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## 1865 WOODMOOR DRIVE

### LETTER OF INTENT

JULY 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

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### 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.

**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.

the assessor date is different. Please confirm the creation date of the parcel.

add clarification that initiation of the use requires a site development plan. Add that a rehabilitation facility is not subject to specific use standards listed in Chapter 5 but is subject to the general development standards of Chapter 6.



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).

consider adding that the LDC was revised in 2014 (LDC141) in response to changes in legislation. These amendments resulted in the use being allowed.





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 internal landscape requirement is met with the existing mature trees on site. The street frontage requirement is also met with the existing trees along the west boundary of the site. Landscape calculations are shown on the Landscape Plan drawing.

**Parking:** 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 and modifications to the ADA spaces, 12 spaces will be removed for a new total of 214 spaces, including 7 ADA spaces. This is more than enough parking for the proposed rehabilitation facility use, which does not have a listed parking requirement in the Land Development Code. Since patients of the facility will not have their own vehicles on site, only staff and visitors will be parking on site.

**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.

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. Include this analysis into the Letter of Intent.

**Fencing:** The Site Development Plan shows a proposed perimeter fence, which is to be a 7-foot high cedar fence. The section of fence on the west property boundary will be installed initially and the remainder of the fence will be a future improvement. A 4-foot high 3-rail wood fence is proposed along both sides of the entry drive as well as an automatic metal gate to control access to the property. The gate is to be located approximately 50 feet from the intersection at Woodmoor Drive to allow for vehicle stacking distance and to allow for turn-around space. The gate will be controlled by a call box with key code entry.

Please add information for how emergency services will access the property through the gate.

**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.

Initially, there will be a staff of 6 people per shift and may reach a maximum of 12 people per shift once the facility reaches full capacity. 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 below table outlines trip generation at final census and assumes 100 percent occupancy:

Type of Trip	Trips generated at 150 patients (by day)
Staff arriving to and leaving from work (3 shifts: AM, PM and Overnight)	72
Patient pickups	5
Patient discharges (returning home)	5
Visitation	2
Off-site excursions	1
Off-site patient appointments	3
Deliveries	1
Supply Runs	2
<b>Total</b>	<b>91</b>

Please relate to the number of parking spaces required. See parking comment above for nursing home parking requirement.

Table 1. Trip Generation Analysis.

The trip generation for 150 patients and associated staff is estimated at a total of 91 trips per day. The current operating hotel has approximately 120 hotel guest rooms, as well as hotel and restaurant staff. It can be determined that the hotel generates a higher traffic use since each hotel guest and staff member has the ability to enter and exit the site multiple times a day. The proposed facility will have fewer trips generated since clients will be transported to and from the site by staff members at limited times during the day.

A traffic memo will be required to be submitted by a professional engineer registered in the state of Colorado since the proposed use of a rehabilitation facility is not shown in the current edition of the ITE Trip Generation Manual. The traffic memo must identify if the criteria in the Engineering Criteria Manual Appendix B Transportation Impact Study Guidelines, Section B.1.2.D "No TIS Required" are met. Specifically, items (1), (5), and (6) must be addressed in the traffic memo. Please have the engineer provide more detailed information for this chart. Elaborate that all items are for entering and exiting traffic. Please add a statement or adjust employee number if employees will be able to leave for breaks during their shift.



# Markup Summary

## dsdgrimm (1)



**Subject:** Group  
**Page Label:** 5  
**Author:** dsdgrimm  
**Date:** 8/21/2018 11:57:26 AM  
**Color:** ■

A traffic memo will be required to be submitted by a professional engineer registered in the state of Colorado since the proposed use of a rehabilitation facility is not shown in the current edition of the ITE Trip Generation Manual. The traffic memo must identify if the criteria in the Engineering Criteria Manual Appendix B Transportation Impact Study Guidelines, Section B.1.2.D "No TIS Required" are met. Specifically, items (1), (5), and (6) must be addressed in the traffic memo. Please have the engineer provide more detailed information for this chart. Elaborate that all items are for entering and exiting traffic. Please add a statement or adjust employee number if employees will be able to leave for breaks during their shift.

## dskendall (2)

including 7 ADA spaces. This is more than enough parking for visitors who do not have a listed parking requirement in the Land Use Code. Patients and staff will not have their own vehicles on site, only staff and visitors.

Per Section 6.2.5.D.i. "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. Include this analysis into the Letter of Intent.

**Subject:** Text Box  
**Page Label:** 4  
**Author:** dskendall  
**Date:** 8/14/2018 2:15:07 PM  
**Color:** ■

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. Include this analysis into the Letter of Intent.

also met with the existing trees along the west boundary of the site on the Landscape Plan drawing.

**Parking:** Currently, there are 220 regular parking spaces and 6 ADA of 226 spaces. The ADA accessible parking spaces will be restriped standards. With the addition of parking lot islands and modification to be removed for a total of 214 spaces, including 7 ADA spaces, the proposed rehabilitation facility use, which does not have a list Development Code. Since patients of the facility will not have the visitors will be parking on site.

**Signage and Lighting:** The existing Ramada hotel signs to be removed. Existing parking lot lights are to remain.

**Subject:** Arrow  
**Page Label:** 4  
**Author:** dskendall  
**Date:** 8/14/2018 2:15:16 PM  
**Color:** ■

## dsdrecording (1)

Request to R.S., Inc. July 2018

The Site Development Plan shows a proposed perimeter fence, which is to be a 7-foot high fence. The section of fence on the west property boundary will be installed initially and the balance of the fence will be a future improvement. A four-foot high wood fence is proposed along the east side of the site as well as an electronic metal gate to control access to the property. The gate is to be located approximately 60 feet from the intersection of Woodstock Drive to allow for the loading, delivery and pick-up of materials. The gate will be controlled by a card or key code entry system. Please add information for how emergency services will access the property through the gate.

When operational plans to open the facility with an initial census of 50 patients and grow to have about 100 patients.

There will be a staff of 6 people per shift and may reach a maximum of 12 people per shift once the facility is fully operational. The staff will provide transportation for each client coming into and leaving the facility. Large vans, with 10 person capacity, will be used to transport patients to and from the facility.

Table outlines trip generation at final census and assumes 100 percent occupancy.

**Subject:** Engineer  
**Page Label:** 5  
**Author:** dsdrecording  
**Date:** 8/21/2018 8:35:37 AM  
**Color:** ■

Please add information for how emergency services will access the property through the gate.

## dsdruiz (4)

assumes 100 percent occupancy:

Generated at 150 patients (by day)

Please relate to the number of parking spaces required. See parking comment above for nursing home parking requirement.

**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdruiz  
**Date:** 8/14/2018 2:44:18 PM  
**Color:** ■

Please relate to the number of parking spaces required. See parking comment above for nursing home parking requirement.

Health requires approval of a Site Development Plan for the change of use from a residential single-family detached to a residential care center. Please confirm the creation date of the parcel.

Health requires approval of a Site Development Plan for the change of use from a residential single-family detached to a residential care center. Please confirm the creation date of the parcel.

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrui  
**Date:** 8/16/2018 2:25:36 PM  
**Color:** ■

the assessor date is different. Please confirm the creation date of the parcel.

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**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrui  
**Date:** 8/21/2018 8:15:38 AM  
**Color:** ■

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**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrui  
**Date:** 8/21/2018 8:16:14 AM  
**Color:** ■

consider adding that the LDC was revised in 2014 (LDC141) in response to changes in legislation. These amendments resulted in the use being allowed.