

Len Kendall

From: Ross Meyer <rlm19595@comcast.net>
Sent: Thursday, July 26, 2018 4:54 PM
To: Len Kendall
Subject: RE: 1865 Woodmoor Drive

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Len,

I'm one of the many Monument area residents trying to understand all the ins and outs of the proposed rehabilitation facility. I left you a voice mail, but understand that you a busy person. If you read this before returning my call, please disregard the voice mail.

Is the project, EA18193, (1) required to go before the EPCO Planning Commission, (2) if so, do they have the authority to approve or disapprove it, and (3) if they do not have final authority, does their recommendation then go to the Commissioners for final approval?

Thanks,

Ross Meyer

From: Len Kendall [mailto:LenKendall@elpasoco.com]
Sent: Tuesday, July 24, 2018 3:03 PM
To: Undisclosed recipients:
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

<https://planningdevelopment.elpasoco.com/land-development-code/>
<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall
Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Len Kendall

From: Jane McNally <goinhkn@gmail.com>
Sent: Tuesday, July 24, 2018 5:19 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Hi Ken,

So basically, what I hear is, there is nothing we can do about it. Is that correct? I will never in 1 million years understand why rehab facilities feel need to be in a small town like us. People organizing so I would like to be able to pass on the information of whether there is anything we can do about it. Let me know and thanks.

Regards, Jane

Sent from my iPhone

On Jul 24, 2018, at 3:03 PM, Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6300 – Main
(719) 520-6447 – Direct

<Rehabilitation Facility Definition.pdf>

<Pages from Principal-Use table.pdf>

Len Kendall

From: Kathleen Gustafson <kathleenmgustafson@msn.com>
Sent: Tuesday, July 24, 2018 4:46 PM
To: Len Kendall
Subject: Re: Proposed Rehab Center

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Thank you Mr Kendall for responding. It sounds like the deal is done and there will be a facility there. Based on my experience, rest assured, there will be problems--and not small ones. Thanks again
Kate Gustafson

From: Len Kendall <LenKendall@elpasoco.com>
Sent: Tuesday, July 24, 2018 10:40 PM
To: 'Kathleen Gustafson'
Subject: RE: Proposed Rehab Center

Hello,

I am emailing this to everyone who comments about the proposed rehabilitation facility.

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

<https://planningdevelopment.elpasoco.com/land-development-code/>

[El Paso County Land Development Code - El Paso County ...](#)

planningdevelopment.elpasoco.com

Chapter 1: Introductory Provisions. EPC Land Development Code Chapter 1: PDF. Section 1.1 – Official Title. Section 1.2 – Authority. Section 1.3 – Applicability

<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall
Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6300 – Main
(719) 520-6447 – Direct

From: Kathleen Gustafson <kathleenmgustafson@msn.com>

Sent: Tuesday, July 24, 2018 4:26 PM

To: Len Kendall <LenKendall@elpasoco.com>

Subject: Proposed Rehab Center

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I worked at a Rehab Center in Minnesota for 6 years. I am against the Rehab Center in the old Hotel as it is way too close to the Middle School. Get serious. No way.

Kate Gustafson

Kathleenmgustafson@msn.com

Len Kendall

From: Paul Strange <pstrange@stellarcare.org>
Sent: Tuesday, July 24, 2018 4:26 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Thank you for the information.

Paul Strange, MCCC

On Tue, Jul 24, 2018, 3:04 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

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(719) 520-6447 – Direct

Len Kendall

From: WDB <wdb@wboyer.net>
Sent: Tuesday, July 24, 2018 5:34 PM
To: Len Kendall
Subject: RE: 1865 Woodmoor Drive

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Thank you for allowing me the opportunity to voice my concerns.

From: Len Kendall <LenKendall@elpasoco.com>
Sent: Tuesday, July 24, 2018 3:03 PM
To: Undisclosed recipients:
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Len Kendall
Planner I
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(719) 520-6447 – Direct

Len Kendall

From: Bob Pucci <bobpucci@comcast.net>
Sent: Wednesday, July 25, 2018 12:52 PM
To: Len Kendall
Subject: RE: 1865 Woodmoor Drive

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Thank-you for the information, Len.

From: Len Kendall <LenKendall@elpasoco.com>
Sent: Wednesday, July 25, 2018 12:07 PM
To: Undisclosed recipients:
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
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(719) 520-6300 – Main
(719) 520-6447 – Direct

Len Kendall

From: Sean Starks <seanstarks@icloud.com>
Sent: Wednesday, July 25, 2018 1:52 PM
To: Nina Ruiz
Cc: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Hi Nina

Thank you for the message. I will admit it was dry and confusing reading! I appreciate the information and clarification.

