Recovery would operate both single-family residence to full capacity (12-beds) as a Drug and Alcohol Treatment Facility per City Zoning Code under the OC Zone District.
  - The RV building adjacent to the residence at 1785 Old Ranch Road will be used for medical purposes for clients of Peaks Recovery only. The existing barn at 1865 will be used for on-site maintenance and shop for both properties.
- Phase 2: The construction an approximately 20,000 square foot two-story building on the 1785 Old Ranch Road property near Old Ranch Road. This building would provide additional sober living for up to 20 beds on the first floor. The upper floor would accommodate all administrative offices with interim therapy meeting rooms. Necessary parking for the majority of all operations for both properties would be accommodated adjacent to this building. Parking counts have been provided on the Concept Plan.
- Phase 3: The construction of an approximately 8,000 square foot building on the 1865 Old Ranch Road property. This building would be utilized for individual and group therapies for existing residents and families of existing residents of Peaks Recovery. Outside therapy that is un-related to Peaks Recovery would not occur at the site.

Peaks Recovery currently owns and operates a sober-living residential home at Brook Park Drive, which received approval by the City of Colorado Springs to operate as a Drug or Alcohol Treatment Facility. This



program operation will remain. Upon construction of the new buildings at 1850 Old Ranch Road, residents from this location will be transported to the Old Ranch Road location for all program related therapy services.

## **PROJECT JUSTIFICATION**

### **Conditions for Annexation Review Criteria (Section 7.6.203)**

**A. THE AREA PROPOSED TO BE ANNEXED IS A LOGICAL EXTENSION OF THE CITY'S BOUNDARY;**

The site is immediately adjacent to the City boundary to the east and north and is a logical extension of the City. Both properties, in addition to a portion of Old Ranch Road, have been accepted by the City for consideration for annexation. This part of Colorado Springs has been rapidly growing over the last few years with significant commercial and residential development north of the site close to InterQuest and Voyager. Annexations have been approved by the City of Colorado Springs in the area: Academy Christian Church (Ordinance #04-204), Briargate Addition #4 (Ordinance 82-137), Hadnag Addition (Ordinance 98-147) and Ford Parcel #1 (Ordinance 82-151).

**B. THE DEVELOPMENT OF THE AREA PROPOSED TO BE ANNEXED WILL BE BENEFICIAL TO THE CITY. FINANCIAL CONSIDERATIONS, ALTHOUGH IMPORTANT, ARE NOT THE ONLY CRITERIA AND SHALL NOT BE THE SOLE MEASURE OF BENEFIT TO THE CITY;**

Peaks Recovery has been operating throughout Colorado Springs and El Paso County for many years. Annexation of the Site to the City of Colorado Springs allows Peaks Recovery to meet the business goals to obtain a central location which allows them to bring their administrative offices, programs and services to one location to be more effective for their clients. This Site provides long-term business viability and eliminates the need to continually navigate both the City of Colorado Springs and El Paso County entitlement and permitting processes to operate at their full capabilities. PlanCOS identifies the City's vision to expand and support to small business growth.

**C. THERE IS A PROJECTED AVAILABLE WATER SURPLUS AT THE TIME OF REQUEST;**

Individual wells are the current water source for the existing single-family residences. The project proposes to connect to CSU water on the north side of Old Ranch Road. A Preliminary Utility and Public Facility Plan has been provided with the Concept Plan. CSU has indicated that they have sufficient supply and facilities to serve this property.

**D. THE EXISTING AND PROJECTED WATER FACILITIES AND/OR WASTEWATER FACILITIES OF THE CITY ARE EXPECTED TO BE SUFFICIENT FOR THE PRESENT AND PROJECTED NEEDS FOR THE FORESEEABLE FUTURE TO SERVE ALL PRESENT USERS WHETHER WITHIN OR OUTSIDE THE CORPORATE LIMITS OF THE CITY;**

Existing individual septic systems serve the existing single-family residence on each property. The Preliminary Utility and Public Facility Plan attached to the Concept Plan provides for two options for future sanitary sewer service with the City. Either option will require the Applicant to obtain a utility easement with the adjacent neighbor in order to gain access to the existing sanitary sewer line and

CSU lift station to the east. CSU will have the final determination of the location of sanitary sewer service for the site.

**E. THE ANNEXATION CAN BE AFFECTED AT THE TIME THE UTILITIES ARE EXTENDED OR AT SOME TIME IN THE FUTURE;**

The land to be annexed is under a single ownership and, therefore, the annexation can be affected at the time utility connections are available.

