

Len Kendall

From: Darcy Dittenber
Sent: Monday, August 6, 2018 3:39 PM
To: Len Kendall
Cc: Darcy Dittenber
Subject: FW: Change of Use at Ramada Hotel 1865 Woodmoor Drive, Monument, CO 80132 concerns

Hi Len,

I think this is your project?

Thanks,

Darcy

From: Brian Werner [mailto:Brian@brwtax.com]
Sent: Monday, August 6, 2018 2:44 PM
To: PLNWEB
Subject: Change of Use at Ramada Hotel 1865 Woodmoor Drive, Monument, CO 80132 concerns

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Craig,

Hope all is well.

It appears that N.E.S. Inc. on behalf of Sunshine Behavior Health has submitted a change of use from the Ramada hotel to a drug and alcohol rehabilitation facility. This site location is within close proximity (under .5 miles) of Lewis Palmer Elementary School and Lewis Palmer Middle School.

Are there any county zoning restrictions for this type of facility within such close proximity to a school?

Thank you in advance for your efforts and time. Take care.

Brian



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Len Kendall

From: Pontyfamilyemail <pontyfamilyemail@gmail.com>
Sent: Saturday, July 28, 2018 10:47 AM
To: Len Kendall
Subject: Monument Ramada Use Change

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Hello Mr. Kendall,

I am a Woodmoor resident and significantly concerned about the use of the Ramada property for alcohol and drug rehabilitation given the proximity to LPES, the middle school, Palmer Ridge High School and after-school activities near there. This is simply unacceptable even if it is an inpatient facility to subject children coming back and forth from school activities to potentially experiencing such patients that may be trying to escape, or physical fits of medical emergencies, all in visible areas of that property.

We are just now finally getting a walkway between the schools for an easier/safer way for children to get around independently between school and after-school functions and now there is the potential for an addition center right in the middle of that?!

I have never gotten involved in local politics or such issues, never even written a letter like this, but it is simply OUTRAGEOUS that this property location to be zoned as such. It looks like that zoning was done in 1972 from what I have read, and the community is much different now. It has to be reconsidered.

Thank you,
Michele

Len Kendall

From: John McDevitt <johntrishmcd@gmail.com>
Sent: Monday, July 30, 2018 9:00 AM
To: Len Kendall
Subject: Proposed Rehab Facility in Woodmoor

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Mr. Kendall,

I live in Woodmoor (for over 29 years) and wish to express my strong opposition to the proposed Rehab facility taking over the current Ramada Inn located on Woodmoor Drive.

Having such a facility with 3 schools nearby as well as a Brew Pub immediately behind it makes no sense from a security standpoint.

The company's plans do not indicate any provisions for on-site 24x7 security.

There is inadequate police protection from the El Paso County Sheriff in this area and the current Monument Police and Woodmoor Security do not have the staff, let alone legal responsibility, to patrol this area.

In addition, a facility of this nature will only depress the market values of homes of all Woodmoor residents.

There is already an existing facility on Route 105 near Palmer Lake - one is more than enough.

regards,

John A. McDevitt

Woodmoor, Monument, Colorado

Len Kendall

From: Craig Dossey
Sent: Monday, July 30, 2018 9:27 AM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: FW: Proposed Rehab Facility in Woodmoor

Add to file.

Craig Dossey

Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
719-520-7941
craigdossey@elpasoco.com

From: Darryl Glenn
Sent: Monday, July 30, 2018 9:21 AM
To: Craig Dossey
Subject: Fwd: Proposed Rehab Facility in Woodmoor

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: John McDevitt <johntrishmcd@gmail.com>
Date: July 30, 2018 at 9:02:19 AM MDT
To: <DarrylGlenn@elpasoco.com>
Subject: Proposed Rehab Facility in Woodmoor

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Mr. Glenn,
I live in Woodmoor (for over 29 years) and wish to express my strong opposition to the proposed Rehab facility taking over the current Ramada Inn located on Woodmoor Drive.

Having such a facility with 3 schools nearby as well as a Brew Pub immediately behind it makes no sense from a security standpoint.

The company's plans do not indicate any provisions for on-site 24x7 security.

There is inadequate police protection from the El Paso County Sheriff in this area and the current Monument Police and Woodmoor Security do not have the staff, let alone legal responsibility, to patrol this area.