Have a good week yourself!

- Sean

On Jul 25, 2018, at 1:43 PM, Nina Ruiz <NinaRuiz@elpasoco.com> wrote:

Hello Sean,

First, thank you for reviewing the [Land Development Code](#) to familiarize yourself with our rules and regulations! You are correct that the property is zoned C-2, which is an obsolete zoning district. An obsolete zoning district is defined in Chapter 1 as "A zoning district which remains applicable to land but which has been determined by the BoCC to be outdated and which cannot be applied to any additional land within the county." Section 4.4.2 provides further information about the C-2 zoning district and outlines that the County can only require a rezoning of the property if the property is to be platted (meaning subdivided further). A rezoning is not required in this instance because the proposed use is allowed within the C-2 zoning district and the parcel is considered a legal division of land that does not require a subdivision action to be completed.

Please let me know if you have any further question or concern. Have a great rest of your week!

Nina Ruiz

Project Manager/ Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)
[PERSONAL WORK SCHEDULE](#)
Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Sean Starks <seanstarks@icloud.com>

Sent: Wednesday, July 25, 2018 7:13 AM

To: Len Kendall <LenKendall@elpasoco.com>

Cc: Darryl Glenn <DarrylGlenn@elpasoco.com>; Mark Waller <MarkWaller@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com>; Peggy Littleton <PeggyLittleton@elpasoco.com>

Subject: Re: 1865 Woodmoor Drive

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Hi Len

Thank you again for your response. In reading the documentation you sent over, I learned that the C-2 (Commercial) zone, you stated below, is obsolete. Does this not require, based on the new purpose for the property, the land owner to rezone to a current approved use zone?

- Sean

On Jul 24, 2018, at 3:03 PM, Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

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Colorado Springs, CO 80910

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<Rehabilitation Facility Definition.pdf><Pages from Principal-Use table.pdf>

Len Kendall

From: Kay Liggett <kkliggett@gmail.com>
Sent: Wednesday, July 25, 2018 8:00 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Thank you, Len, for sending the documents. I hope this sails through smoothly without all of the 'not in my backyard' hypocrisy that we experienced with the methadone facility application in Monument.

On Wed, Jul 25, 2018 at 12:06 PM, Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall

Planner I

El Paso County Planning and Community Development

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Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

Len Kendall

From: Eileen Howard <ehoward47@comcast.net>
Sent: Wednesday, July 25, 2018 3:41 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Thank you for your response.

I get that the zoning regulations allow this and that site development plans can be approved. I am asking WHO determines if this is an APPROPRIATE use of this property and how it will impact the community? There is already one drug rehab facility in Palmer Lake (Recovery Village). Can the residents of northern El Paso County, Palmer Lake and Monument expect that there will be more of these facilities coming into our community just because zoning laws allow it? Is there one of these drug rehab facilities in your neighborhood? Would you approve one in your community near your family? What about the proximity to the middle school just down the street from this proposed facility? Zoning regulations are fine, but who determines what is reasonable and appropriate?

I realize that these decisions may not be within the scope of your office, but somebody needs to be paying attention to this! I would assume that the members of the El Paso County Planning and Community Development Office would have a fiduciary responsibility to the citizens of El Paso County.

Eileen Howard

On 7/25/2018 12:06 PM, Len Kendall wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Colorado Springs, CO 80910
(719) 520-6300 – Main
(719) 520-6447 – Direct

Len Kendall

From: DON BROOKS <BRO59@msn.com>
Sent: Wednesday, July 25, 2018 9:10 PM
To: Len Kendall
Subject: RE: 1865 Woodmoor Drive

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Thank you, sir. That may be all well and good, but we don't need/want such a facility in our area.

From: Len Kendall [mailto:LenKendall@elpasoco.com]
Sent: Wednesday, July 25, 2018 12:07 PM
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Best,

Len Kendall
Planner I
El Paso County Planning and Community Development
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Colorado Springs, CO 80910
(719) 520-6300 – Main
(719) 520-6447 – Direct

Len Kendall

From: elmmeadow10 <safleming32@gmail.com>
Sent: Tuesday, July 24, 2018 4:50 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Thank you for your quick reply! I am somewhat aware of the types of usage the property can be used for, but, it doesn't necessarily mean they should be used as such....Having a drug and alcohol treatment center that size and in that location poses substantial risks to the surrounding homes, businesses and the middle school across the street.. If I am correct, the buildings new owners reside in California and most likely do not have an adequate understanding of the complexity of the area and it's people....
What would be your advice on the path to stopping this ill conceived project?