**F. THE CITY SHALL REQUIRE AS A CONDITION OF ANNEXATION THE TRANSFER OF TITLE TO ALL GROUNDWATER UNDERLYING THE LAND PROPOSED TO BE ANNEXED. SHOULD SUCH GROUNDWATER BE SEPARATED FROM THE LAND OR OTHERWISE BE UNAVAILABLE FOR TRANSFER TO THE CITY, THE CITY, AT ITS DISCRETION, MAY EITHER REFUSE ANNEXATION OR REQUIRE PAYMENT COMMENSURATE WITH THE VALUE OF SUCH GROUNDWATER AS A CONDITION OF ANNEXATION. THE VALUE OF SUCH GROUNDWATER SHALL BE DETERMINED BY THE UTILITIES BASED ON MARKET CONDITIONS AS PRESENTLY EXIST;**

This will be addressed in the Annexation Agreement.

**G. ALL RIGHTS OF WAY OR EASEMENTS REQUIRED BY THE UTILITIES NECESSARY TO SERVE THE PROPOSED ANNEXATION, TO SERVE BEYOND THE ANNEXATION, AND FOR SYSTEM INTEGRITY, SHALL BE GRANTED TO THE UTILITIES. UTILITIES, AT THE TIME OF UTILITY SYSTEM DEVELOPMENT, SHALL DETERMINE SUCH RIGHTS OF WAY AND EASEMENTS;**

Utility easements and rights of way will be provided with future development plans for the Site. Upon determination of sanitary sewer service extension, a utility easement will need to be identified and agreement executed. There is an existing 20' utility easement that runs north-south through the property along the joint property boundary.

**H. IF THE PROPOSED ANNEXATION TO THE CITY OVERLAPS AN EXISTING SERVICE AREA OF ANOTHER UTILITY, THE APPLICANT SHALL PETITION THE PUC (PUBLIC UTILITIES COMMISSION) OR OTHER GOVERNING AUTHORITY TO REVISE THE SERVICE AREA SUCH THAT THE NEW SERVICE AREA WILL BE CONTIGUOUS TO THE NEW CORPORATE BOUNDARY OF THE CITY.**

This property lies within the Wescott Fire Department (WFD) service area. The applicant will work with WFD to apply to remove this property from its service area. This will be completed prior to annexation. The properties are currently served by Mountain View Electric Association. Requirements for removal of the property from the service area of this District will be addressed in the Annexation Agreement.

**Zone Change Criteria (Section 7.5.603. B)**

**1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

Peaks Recovery is a state licensed medical detox provider that offers sober living to individuals affected by drug and alcohol addiction. Peaks Recovery operations falls under the 'Human Service Establishments' definition in the City Zoning Code. The Applicant is requesting to rezone the property to OC (Office Complex). The OC Zone District provides Peaks Recovery the ability to fully operate with their administrative offices and programs as a 'permitted' use which would not require continual land use entitlement actions.

In accordance with the Zoning Code, the OC Zone District:

*"This zone district accommodates various types of office uses performing administrative, professional and personal services. These are typically small office buildings developed in a cluster with an internal traffic system or one larger office building with considerable landscaping. This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential."*

A Zone Change will not be detrimental to the public interest, health, safety, convenience or general welfare.

**2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.**

The 2006 Annexation Plan establishes the framework for decisions concerning annexation of land into the City of Colorado Springs. The intent of the Annexation Plan is to guide future applicants who seek to annex property into the City. On the 'Potential Annexation Map' in the Annexation Plan, the Site is within Area 3 of the Annexation Plan. It is identified as an area 'eligible for annexation, but not recommended.' This "category identifies areas that are statutorily eligible for voluntary annexation, but for various reasons such as existing service districts and development patterns, are not recommended for annexation." The Annexation Plan noted that "the area functions as an enclave but does not meet the statutory requirements, as the United States Air Force Academy borders the property on the west." Prior to the adoption of the 2006 Annexation Plan, nearby Annexation Petitions have been approved by the City along Old Ranch Road and in the immediate area.

In Chapter 8 (Adaptable Implementation) of PlanCOS, under "Key Projects and Implementation Strategies" one of the most important implementation initiatives is #6 Annexation Plan Update. PlanCOS recommends systematic update of the City's annexation strategies and polices to follow the outline of the Annexation Plan. The Site is designated as a "Newer Development Neighborhood" on the PlanCOS Vision Map and is designated as a "high area of change" on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes.