In addition, a facility of this nature will only depress the market values of homes of all Woodmoor residents.

There is already an existing facility on Route 105 near Palmer Lake - one is more than enough.

I expect you to do what is necessary to block this facility from becoming a reality now or in the future.

regards,
John A. McDevitt
Woodmoor, Monument, Colorado

Len Kendall

From: Petra Rangel
Sent: Friday, July 27, 2018 8:27 AM
To: Len Kendall
Subject: FW: Rehab Facility in Monument, CO

Complaint on our main e-mail.

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: Craig Dossey
Sent: Friday, July 27, 2018 9:14 AM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: Fwd: El Paso County Fair Follow-up

Add to file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Peggy Littleton <PeggyLittleton@elpasoco.com>
Date: July 27, 2018 at 9:04:11 AM MDT
To: MELANIE STROP <mstrop@msn.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>
Subject: Re: El Paso County Fair Follow-up

Thanks, Melanie

I'm ccing our development director so that he is informed of this project proximity to the school.

Blessings,

Peggy

Sent from my iPhone

On Jul 25, 2018, at 4:59 PM, MELANIE STROP <mstrop@msn.com> wrote:

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Afternoon Peggy,

It was so good seeing you at the El Paso County Fair on Saturday. I love what you have done with your hair!

I didn't get the opportunity to catch up with you to discuss a situation happening in Darryl's district up in Monument, but wanted to just give you a heads up. Apparently you will be receiving a request to change/rezone the old Sundance Lodge/Ramada Inn into some "rehab" facility. Please know that it is less than a mile away from Lewis Palmer Middle School. I kindly ask that you do NOT allow this change.

That's it. That's my "two cents".

Please let me know if you have any questions or need additional information.

MAKE IT A GREAT DAY!

Melanie Strop

Home Smart Cherry Creek

O: 719-634-8761

C: 719-243-2597

Len Kendall

From: peforcolo@aol.com
Sent: Friday, July 27, 2018 12:48 PM
To: Len Kendall
Subject: 1865 Woodmoor Drive, NES submittals

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Dear Mr. Kendall,

I am the owner of the commercial property referred to as the Woodmoor Center within submitted documents. I have earlier copies of Table 5-1 which indicate a Special Use permit is required for a rehab facility in the C-2 zone. Since the C-2 zone is obsolete how can changes be made to that table which was codified with the original platting and zoning?

Also I observed several references to the town of Monument, and to my knowledge this land is not within Town boundaries.

Thank you for a review of these items.

Sincerely,
Woodmoor Village, LLC
Gregory Nagel, Manager

Len Kendall

From: Paulette Smith <pauletteksmith@msn.com>
Sent: Saturday, July 28, 2018 10:00 AM
To: Len Kendall
Subject: Change of Use Ramada Hotel

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Mr. Kendall,

We are emailing you to express our opposition to the proposed change of use for the Ramada Inn (not a secure, enclosed facility since it has open access rooms) to a drug and alcohol rehabilitation facility. This will greatly affect not only the surrounding neighborhoods but also the businesses, schools, and quality of life.

How can a drug and alcohol rehabilitation facility be placed within walking distance of a brewery and multiple schools (Lewis Palmer Middle School, Elementary School, Monument Academy, Palmer Ridge High School, Charter School)? It significantly jeopardizes the safety of children and people living in surrounding neighborhoods.

All this in the same week as the local paper's headline is:

"MONUMENT POLICE ARE SHORT STAFFED Chief says criminal activity has spiked, officers are working 12-hour shifts to keep town safe"

As the TV ads express, please do not let Colorado become the next California by allowing this California based business bring a much unwanted drug and alcohol rehabilitation facility to our town with the potential to increase crime and safety to children, neighborhoods, and local businesses. We strongly oppose this and ask that you do not allow this!

Thank you for your consideration of this matter.

Concerned citizens,
Gary and Paulette Smith

Sent from [Mail](#) for Windows 10

Len Kendall

From: Paulette Smith <pauletteksmith@msn.com>
Sent: Saturday, July 28, 2018 11:00 AM
To: Len Kendall
Subject: Additional request for zoning change

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Mr. Kendall,

In addition to our previous email of opposition to the alcohol and drug rehabilitation center use of the Ramada Inn, we would also like to request that there would be a zoning change so that a facility of this type would not be allowed at this location.