Sent from my iPhone

On Jul 24, 2018, at 3:03 PM, Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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<Rehabilitation Facility Definition.pdf>

<Pages from Principal-Use table.pdf>

Len Kendall

From: Jane McNally <goinhkn@gmail.com>
Sent: Thursday, July 26, 2018 5:27 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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I do hope that the company doing this realizes that there is a brewery right behind the property they are putting a rehab facility in. When you're there, you can smell the beer/hops. The only separation currently is a pond between the Ramada and the Brewery and that Brewery is not going anywhere. I just find the choice a very poor one based on the brewery and two schools in walking distance.

Trust me when I say, I have complete compassion for recovering addicts/alcoholics. My ex-husband and brother are both recovered and I still have a couple of family members struggling. They absolutely deserve a place to go. I guess I don't understand what makes Monument, and furthermore, in Woodmoor an attractive place for a rehab facility.

Thanks for listening.

jane mcnally

On Tue, Jul 24, 2018 at 3:05 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Len Kendall

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(719) 520-6447 – Direct

Len Kendall

From: Nina Ruiz
Sent: Thursday, July 26, 2018 5:36 PM
To: 'cunninghamsinco@gmail.com'
Cc: Len Kendall
Subject: RE: Rehab Facility in Monument, CO

Hello,

First, thank you for reviewing the [Land Development Code](#) to familiarize yourself with our rules and regulations! You are correct that the property is zoned C-2, which is an obsolete zoning district. An obsolete zoning district is defined in Chapter 1 as "A zoning district which remains applicable to land but which has been determined by the BoCC to be outdated and which cannot be applied to any additional land within the county." Section 4.4.2 provides further information about the C-2 zoning district and outlines that the County can only require a rezoning of the property if the property is to be platted (meaning subdivided further). A rezoning is not required in this instance because the proposed use is allowed within the C-2 zoning district and the parcel is considered a legal division of land that does not require a subdivision action to be completed.

In reviewing the [Land Development Code](#) you will notice a rehabilitation center is not subject to use specific standards, like other uses within the Code. Because of this they are subject to the definition and the requirements associated with a site development plan. The site development plan will be reviewed for compliance with the Engineering Criteria Manual as well as the [Land Development Code](#) for compliance with items such as parking, lighting, landscaping, etc.- but there is no distance requirement.

Please let me know if you have any further question or concern. Have a great weekend!

Nina Ruiz

Project Manager/ Planner II
El Paso Planning & Community Development
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(719) 520-6313 (Direct)

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Jennifer Cunningham [<mailto:cunninghamsinco@gmail.com>]
Sent: Thursday, July 26, 2018 11:04 AM
To: PLNWEB; Darryl Glenn
Subject: Rehab Facility in Monument, CO

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Mr. Dossey and Mr. Glenn,

I'm writing to express my concern with the proposed treatment facility in Monument on Woodmoor Dr in unincorporated El Paso County. You've probably been inundated with reasons why this facility should not be in this location (near schools, brewery, liquor stores).

I would like to address this from the zoning standpoint.

According to the information found at <https://planningdevelopment.elpasoco.com/land-development-code/>, Chapter 4, C-2, which the Ramada is currently zoned, is an obsolete Commercial District.

Obsolete Zoning Districts "The C-1, C-2, M, and R-4 zoning districts have been declared to be obsolete pursuant to BoCC Resolution No. 91-59, Land Use 10 as replaced by Resolution 92-46, Land Use-9. No land will be rezoned to an Obsolete Zoning district. The BoCC may modify the allowed uses, special uses, and development standards within these zoning districts. **Landowners are encouraged to rezone land from an Obsolete Zoning district classification.** The BoCC may offer incentives, such as modified application fees in order to accomplish this goal." Since the new owner has "requested rezoning," this makes the BoCC culpable that this facility is not properly zoned. Will you "encourage landowners to rezone land from an Obsolete Zoning...?" The question is whether, because of the obsolete zoning, does it now need to be rezoned to a valid one found in Chapter 3? None of the current zoning definitions specify rehab facilities. And not all rehab facilities are created equal. There needs to be some delineation between physical rehab versus drug rehab. **Are there required distances from schools, much like porn or pot shops?**

Commercial Districts CC - Commercial Community CR - Commercial Regional CS - Commercial Service 3.2.5. Commercial District Purposes (A) CC, Commercial Community District The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. (B) CR, Commercial Regional District The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. (C) CS, Commercial Services District The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

As a constituent, I highly oppose this establishment. It will not bring value to the area and will potentially tax our already stressed emergency services. Crime and safety are

an added concern, as a facility similar to this in Red Rocks Ranch just north of here has experienced significant issues.