According to PlanCOS, with respect to Annexation requests "over the next 20 years, PlanCOS envisions limited but strategic additional outward expansion of city limits, and a focus on developing and

redeveloping property currently within city boundaries while becoming more proactive in working to incorporate existing enclaves and near enclaves into the city.”

- 3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.**

A Master Plan does not exist for this area or site. A Concept Plan is proposed in conjunction with the Zone Change and the zone change request is consistent with it.

- 4. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

No MU Zone district exists on this site nor is one proposed.

**Concept Plan Review Criteria (Section 7.5.501)**

- A. WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?**

The proposed development will not have a detrimental effect upon the general health, welfare, and safety or convenience of persons residing or working in the neighborhood of the proposed development.

- B. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?**

The proposed density and types of land uses are compatible with surrounding development and provide adequate light and air both on and off site.

- C. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?**

The permitted uses, bulk requirements, and required landscaping will adhere to the OC standards for the proposed new development on the north part of each property. The existing residential houses and existing accessory structures will remain and no changes are proposed. Future changes will complete with current zoning standards.

- D. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?**

Both properties have existing private driveways which access onto Old Ranch Road. Both driveways will remain and continue to provide access to the properties. Current parking needs are located

adjacent to the single-family residents. As new buildings are built, a general parking area to accommodate all of Peaks Recovery operations will be located adjacent to the proposed new structure at 1785 Old Ranch Road. This parking area has been preliminarily identified on the Concept Plan. Internal circulation and pedestrian connectivity will be established with future development plans.

**E. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?**

The proposed development will not overburden the capacity of existing streets. A 12' right of way dedication will be provided along Old Ranch Road as part of the Annexation. There are no likely overburdens on utilities, parks, schools and other public facilities.

**F. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?**

Proposed development will be located on the north end of the Site adjacent to Old Ranch Road. The area to the south of the existing property improvements has been identified on the Concept Plan as Open Space. No development, aside from utility extensions, will occur within this area. The area is residential to the south and commercial/industrial to the north. The proposed use on the site is compatible with the surrounding growing area.

**G. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?**

Buffering standards between differing uses will be provided and adhered to with future development plans for the new buildings from the residential homes to the east and west. Peaks Recovery has started to install a 6' private fence along the western property boundary of 1785 Old Ranch Road. The adjacent residential homes to the east and west are oriented in a manner that provides some visual mitigation from the Site. In addition, there is substantial distance between these adjacent residential homes and the proposed project.

**H. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN?**

The proposed Concept Plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.

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## PEAKS RECOVERY CENTERS – OLD RANCH ROAD

### LAND SUITABILITY ANALYSIS

JANUARY 2020

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The approximately 9-acre site is located in El Paso County, east of Voyager Parkway, on the south side of Old Ranch Road. The “Site” consists of two properties: 1785 Old Ranch Road which consists of approximately 4.9 acres and 1865 Old Ranch Road which consists of approximately 4.8 acres.



The Site does not contain overlay mapping for hillside or streamside based on the City of Colorado Springs SpringsView. However, as part of the Annexation request, a Land Suitability Analysis (“LSA”) was requested by the City to be prepared based on possible utility extensions and slopes greater than 30% on the southern portion of the Site. Kettle Creek also traverses the southern portion of Site along the toe of the slope.

In accordance with the City Zoning Ordinance, the purpose of a LSA is to provide “basic information about a site's physical characteristics and features needed to assess the impact of proposed development both on and off the site.” The LSA ensures “compatibility with adjacent land uses, increase design flexibility, protect surrounding areas from negative impacts of new development proposals, preserve outstanding elements of the City's heritage, prevent destruction of the natural and topographic character of hillside areas, prevent loss of life and minimize damage to properties located in or near areas of flood hazard areas, allow development of high rise areas, and promote the public health, safety, and general welfare.”

The following factors have been analyzed and mapped to form a basis for the land use plan proposed in this application.

**Slope Analysis:**

A Slope Analysis is one of the primary determinants of development suitability. The site was mapped using two-foot contour intervals and slope categories of 0% - 8%; 8% - 12%; 12% - 15%; and greater than 15%.

The existing structures on both properties are located on a relatively flat areas of the Site with no unstable slopes. The properties start to slope south just beyond the existing single-family residences. This area south of existing development has been identified as “Open Space” on the Concept Plan. Only necessary utility extensions will be allowed within this area as determined. New buildings will be located near Old Ranch Road which is fairly flat.

