
1865 WOODMOOR DRIVE

LETTER OF INTENT

JULY 2018- REVISED SEPTEMBER 2018

OWNER/APPLICANT:

Sunshine Behavioral Health
30950 Rancho Viejo Road, Suite 225
San Juan Capistrano, CA 92675

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

LOCATION

The site is located at 1865 Woodmoor Drive in Monument, Colorado (Figure 1). The site is located east of Woodmoor Drive and north of Lake Woodmoor Drive. To the north is the Tri-Lakes Monument Fire Protection District Station and the Woodmoor Water & Sanitation District Office. To the west is vacant land owned by Lake Woodmoor Holdings LLC. To the east is vacant open space owned by Lake Woodmoor Development Inc. Immediately to the south is a pond, beyond which is Woodmoor Center, a commercial development. The site is approximately 5.11 acres and is currently an operating Ramada by Wyndham hotel.



Figure 1. Vicinity Map

REQUEST

Sunshine Behavioral Health requests approval of a Site Development Plan for the change of use from a hotel to a drug and alcohol rehabilitation facility.

HISTORY

The parcel was legally created in 1972 by a lease with an option to purchase. The lease included a surveyed legal description and required the lessee to pay taxes. Therefore, the parcel meets the definition of a legal lot as outlined by the El Paso County Land Development Code. The parcel was zoned C-2 (Commercial-Obsolete) in 1955. It has been determined that a drug and alcohol rehabilitation facility is a permitted principal use within the C-2 zoning district, as outlined in a zoning compliance letter from the El Paso Planning and Community Development Department dated May 22, 2018. The Land Development Code was revised in 2014 (LDC141) in response to changes in legislation. These amendments resulted in the use being allowed. The initiation of the use requires a site development plan to be submitted to the El Paso County Planning and Community Development Department. A rehabilitation facility is not subject to specific use standards listed in Chapter 5 of the Land Development Code, but is subject to the general development standards of Chapter 6.

SITE DESCRIPTION

The site is currently an operating Ramada hotel. There is a lodge with a restaurant that is open to guests as well as the public and four hotel buildings arranged around a central courtyard. The buildings are situated on the southern portion of the site and a parking lot wraps around the west, north and east sides of the site. Sidewalks provide connectivity throughout the property.



Figure 2. Courtyard Fire Pit



Figure 3. Courtyard Gazebo

The central courtyard comprises of a pool, plaza spaces, a gazebo and fire pit (Figures 2,3). There is significant vegetation on the site, including mature pines, spruces and aspen trees. The trees are clustered around the buildings and in the courtyard area (Figures 4,5).



Figure 4. Rooms facing internal courtyard.



Figure 5. Mature pine trees internal to site.



Figure 6. Mature pine trees south of entry.



Figure 7. Mature pine trees north of entry.

The site is set back from Woodmoor Drive and has an access drive that winds into the parking lot. There are mature pine trees along the west edge of the site, providing a buffer from Woodmoor Drive (Figures 6,7). Other site features include a “Ramada” sign at the entrance on Woodmoor Drive and existing parking lot light poles.

PROJECT DESCRIPTION

Description of Proposed Use

The property will be used as a rehabilitation facility, which is defined in Chapter 1 of the El Paso County Land Development Code as an institutional use-type facility, and not a group home, whether public, quasi-public, not-for-profit, providing accommodation, treatment and medical care for patients suffering from alcohol or drug-related illness. The facility will offer inpatient drug and alcohol rehabilitation services that specifically serve the medical and social needs of individuals diagnosed with substance use disorders.

In order to provide these services, the site will be licensed by the Colorado Department of Human Services (DHS), Office of Behavioral Health (OBH) as an Inpatient Treatment Facility. Once licensed by

the DHS OBH, this facility will only provide inpatient services and will be open 24/7. Outpatient and Methadone services will not be provided at this location. The facility will only provide services to individuals who meet the strict admission criteria for the program and voluntarily admit themselves into treatment. This facility will not perform any involuntary holds and will not offer any form of deferred sentencing services for those with criminal convictions. The program will be operated in accordance with State standards related to the licensure and certification credentials of treatment professionals who provide medical, therapeutic and counseling services. All requirements of daily living will be provided on-site and clients will not have access to personal vehicles or be able to leave the program without staff supervision. Transportation to and from the facility during admission and discharge is facilitated by staff members.