Thank you,
Gary and Paulette Smith

Len Kendall

From: Charles Cooke <ccpalmerridge@gmail.com>
Sent: Monday, July 30, 2018 10:24 PM
To: Len Kendall
Subject: Opposition to changed usage of Ramada Inn, Woodmoor, to a Drug Rehab Facility

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Dear Mr. Kendall,

I am writing to express my opposition to this suggested change in facility usage of The Ramada Inn in Woodmoor to a Drug Addicts and Alcoholics Rehab Facility.

Yes, I live here and do not want to see my property values effected by this insane potential usage change, nor would I assume El Paso County would like their Property Tax Revenue to decrease as a result.

I can see new people as they look at buying in Woodmoor saying what is that over there? Oh it's a huge Drug Addict and Alcoholics Rehab Center. "Thanks, but we'll consider buying somewhere else." Why the tall fence with the guarded gate? To keep the addicts and drunks from harassing the school kids up the street at the Middle School, and the residents. Or from them staggering around on Woodmoor Drive and getting hit by a car, or from them bothering the firefighters in The Station next door. --- Nice huh?

I entreat you and The El Paso County Commissioners to deny this potential change of use.

Respectfully,

Charles Cooke
18720 Toboggan Hill Road
Monument, CO 80132

Len Kendall

From: Vallado, David <dvallado@agi.com>
Sent: Tuesday, July 31, 2018 5:01 AM
To: LW; Darryl Glenn; Len Kendall
Cc: Ron Madd; Bob Fricke; J Hunt; steve bonser
Subject: RE: Regarding Rehab Facility In Woodmoor

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Well said Larry. I was amazed that this would ever happen, and it's the County Commissioners fault. A total disgrace. As a precinct chair, I'll be sure to spread the word.

dav
David A Vallado
Senior Research Astrodynamist, CSSI/AGI
719-573-2600, 719-573-9079 FAX, 610-981-8614 direct
Website www.agi.com

From: LW <lwmcvay@gmail.com>
Sent: Monday, July 30, 2018 8:12 PM
To: DarrylGlenn@elpasoco.com; LenKendall@elpasoco.com
Cc: Ron Madd <rcmadd@comcast.net>; Bob Fricke <rnfricke101@aol.com>; Vallado, David <dvallado@agi.com>; J Hunt <rpdhunt@yahoo.com>; steve bonser <steve_bonser@msn.com>
Subject: Regarding Rehab Facility In Woodmoor

Gentlemen,

I can not believe that you fellas allowed this to happen. I am a recently retired FBI agent of 27 years service, much of it working against illegal narcotics organizations and people associated with same. And now you allow such as this right in this neighborhood's backyard and located within spitting distances of four schools not to mention within 100 yards of a brew pub.

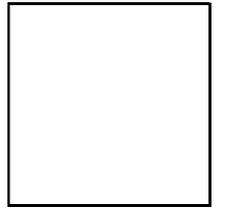
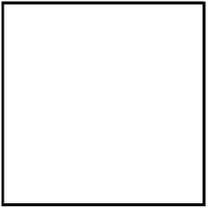
Despite having voted for you Mr. Glenn, I can guarantee you I will do my utmost to ensure your record on this matter is at the forefront of public knowledge during the next election cycle.

This is utterly disgraceful. I reckon however, this is to be expected from politicians. A very sad situation all the way around and is clear evidence of a purposeful agenda to turn this county blue. CC'ed here are fellow El Pasoans - the tip of the iceberg gentlemen. The tip of the iceberg that you will plow into during your next election cycle.

Larry McVay
Monument, CO

--

"If there must be trouble, let it be in my day, that my child may have peace." - Thomas Paine



Len Kendall

From: Craig Dossey
Sent: Tuesday, July 31, 2018 8:08 AM
To: Nina Ruiz; Len Kendall
Cc: Mike Hrebenar
Subject: FW: I appreciate you and ask for your support to protect LPMS

Another one for the file.

Craig Dossey

Executive Director
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
719-520-7941
craigdossey@elpasoco.com

From: Darryl Glenn
Sent: Wednesday, July 25, 2018 4:14 PM
To: Craig Dossey
Subject: Fwd: I appreciate you and ask for your support to protect LPMS

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: MELANIE STROP <mstrop@msn.com>
Date: July 25, 2018 at 4:12:22 PM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>
Subject: I appreciate you and ask for your support to protect LPMS

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Darryl,

I just wanted to let you know that I'm a long time supporter and appreciate all that you do for our district.

