



SANDSTONE CARES AND STONE CARE
SITE DEVELOPMENT PLAN
LETTER OF INTENT

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

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

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 site (Parcel ID: 83221-01-001) is located at 5250 Pikes Peak Highway and is legally described as Lot 1 Black Bear Inn Subdivision. Approval of a rezone from the RT to the CC zone is pending review and approval. 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 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.

REQUEST

Sandstone Care COS LLC requests approval of a site development plan to document the reuse of the existing ±5,615 SF, four (4) bedroom, 2.5 bathroom residence as a private Rehabilitation Facility that will provide inpatient addiction rehabilitation, recovery, and treatment services for youth in a private residential style campus environment and to verify compliance with zoning district requirements, parking, landscaping, and lighting standards of the Code.

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.

Treatment activities will occur entirely inside the existing “residence”.

Parking

Employee parking will occur within the two existing two car garages. ADA parking will be provided at the end of the driveway in front of the main entrance.

Parking for use (Rehabilitation Facility) is not listed, the required parking spaces for a use which is not specifically listed in table 6-2, per the El Paso County, Colorado Land Development Code, Section 6.2.5.D.1.a, shall be determined by the PCD Director based on the requirements of other similar uses.

The guest will not have cars or parking needs on-site. There are very little trips generated by the use and consistent with the patterns today. The guest are dropped off and stay on site for the period of their treatment. Once complete, they will be picked up. The provided parking provides for the employees and the limited guest pickup and drop off.

Required Landscaping Setbacks and Buffers and Alternate Landscape Design

The development plan identifies a 15' roadway landscape buffer against the Pikes Peak Highway frontage and 15' non-residential/residential use buffer against the RT zoned properties to the north and west of the site. Per the Code, 5 trees are required within the roadway buffer at a ratio of 1 tree/30 linear feet of roadway frontage (134.88' frontage/30 = 4.46 trees). Against the northern and western boundaries, 1 tree/25 linear feet is required within “use” buffer area. A total of 16 trees are required along the northern 691.9' boundary and 16 trees are required along the western 389.72' boundary.

The applicant is requesting approval of an alternate landscape design to the existing mature trees on site more than exceed the required number of buffer trees required. the applicant requests that the existing tree cover be counted to satisfy the various categories of landscaping buffer requirements.

The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided:

- ***The proposed landscaping meets the purpose of this Section,***
The existing tree mature tree cover promotes a highly visual positive roadside image provides shade throughout the property, reduces heat, lighting glare, and noise. the existing tree cover exceeds the minimum planting requirements and extends beyond the standard landscape setback buffers.
- ***Promotes the concepts contained in the Landscape and Water Conservation Manual,***
The existing tree cover does not require additional water resources to establish and/or maintain. Existing tree cover includes species that are native to Colorado and are present in the adjacent Pike National Forest and surrounding community.
- ***Provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section.***
the quantity, maturity, and density of the existing tree cover provides an equivalent or greater benefit to the community because it exceeds the amount of landscape buffer trees than would be required on a non-forested site that only provided the minimum tree plantings at the required buffer/setback areas and internal requirements.
- ***This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.***
The request does not solicit elimination or diminishment of the requirements, but rather requests recognition that the existing site conditions meet or exceed the requirements of the Code.