The interior spaces are to remain as currently constructed and are to be repurposed for the new use. To provide treatment for the maximum projected occupancy of 150 patients, there will be 75 patient rooms, each one being double occupancy. In addition to patient rooms, there will be offices for staff members, counseling and education rooms, and a recreational hall with gym equipment, games and lounge space. The restaurant will be converted into a dining hall and cafeteria.

Site Development Plan

The Site Development Plan shows the existing site conditions, with proposed minor modifications to comply with Chapter 6 of the Land Development Code.

Building Setbacks and Building Height: The existing buildings follow the C-2 zone district setback requirements, which are a 15-foot front setback, 20-foot rear setback, and 5-foot side setbacks. The existing buildings also comply with the C-2 zone district maximum building height of 50-feet. There are no proposed exterior modifications to the existing buildings.

Landscape: The Site Development Plan proposes adding parking lot islands to comply with Code Section 6.2.2.C. A total of 8 parking lot islands are proposed to break up the expanse of paving and long rows of parking and create a canopy effect over the parking lot with the addition of shade trees. The parking lot screening requirement is met with the addition of landscape adjacent to the PUD parcel on the east side of the property. Shrubs with a minimum height of 3' are proposed on the east side of the cedar fence. The internal landscape requirement is met with the exiting mature trees on site. The street frontage requirement is met with the addition of a tree near the entry drive off of Woodmoor Drive. Landscape calculations are shown on the Landscape Plan drawing.

Parking: Per Section 6.2.5.D.ii., the required parking spaces for a use which is not specifically listed in Table 6-2 shall be determined by the PCD Director based on the requirements of other similar uses. The Director has found that the most similar use is that of a "Nursing Home" which requires 1 space per 5 beds. For the maximum provision of 150 patients, 30 spaces are required under the Nursing Home category. Currently, there are 220 regular parking spaces and 6 ADA accessible parking spaces for a total of 226 spaces. The ADA accessible parking spaces will be restriped to comply with current ADA design standards. With the addition of parking lot islands, the entry gate and turn-around space, 26 spaces will be removed for a new total of 200 spaces, including 7 ADA spaces. This is more than enough parking for the proposed rehabilitation facility use, since patients of the facility will not have their own vehicles on site, only staff and visitors will be parking on site.

Based on the projected operation of the facility and assuming 100 percent occupancy, at any one time, there will be approximately 52 cars parked on site. This assumes the following: 2 Medical Directors, 11 Nurses, 2 UR Specialists, 1 Program Director, 16 Behavioral Health Technicians and drivers, 1 HR Manager, 1 Hospitality Manager, 1 Chef, 2 Cooks, 3 Kitchen Supports, 7 Housekeepers, 2 Deliveries or Contractors, and 3 Visitors. In addition to staff, deliveries and visitors, there will be 10 company vehicles parked on site, for a maximum total of 62 vehicles.

Signage and Lighting: The existing Ramada hotel sign is to be removed and no new sign is proposed. The existing parking lot lights are to remain. The light fixtures are to be updated to be full cutoff to comply with Code. A photometric plan and light specifications are provided with the resubmittal.

Fencing: The Site Development Plan shows a proposed perimeter fence, which is to be a 7-foot high cedar fence. The cedar fence will be installed around the entire property and an automatic sliding metal gate will be installed to control access to the property. The gate is to be located approximately 20 feet to the east of the intersection of the entry drive and the site's parking lot to allow for turn-around space. As shown on the plan, the cedar fence and gate configuration allow for a hammerhead turn-around space for vehicles. The gate will be controlled by a call box with key code entry. Emergency services will access the property through the gate with a Knox Box.

There is a portion of the property that will not be fenced. Please reword

Trip Generation Information

The current operational plan is to open the facility with an initial census of 60 patients and grow to have a maximum final census of 150 patients.

The staffing plan for the facility has been further developed since the initial submittal. Once the facility reaches a maximum final census of 150 patients, there will be approximately 47 staff members during the day shift, 18 staff members during the evening shift, and 16 staff members during the overnight shift. The program will offer limited off-site excursions to clients who are in later phases of the program. The staff will provide transportation for each client coming into and leaving the facility. Large vans, with 15-person occupancy, will be used to transport patients to and from the site.

The trip generation for 150 patients and associated staff is estimated at a total of 96 trips per day. The hotel has approximately 120 hotel guest rooms, as well as hotel and restaurant staff. The hotel generates a total of 701 trips per day. Therefore, there is a net reduction of 605 trips per day with the proposed rehabilitation use. **See the included Transportation Memo prepared by CLH Associates, LLC, for additional analysis on Trip Generation.**

Markup Summary

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