**Vegetation And Wildlife:**

**Vegetation**

The properties consist of similar vegetation. South of the existing single-family residences, the vegetation consists of Gamble Oak and Ponderosa Pine. The area around the existing buildings consists of irrigated landscape. The area to the north along Old Ranch Road consists of scattered Siberian Fur, a few scattered Douglas firs, and native grasses. The Geologic Hazard Report was prepared by Terracon provides photographs for the existing vegetation. Landscape for the future proposed buildings will comply with the City's landscape manual which will be reviewed at the time of the Development Plan.

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Kettle Creek traverse the southern portion of the property at the toe of the slope. According to FEMA FIRM Panel #08041C0506G, the development portion of the Site is located in Zone X (area of minimal flood hazard). The very southern point of the Site lies within the designated 100-year floodplain. Existing and proposed development will not affect or alter this area or the Kettle Creek drainage. This area has been identified on an open space on the Concept Plan.

### Wildlife Habitat

In accordance with the Colorado Parks and Wildlife Colorado Hunting Atlas, the property lies within an area of overall bear, mule deer and white tail deer habitat. According to the Colorado Parks and Wildlife, the key to people and wildlife coexisting is to respect the wilderness of wildlife. This includes not feeding the wildlife, securing garbage containers, and installing wildlife friendly fencing.

### **Geology, Soils And Natural Features**

A Geological Hazard Study was prepared by Terracon Consultants dated August 30 2019, which has been provided to the City. In brief, the Study offered the following:

- Based on the review of the available geologic literature and our site observations, the geologic hazards of expansive soils and bedrock, collapsible soils, and potential artificial fill soils have been identified at this site. It is Terracon opinion that the geologic hazards discussed herein, if encountered, can be appropriately mitigated during the design and construction phases of the project, after completion of a geotechnical engineering evaluation in the areas of the proposed development.
- The geologic hazards of potentially unstable slopes, shallow water tables, and flood prone areas have been identified within the southern portion of this site. It is understood that the proposed new development for the Peaks Recovery Centers will be located within the northern portion of the site, and therefore the risk for the geologic hazards identified within the southern portion of the site to impact the proposed development is very low.

Based on the findings of the LSA, the proposed existing and proposed development is compatible with the intent and purpose of the LSA and will not have any detrimental impacts upon the character of the area or the surrounding neighborhoods.



LEGAL DESCRIPTION:

PARCEL A

A PORTION OF LOTS 6 AND 7, BLOCK B, AMENDED FILING OF SPRING CREST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, THENCE WESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF BURGESS ROAD 284 FEET, THENCE ANGLE LEFT 90 DEGREES 15 MINUTES SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF LOT 7 AND ITS EXTENSION 500 FEET, THENCE ANGLE LEFT 27 DEGREES 10 MINUTES 20 SECONDS SOUTHEASTERLY 605 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LOT 6, THENCE NORTHERLY ON THE EASTERLY LINE OF LOT 6 AND 7 TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINS 4.985 ACRES MORE OR LESS.

PARCEL B

THE WEST 307 FEET OF LOT 8 AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF IN BLOCK B IN AMENDED FILING OF SPRING CREST, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINS 4.803 ACRES MORE OR LESS.



# PRE-APPLICATION MEETING SUMMARY

Area: North Date: 5/2/2019

Pre-Application No.: N19-094

Applicant(s) Present: Tamara Baxter (NES) Brandon Burns - Owner

Lot Size: \_\_\_\_\_

Site Location: 1785 Old Ranch Road

TSN: 6229007001

Project Description: Annexation for expansion of treatment facility.

Zone: County

**APPLICATION(S) REQUIRED:**  No application to the Planning Department required

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment  | <input type="checkbox"/> Development Agreement (PUD Zone)   | <input type="checkbox"/> Street Name Change   |
| <input type="checkbox"/> Administrative Relief  | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> Historic Preservation Board  | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                                      |
| <input checked="" type="checkbox"/> Annexation  | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                 | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Minor Improvement Plan   | <input type="checkbox"/> Vacation of Plat   |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>  | <input type="checkbox"/> Nonuse Variance / Warrant  | <input type="checkbox"/> Vacation of Public Right-of-Way  |
| <input checked="" type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment   | <input checked="" type="checkbox"/> Waiver of Replat  |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM         | <input type="checkbox"/> Property Boundary Adjustment   | <input checked="" type="checkbox"/> Zone Change   |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