These few lines are in order to let you know of an up coming situation just north of Hwy. #105 in Monument.

Apparently you will be receiving a request to change/rezone the old Sundance Lodge/Ramada Inn into some "rehab" facility. Please know that it is less than a mile away from Lewis Palmer Middle School and across from the duck pond next to the library. I believe that we should put the safety of the kids above adults who choose to put substances above their own health. I kindly ask that you do NOT allow this change.

That's it. That's my "two cents".

Please let me know if you have any questions or need additional information.

MAKE IT A GREAT DAY!

Melanie Strop

Home Smart Cherry Creek

O: 719-634-8761

C: 719-243-2597

Len Kendall

From: LW <lwmcvay@gmail.com>
Sent: Monday, July 30, 2018 8:13 PM
To: Darryl Glenn; Len Kendall
Cc: Ron Madd; Bob Fricke; EXTERNALdvallado@agi.com; J Hunt; steve bonser
Subject: Regarding Rehab Facility In Woodmoor

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Gentlemen,

I can not believe that you fellas allowed this to happen. I am a recently retired FBI agent of 27 years service, much of it working against illegal narcotics organizations and people associated with same. And now you allow such as this right in this neighborhood's backyard and located within spitting distances of four schools not to mention within 100 yards of a brew pub.

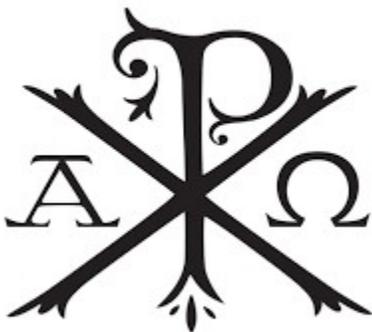
Despite having voted for you Mr. Glenn, I can guarantee you I will do my utmost to ensure your record on this matter is at the forefront of public knowledge during the next election cycle.

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Larry McVay
Monument, CO

--

"If there must be trouble, let it be in my day, that my child may have peace." - Thomas Paine



Len Kendall

From: Glenn Whiteside <whiteside.glenn@gmail.com>
Sent: Saturday, August 4, 2018 7:13 PM
To: Len Kendall; Darryl Glenn
Subject: Plans for rehab center at Ramada Inn

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Hi Leonard and Darryl,

I'm very concerned about the close proximity to and safety for the nearby school, neighborhoods, shopping center, and public library to this proposed rehab center.

This location is not a good idea for public safety. Please consider this issue very carefully and thoroughly since it could have many negative ramifications for our community.

Best regards,
Glenn & Monica Whiteside
16465 Clandestine Court
Monument Co 80132-6126

Len Kendall

From: Craig Dossey
Sent: Monday, August 6, 2018 6:34 AM
To: Len Kendall; Nina Ruiz
Cc: Mike Hrebenar
Subject: Fwd: The drug rehab at Ramada Inn

Another one for the file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910
(719) 520-6300 (main)
(719) 520-7941 (direct)
Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 5, 2018 at 5:15:59 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: The drug rehab at Ramada Inn

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Margaret Maloney <granof8@comcast.net>
Date: August 4, 2018 at 6:24:22 PM MDT
To: <lenkendall@elpasoco.com>, <darrylglenn@elpasoco.com>
Subject: The drug rehab at Ramada Inn

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Do you realize the drug rehab will be 1/2 block from the middle school? You cannot make assurances that the selling of drugs by friends of the inhabitants will not be targeted at that area. It is too close! Answer appreciated. Margaret maloney

Len Kendall

From: jimalicemc@aol.com
Sent: Sunday, August 5, 2018 2:01 PM
To: Len Kendall
Subject: Proposed Woodmoor rehab center

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We strongly oppose the plan to place a rehab center in this neighborhood. The hotel under consideration is across the street from a Middle School where the young boys and girls are out walking and jogging all year long. Just up the road a mile is a High School where young people again are free to participate in sports without the worry of endangerment nearby. Very close by is a Grade School. This community is settled by families who want to get away from these endangerments of drug and alcohol abusers. I cannot think of any possible justification for placing a rehab center here, In addition, there is currently a rehab center on Highway 105 between Monument and Palmer Lake.
Jim and Alice McCarthy
Woodmoor resident

Len Kendall

From: terrie clouse <GOFASTCYCLE@msn.com>
Sent: Saturday, August 4, 2018 4:20 PM
To: Len Kendall
Subject: Rehab center on Woodmoor Drive

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As residents of Woodmoor, my husband and absolutely OPPOSE.

