

Due to COVID-19, the Applicant is working with the City and a neighborhood meeting will be forthcoming.

May 27, 2020

File:

- Peaks Center Addition No. 1 Annexation – Initial Review Comments
- File(s): CPC A 19-00134, CPC ZC 20-00032, CPC CP 20-00033

Public comments were provided to the City which were attached to City Planning staff's comments dated March 2, 2020. Common concerns are addressed below.

Action During COVID-19

The application process was abruptly put on hold with the national COVID-19 pandemic. Under the national pandemic from March 2020 to date, Peaks Recovery operations needed to be modified for client and staff safety and well-being. Peaks Recovery needed to temporarily close down other locations and move all their adult male clients and staff to this location. Adult female clients were moved to the Brook Park Drive location. During this time, there has been an increase of clients and staff at this location. Upon orders from the Governor of Colorado, operations for Peaks Recovery will go back to as normal as possible and the number of clients will comply with current County approvals. An increase in vehicles on the site also include multiple contractors for installation of sprinkler systems, air-condition units in all structures, fence installation/replacement, landscaping, spring-cleaning and installation of century link fiber optics to the properties.

Lighting

- All exterior lighting will comply with section 7.4.102.D of the City of Colorado Springs Code.
- All exterior lighting will be directed away from adjacent properties and any public right-of-way.
- Exterior building lighting, including parking lot lighting, shall be full cut-off fixtures with no sag lens.
- A lighting note has been added to the general notes of the Concept Plan.
- Existing lighting on the main residences and the RV structure will remain.
- Lighting will further be addressed with the Development Plan applications for each Phase.

Medical Facility

- The RV structure on 1785 Old Ranch Road will be used for medical purposes, including on-site therapy for only Peaks Recovery current clients, primarily the clients that reside at both properties on Old Ranch Road during a 3-month treatment. Medical staff include CNAs and a nurse.
- This is not a drive-up medical facility for the general public.

Rural Setting

- Growth in the vicinity of the site, both residential and commercial, has changed the character of the area along Old Ranch Road over the last few years. The rural character of the neighborhood to the south of this property will not be affected by this request.
- According to myneighborhoodupdate.net, which provides information about calls for service through the City of Colorado Springs by the police department, from January 2020 to present, no police activity, such as property, disorderly, noise, or violent, has occurred in the immediate area. This is also the case at Peaks Recovery's Brook Park Drive location.
- Academy Christen Church, west of the property, has purchased adjacent property along Montezuma Road for expansion of their campus. The rural character of the western area of Old Ranch Road has and will continue to change.
- Aside from possible utilities extension to the lift station to the southeast, all future development will be north of the existing residences, which is not visible from the neighborhood to the south. Portions of a 6' cedar fences have been installed on 1765 Old Ranch Road and will be extended behind the residences at 1865 Old Ranch Road, providing separation and security from the neighborhood to the south.
- Kettle Creek runs along the southern portion of these properties. The embankment provides a natural separation between the site and the neighborhood to the south (approximately 430 feet distance). In addition, the rear of both properties is heavily vegetated with shrub oak, deciduous trees and evergreen, which also provides a natural buffer.

Construction of new structures

- The Zone Change request requires a Concept Plan or Development Plan to be submitted. The Concept Plan provides a 'bubble' diagram of what is being proposed as future development on the property.
- For each Phase of development, a Development Plan will be submitted to the City. The Development Plan will provide further details, such as building elevations, lighting plan, landscape plan, etc.).

Neighborhood Traffic Increase

- Traffic through the neighborhood along Otero Avenue due to the school (TCA) on Springcrest Road is an item to be addressed by the City. Impacts of the school on the neighborhood is unrelated to Peaks Recovery application and should be directed to the City of Colorado Springs Public Works.
- Peaks Recovery vans, which transport current clients on and off site, are directed to exit the property onto Old Ranch Road and not cut through adjacent neighborhoods.
- This request will not add to the perceived increase neighborhood traffic.

Old Ranch Road Traffic

- Old Ranch Road is classified as a Minor Arterial. Portions of Old Ranch Road have been improved as development has occurred along Old Ranch Road primarily east from Otero Avenue. The City of Colorado Springs Public Works projects website identifies ‘crack seal operations on Old Ranch Road from Lexington Drive through City limits at Kettle Creek Road’ to be completed by August 2020.
- The City did not require a Traffic Analysis to be submitted with the Concept Plan application. The City of Colorado Springs Transportation Department was contact upon receipt of the initial review comments by the City. Based on the proposed development, the City Transportation Engineering Department noted that a traffic study was not necessary.
- Sections of Old Ranch Road from Voyager to Powers either lie within the City of Colorado Springs and El Paso County. As part of the Annexation Agreement, annexation of Old Ranch Road right-of-way within the County to the City will be addressed. The revised Annexation Plan for Peak Center Addition No. 1 illustrates the Annexation of Old Ranch from the eastern property boundary of 1865 Old Ranch Road to Montezuma Avenue. The addition of Old Ranch Road to Montezuma was included per the City’s request. In the review letter from the County dated February 24, 2020, the County has requested that the City consider annexation of Montezuma Road between Voyager and Old Ranch Road, as well as approximately 1900 feet of the remaining portion of Old Ranch Road from Kettle Creek Road to the east. This is a matter between the County and City.
- Expansion, maintenance, and speed along Old Ranch Road are not controlled by this Applicant and are matters that should to be directed to City and County staff, as the area is growing and changing rapidly.
- A 12’ right of way dedication will be provided along Old Ranch Road to allow for future widening and upgrades to the road. This has been shown on the Concept Plan.

Zone Change Request

- Project Statement provided with the application provides the justification for the Zone Change request. In summary, the request to rezone to OC (Office Complex) allows Peaks Recovery to consolidate the majority of their operations to one location and not be required to request continual entitlement approvals through the City and County.
- The Zone Change request includes a list of specific allowable or conditional uses in the OC Zone District that will be prohibited. These include the following and are listed on the Zone Exhibit: dormitory, fraternity, sorority; multi-family dwelling; automotive rentals; food sales; funeral services; hotel/motel; mini-warehouses; restaurants; general retail; cemetery; educational institutions; hospital; medical marijuana and mining operations.