

Metzler Planned Development Plan Amendment

SANDSTONE CARE

**Amendment
Letter of Intent**

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

LTC PROPERTIES, INC.
2829 TOWNSGATE ROAD, SUITE 350
COLORADO SPRINGS, CO 80903

APPLICANT

SANDSTONE CARE
560 NORTHFIELD ROAD,
COLORADO SPRINGS, CO 80919

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903



Figure 1, Vicinity Map

Sandstone at Metzler Planned Development Plan Amendment, 864 Barranca Drive:

Parcel ID Nos.: 2351-351-16-001

Area/Acreage: ±1.36 AC

Existing Zoning: PD

Location: The development limits are bordered by Barranca Drive to the northeast, Woodlands Boulevard to the southeast and Stampede Drive to the west and south west.

REQUEST

(PD) Planned Development Plan Amendment: (Text Amendment)

- Approval to amend the PD Zone uses and standards (Update Allowable Permitted Uses)

PROJECT SUMMARY

The Planned Development (PD) Amendment request for the property is to allow for an amendment to the permitted use for said parcel. Site is located on the northwest corner of the Stampede Drive and Woodlands Boulevard intersection. The existing use for the site falls within the Assisted Living/Memory Care use, which is allowed by special review per Castle Rock Code 17.28.030. The proposed use is for Institutional Care. The site and facility will be transitioned to a Sandstone Care Center, a center for adolescent mood disorder care.

Services proposed for the Care Center include evidence based, age-appropriate personal treatment in the form of individual treatment, and family support treatment under a traditional short-term on-site counseling model. These services are also available via inpatient, outpatient, or telehealth services format. The proposed project includes the minor interior renovations of the

existing approximate 30,000 square foot assisted living building, to be better suited as a short-term teenage mental health facility. The minor internal modification do not change the structure or the mechanical system within the building. The improvements will help facilitate class room and treatment spaces. The request is just for the additional allowable use within the PD guidelines. See the PD use classifications noted within section 3.7 of the PD amendment report.

ACCESS: No change in the current access. Vehicular access can be gained from Stampede Drive and Barranca Drive. Pedestrian access can be gained from Stampede Drive, Barranca Drive and Woodlands Boulevard.

LAND USE: Current land use is a nursing home and elderly assisted care living facility, and the proposed use is a teen and emerging young adult mental health and assisted short-term care live-in facility. There are no site or uses that change the conditions related to the approved development standards, such as parking or dimensional site standards.

LOT DIMENSIONAL STANDARDS: No Change to the site or dimensional standards are proposed. Typical standards include:

- **Minimum lot size: 7,000 SF**
- **Maximum Height: 40'**
- **Setbacks:**
 - **Front Yard: 18'**
 - **Side Yard: 15'**
 - **Rear Yard: 20'**

PUBLIC SERVICES AND UTILITIES

Public services and utilities will not change. Services will be provided by the following:

- | | |
|--------------------------------|-------------------------------------|
| • Water & Wastewater Services: | Castle Rock Water |
| • Natural Gas: | Black Hills Energy |
| • Electric Service: | CORE Electric Cooperative |
| • Fire Protection: | Town of Castle Rock |
| • Public Schools: | Douglas County Re-1 School District |
| • Library Services: | Douglas County Library District |
| • Roads: | Town of Castle Rock |
| • Police Protection: | Town of Castle Rock |

COMPLIANCE:

The proposed use is consistent with the current land use plan approved and aligns with the current Town of Castle Rock Comprehensive Plan.

- Town of Castle Rock Comprehensive Master Plan considers:
 - The development goal is to ensure that quality of community services is provided to support public health, safety and welfare. There is no change in the goal with this amendment.
 - The amendment shall be established to enhance access to health and human services by diversifying the type of uses to aid services in the area. The amendment assure services are provided for teen and emerging young adult mental health needs within the community.

- o The existing and approved site plan meets the multiple principles of development standards associated with the Town of Castle Rock Comprehensive objectives.

Utilities:

- The PD Amendment is in conformance with the previously approved Final Utility Report, prepared by Perception Design Group, Inc., and revised on July 12, 2010.
- The Water system analysis, wastewater system analysis, and fire flow analysis within the July 12, 2010 report and for the existing facility, was calculated per the Town of Castle Rock Public Works Regulations. No Changes are noted.
- The report confirms that the utilities were sized for commercial use. The report also confirms that the existing Town infrastructure was sized adequately to serve the existing memory care building.
- Because the renovation does not include any expansion of the existing plumbing, fixtures, overnight facilities or utility services, it is understood that there are no additional projected demands, and the Town's utility infrastructure adequately serves the building and intended use.
- The proposed PD Amendment is in conformance with the existing Final Utility Report.
- See compliance letters provided in support of the project as related to traffic impacts and drainage conditions.