1) Isn't anyone thinking about how close this is to the school?? You've got to be kidding me...

2) We have friends who live in the Palmer Lake area near the rehab center there. They and their neighbors experienced home robberies after the rehab center opened there. If the operators of the rehab center want to open center in an upscale neighborhood like Woodmore, then I expect them to pay for the alarm system for my home, the increase in my home owners insurance after after the robberies and a gun for our home.

Len Kendall

From: Margaret Maloney <granof8@comcast.net>
Sent: Saturday, August 4, 2018 6:24 PM
To: Len Kendall; Darryl Glenn
Subject: The drug rehab at Ramada Inn

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Do you realize the drug rehab will be 1/2 block from the middle school? You cannot make assurances that the selling of drugs by friends of the inhabitants will not be targeted at that area. It is too close! Answer appreciated. Margaret maloney

Len Kendall

From: CenturyLink Customer <kramerne@q.com>
Sent: Monday, August 6, 2018 8:23 PM
To: Len Kendall
Subject: Fwd: Ramada Inn conversion to rehab center

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Mr. Kendall:

I am forwarding this email to you because I forgot to send a copy to you. Despite what you do to the zoning, this is still overwhelmingly a residential area.

Norm Kramer

Woodmoor Resident

From: "kramerne" <kramerne@q.com>
To: "darrylglenn" <darrylglenn@elpasoco.com>
Sent: Monday, August 6, 2018 3:56:31 PM
Subject: Ramada Inn conversion to rehab center

Dear Mr Glenn:

As a resident of Woodmoor in Monument I am very upset that you would approve a zoning use change of the

Ramada Inn location to an alcohol and drug rehab center. This change was a real surprise to the majority of

residents in our area because there was a lack of transparency prior to the announcement of the change by

N.E.S. on behalf of Sunshine Behavioral Health.

I would guess that you have never personally inspected the property location first hand; because you would

have been aware that the site location is 1000ft from a middle school on the same street, 200ft from the

Monument Library which is frequented by children of all ages and approximately 2000ft from an elementary

school east of the Ramada. Furthermore, there is a new affordable housing development that has been

completed and is now sold out (The Dunes) about 300ft from the Ramada location. There is also another

new development about to begin, about one half mile from this site. I wonder how these new residents feel

about the rehab center plan.

My concern is for the safety and well being of the children's activity along Woodmoor Dr. and Lake Woodmoor Dr.

The Monument Police Dept. is already short staffed and are working 12 hour shifts. The Fire Dept. also has its issues.

Two years ago a similar proposal was denied because of the proximity of the same type of center to Best Elementary and St. Peter's church school. What has changed?

Len Kendall

From: Charles Cooke <ccpalmerridge@gmail.com>
Sent: Tuesday, August 7, 2018 2:20 AM
To: Len Kendall
Subject: Time lines ? Ramada Inn changed usage to Drug Addict Rehab

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Dear Mr. Kendall,

Thank you for having emailed me links to The Zoning Codes, I guess? I was up until 3:00 A.M Sunday morning reading them trying to find pertinent data that might help our cause in opposition. I didn't. : (- Not my idea of a really fun time.

I have called you a couple of times, and left messages. Apparently so far you haven't had time to call me back.

What I would like to know, please. (1) Have all Sunshine Behavioral Health (NES) planned site improvements been approved per Regional Building? Permits issued? And when were they issued? Dates please? What are their estimated dates to completion?

We already know they are closing on the sale tomorrow. How, called their Title Company and asked. I see there original site proposal was dated "July" with no specific date. I believe you guys received it July 6th. Wish we had know then. Oh well. No one told us or made the info public other than possibly our having to do 'mind reading' to know to search for it on The County Web Site at that time.

I look forward to hearing from you.

Respectfully,

Charles N Cooke
Monument, CO 80132