**NEIGHBORHOOD ORGANIZATION:**

Neighborhood Association/Contact: \_\_\_\_\_  Neighborhood Meeting

**PUBLIC NOTIFICATION REQUIREMENTS:**

Note: Applicant will be required to pay for postage at time of poster pick-up.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Stage   | <input checked="" type="checkbox"/> Internal Review Stage | <input checked="" type="checkbox"/> Public Hearing Stage |
| <input checked="" type="checkbox"/> Postcard   | <input checked="" type="checkbox"/> Poster                | <input type="checkbox"/> No Public Notice Required       |
| Buffer Distance: <input type="checkbox"/> 150 ft. <input type="checkbox"/> 500 ft. <input checked="" type="checkbox"/> 1,000 ft. | <input type="checkbox"/> Custom distance: _____           |  |

**ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Geo-Hazard Report               | <input type="checkbox"/> Traffic Impact Analysis                      | <input checked="" type="checkbox"/> Drainage Report                |
| Contact: _____   | Contact: <u>Zaker Alazzeh, 719-385-5468</u>                           | Contact: <u>Anna Bergmark, 719-385-5613</u>                        |
| <input checked="" type="checkbox"/> Hydraulic Grade Line | <input checked="" type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis                 |
| <input checked="" type="checkbox"/> Elevation Drawings   | <input checked="" type="checkbox"/> Mineral Estate Owner Notification | <input checked="" type="checkbox"/> Other: <u>SECWCD NEPA Form</u> |

**LDTC MEETING:**  Yes  No **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**COMMENTS:** (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

Annexation shall be accompanied by a zone change. This can be to A (Agricultural) as a holding zone or in this case treatment facility as identified in City Code would require a future Conditional Use for this district. Applicant can choose to gain a CU now with A/ZC or at a later date. An annexation with zoning to A does not require a concept plan but rather City Code allows for a Concept Statement. Annexation shall include the roadway adjacent to the annexation property to include that portion of Old Ranch Road. Applicant shall also complete and turn in with the full land use submittal a completed NEPA Form (provided by City) for inclusion into the Southeastern Colorado Water Conservancy District. This property is waived of the City requirement of a master plan due to being less than 30 acres and fitting an established surrounding land use pattern.

Property was previously platted in El Paso County. It is not required at this time that the property be platted in the City; however, at any point that further development would happen on the property (any building permit to be issued) the property owner shall either replat the properties or further investigate the option of a Waiver of Replat.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD

Number of Plans: Electronic Submittal + One hard copy of each application

**Katie Carleo**  
Principal Planner  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5060  
P.O. Box 1575, MC 155 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 kcarleo@springsgov.com



**City of Colorado Springs  
Planning Department  
Fee Receipt**

[Return to Fee Calculator](#)

<b>Application</b>	<b>Department</b>	<b>Amount</b>	<b>With Split Pay Option</b>
Annexation	CSU Utilities	\$479.00	\$479.00
Annexation	EDRD	\$2,449.00	\$1,224.50
Annexation	EDRD	\$385.00	\$192.50
Annexation	Fire Review	\$248.00	\$248.00
Annexation	Land Use Review	\$2,150.00	\$1,075.00
Annexation	Land Use Review	\$330.00	\$165.00
Concept or Development Plan-Commercial-CSFire	CSFire	\$248.00	\$248.00
Concept or Development Plan-Commercial-CSUtilities	CSUtilities	\$479.00	\$479.00
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$1,128.00	\$1,128.00
Concept or Development Plan-Commercial-EDR	Engineering Development Review	\$230.00	\$230.00
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$1,520.00	\$1,520.00
LUR - Concept Plan (New or Major Amendment)	Land Use Review	\$300.00	\$300.00
LUR - Zone Change with Concept Plan	Land Use Review	\$300.00	\$300.00
LUR - Zone Change with Concept Plan	Land Use Review	\$2,140.00	\$2,140.00
Tech Fee	IT-GIS	\$25.00	\$25.00
Zone Change - EDR	Engineering Development Review	\$687.00	\$687.00
Zone Change - EDR	Engineering Development Review	\$20.00	\$20.00
<b>Total Fees</b>		<b>\$13,118.00</b>	<b>\$10,461.00</b>
<b>Due Prior to Approval</b>			<b>\$2,657.00</b>

**Intake Staff:**

**Date:** 1/29/2020  
**Planner:** Katie Carleo  
**Receipt Number:** 36242  
**Check Number:** 02090G  
**Amount:** \$13,118.00  
**Received From:** Chris Burns, Peaks Recovery Center - Peaks Center Annexation