Please fight to deny the allowance of this treatment facility in northern Monument. It is incompatible with the areas surrounding it.

Sincerely,
Jennifer Cunningham
19615 W Top O the Moor Dr
Monument, CO
719-302-6066

Len Kendall

From: Leonard Himes <leonardhimes@aol.com>
Sent: Thursday, July 26, 2018 9:17 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Mr Kendall,

Thanks you for your response.

A quick study of the attachments you sent shows no special details for a drug treatment center,. Since hotels are not required to have fencing, it follows that neither does a treatment facility. That seems to be an oversight in the zoning regulations.

I hope you will be attentive to that situation as the permitting moves forward.

Leonard Himes

PO Box 2306, Monument, CO 80132
719-359-3076

-----Original Message-----

From: Len Kendall <LenKendall@elpasoco.com>
To: Undisclosed recipients:;
Sent: Thu, Jul 26, 2018 3:44 pm
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

<https://planningdevelopment.elpasoco.com/land-development-code/>

<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Len Kendall
Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110

Colorado Springs, CO 80910

(719) 520-6300 – Main

(719) 520-6447 – Direct

Len Kendall

From: SEAN TUCKER <tucksg@comcast.net>
Sent: Friday, July 27, 2018 11:48 AM
To: Darryl Glenn; Len Kendall; spidellra@aol.com
Subject: Public Safety and Health Risk - Community Opposition to Proposed Rehab Facility - 1865 Woodmoor Drive
Attachments: Rehab Center Effects on Communities.pdf

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Dear County Commissioner Glenn,

The majority of Woodmoor residents are strongly opposed to the proposed drug and alcohol Rehab Facility on Woodmoor Drive, Monument, Colorado. This proposed facility will jeopardize and put at high-risk the public safety and health, and place local residents in extreme danger as outlined below and as extensively documented by external studies. Attached is only one of the documented studies outlining the risks to the local residents and communities from drug and alcohol rehabilitation facilities.

There was "no" local disclosure of this proposed facility, and there was no opportunity for public comment, public referendum, or public petition regarding this Rehab Facility. The below subject response from the El Paso County Planning and Community Development does "not" provide any guidance or recourse in addressing community concerns regarding this high-risk Rehab Facility.

Can you please provide guidance on our community rights, community petition, and community referendum requirements to voice our strong opposition to this proposed Rehab Facility?

Below and attached are our documented concerns in strong opposition to the subject facility:

1. The proposed Rehab Facility is very close to the local Middle School & Elementary School. The facility is too close to neighborhood children and will put our children in increased and extreme safety and health risk.

2. Drug sales happen and will increase at the local Truck Stop as a result of the Rehab Facility. The Truck Stop can be reached from the Rehab Facility by walking via the underground tunnel, which is near the Weigh Station.

3. The Rehab Facility will increase crime and calls to the Woodmoor Public Safety (WPS), and according to WPS (a service that Woodmoor residents pay for), they can't do anything because the proposed facility is on El Paso County Roads. All crime and emergency calls regarding this facility will have to go through the El Paso County Sheriff's Office.

4. We have already experienced an extreme increase in crime in the neighborhood. The Rehab Facility will increase the crime rate and further tax our already over-extended Police and Emergency First Responders.

5. There is already a Rehab Facility in the local area in Palmer Lake. Why do we need another one?

6. The Rehab Facility will increase traffic safety risks and congestion on the local residential roads.

7. Rehab Facility patrons will be allowed to roam the area to break into our homes and assault local residents.

8. Home values will go down around that section of the area.

9. Woodmoor residents have been totally blindsided by this development and have not been given the right or opportunity to state our opposition.

Thank you for your review of our opposition to this Rehab Facility and please provide us guidance on the way forward to state, outline and ensure that this Rehab Facility does "not" occur at this location.