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

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Date: February 3, 2020  
Planner: **CATHERINE CARLEO**  
Planner email: **KCARLEO@SPRINGSGOV.COM**  
Planner phone number: (719) 385-5060  
Applicant Email: [abarlow@nescolorado.com](mailto:abarlow@nescolorado.com) [tbaxter@nescolorado.com](mailto:tbaxter@nescolorado.com)  
Applicant Name: Tamara Baxter  
TSN: 6228004009 and 6229007001

**PROJECT: PEAKS CENTER**

<input type="checkbox"/>	Pre-application Notice	<input type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

**PUBLIC NOTICE:**

- 150 feet     500 feet     1,000 feet  
 Modified (attach modified buffer)  
 No public notice

**PROJECT BLURB(S)**

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**ANNEXATION**

Request by Peaks Recovery Center LLC, with representation by NES Colorado – Tamara Baxter, for approval of the Peaks Center Annexation Addition No. 1. If approved the proposed would allow for the annexation of this site into the City of Colorado Springs. The site is currently zoned RR-5 in El Paso County and concurrently under review of a proposed zone establishment of OC (Office Complex) in the City. The property is located east of Voyager Parkway along Old Ranch Road consisting of 9.76 acres.

**ZONE CHANGE**

Request by Peaks Recovery Center LLC, with representation by NES Colorado – Tamara Baxter, for approval of the Peaks Center zone establishment. If approved the proposed would allow for the zone establishment of OC (Office Complex) in the City of Colorado Springs. The site is zoned currently zoned RR-5 in El Paso County and concurrently under review of annexation. The property is located east of Voyager Parkway along Old Ranch Road consisting of 9.76 acres.

**CONCEPT PLAN**

Request by Peaks Recovery Center LLC, with representation by NES Colorado – Tamara Baxter, for approval of the Peaks Center Concept Plan. If approved the proposed would allow for the establishment of the Peaks Recovery Center as a licensed drug and alcohol addiction treatment residential facility including 24-hour staffing and future phased development of the property. The site is currently zoned RR-5 in El Paso County and concurrently under review of a proposed zone establishment of OC (Office Complex) in the City. The property is located east of Voyager Parkway along Old Ranch Road consisting of 9.76 acres.

[Type text]

## **POSTCARD**

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- This project proposes annexation, establishment of an OC (Office Complex) zone district and associated concept plan.
- Proposed establishment of the Peaks Recovery Center as a licensed drug and alcohol addiction residential treatment facility including 24-hour staffing.
- Future phased development as expansion of the recovery center.

## **POSTER**

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Proposed annexation, establishment of an OC (Office Complex) zone district and associated concept plan for the Peaks Recovery Center as a licensed drug and alcohol addiction residential treatment facility including 24-hour staffing and proposed future phased development.

## Planning and Development Distribution Form

Concept Plan, Conditional Use, Development Plan, PUD, PUP, Use Variance, and Major Amendments

Planner Intake Date: **KAC – 2/3/2020** Admin Receive Date: 2:320

Project Name: **PEAKS CENTER**

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters)

**2. Date buckslip comments are due (21 calendar days after submittal):** **2/24/2020**

**3. HOA:** (Note HOA number or write N/A) **Springcrest HOA #50**

**4. STANDARD DISTRIBUTION:**

Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner, CSPD (MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>

88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@coloradosprings.gov">jcooper@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:dale_stewart@cable.comcast.com">dale_stewart@cable.comcast.com</a> <a href="mailto:Jason_Jacobsen@comcast.com">Jason_Jacobsen@comcast.com</a> <a href="mailto:DENNIS_LONGWELL@comcast.com">DENNIS_LONGWELL@comcast.com</a> <a href="mailto:WSTMWR_MDSubmissions@comcast.com">WSTMWR_MDSubmissions@comcast.com</a>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

### 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request

### 6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input checked="" type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

### 7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>

46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:joseph.ems@us.af.mil">joseph.ems@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
26	<input checked="" type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:Michael.Shafer.4@us.af.mil">Michael.Shafer.4@us.af.mil</a> <a href="mailto:Joseph.Elms@us.af.mil">Joseph.Elms@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

### 8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
54	<input checked="" type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input checked="" type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input checked="" type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input checked="" type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input checked="" type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>



81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jwalker@springsgov.com">Jwalker@springsgov.com</a> ;
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input checked="" type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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**Special notes or instructions:**