Best regards,

Sean Tucker

719-487-0225

Monument, Colorado

On July 26, 2018 at 3:44 PM Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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<https://publicworks.elpasoco.com/wp-content/uploads/Documents/EngineeringCriteriaManual.pdf>

Len Kendall

Planner I

El Paso County Planning and Community Development

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Colorado Springs, CO 80910

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Len Kendall

From: Gregory Nagel <PEforCOLO@aol.com>
Sent: Friday, July 27, 2018 3:47 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Thank you for the quick reply and I am aware of the current table 5.1 but I was wanting a response to my question in my first email.

GN

Sent from my iPhone

On Jul 27, 2018, at 3:41 PM, Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the Land Development Code (2018) and Engineering Criteria Manual (2016). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
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Colorado Springs, CO 80910
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(719) 520-6447 – Direct

<Pages from Principal-Use table.pdf>

<Rehabilitation Facility Definition.pdf>

Len Kendall

From: MELANIE STROP <mstrop@msn.com>
Sent: Saturday, July 28, 2018 7:59 AM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Morning Len,

Thank you for your reply and information.

Is there any regulation and/or law as to the rehabilitation facility proximity to schools, parks, libraries, etc.?

MAKE IT A GREAT DAY! ~Melanie Strop

Get [Outlook for Android](#)

From: Len Kendall <LenKendall@elpasoco.com>
Sent: Friday, July 27, 2018 3:41:15 PM
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
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El Paso County Planning and Community Development
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Colorado Springs, CO 80910
(719) 520-6300 – Main
(719) 520-6447 – Direct

Len Kendall

From: Margaret Maloney <granof8@comcast.net>
Sent: Tuesday, August 7, 2018 9:53 AM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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It's a shame that you don'

t care you are doing this 1/2 block from our middle school. These kids are at a very vulnerable age. Although your patients may not be outside, their visitors, some of which are drug users will be. they will be enticed to this site! I wish your child went to the middle school. Then you would think twice. MM

On 8/6/2018 8:40 AM, Len Kendall wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
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Colorado Springs, CO 80910
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(719) 520-6447 – Direct

Len Kendall

From: Sean Starks <seanstarks@icloud.com>
Sent: Tuesday, July 24, 2018 4:01 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Hi Len

Thank you for your response. All I can say is if the Site Development Plan is approved, this is a TRAGIC outcome for the community.

Respectfully,

- Sean Starks

On Jul 24, 2018, at 3:03 PM, Len Kendall <LenKendall@elpasoco.com> wrote:

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code\(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
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(719) 520-6447 – Direct

<Rehabilitation Facility Definition.pdf><Pages from Principal-Use table.pdf>

Len Kendall

From: JOSEPH SUSAN <jberube488@msn.com>
Sent: Tuesday, July 24, 2018 3:40 PM
To: Len Kendall
Subject: RE: 1865 Woodmoor Drive

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Thanks Len....I'm sure the owners will meet all the El Paso County requirements to convert the motel to a Rehab facility. I still don't like it, and without the requirement for a public hearing, the community will not have a voice in this matter. Joe Berube

Sent from [Mail](#) for Windows 10

From: Len Kendall <LenKendall@elpasoco.com>
Sent: Tuesday, July 24, 2018 3:03:13 PM
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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Best,

Len Kendall
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Len Kendall

From: spidellra@aol.com
Sent: Thursday, July 26, 2018 4:23 PM
To: Len Kendall
Subject: Re: 1865 Woodmoor Drive

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Thank you for your quick reply.
I will assume, the public has no voice in this matter & the communication I received to contact you for input is a waste of your time.
Thank you,
RuthAnn Spidell

-----Original Message-----

From: Len Kendall <LenKendall@elpasoco.com>
To: Undisclosed recipients:;
Sent: Thu, Jul 26, 2018 3:44 pm
Subject: 1865 Woodmoor Drive

Hello,

I am reaching out to you because of your comment regarding the proposed rehabilitation facility at 1865 Woodmoor Drive. The property that is being proposed for the rehabilitation facility is zoned C-2 (Commercial). A rehabilitation facility is an allowed use in the C-2 zoning district, and therefore does not require a public hearing, however, this type of use does require a site development plan. The applicants have applied for a Site Development Plan application, and the project is currently in review by staff to make sure that the development meets all of the criteria in the [Land Development Code \(2018\)](#) and [Engineering Criteria Manual \(2016\)](#). Attached is our permitted use table showing the allowed use, as well as our definition of a rehabilitation facility. Below is a link to the Land Development Code and Engineering Criteria Manual.

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