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Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

ZBA-21-15

To: City of Pueblo Zoning Board of Appeals
From: Bart Mikitowicz, Planner
Through: Scott Hobson, Land Use Administrative Official
Date: 6/22/2021
Request: **A Special Use Permit to allow a Group Care Facility in a proposed Multiple-residential and Commercial (R-6) Zone District**
Site Location: 1725 W Pueblo Blvd, Pueblo, CO 81004
Legal Description: Generally 1725 W Pueblo Blvd and adjacent parcels (parcel numbers 1514405040, 1514405001, 1514405043, 1514405005, 1514405006). A full legal description is on file at the City Planning Department.
Year Built: N/A
Applicant: Charles Davis, Crossroads' Turning Point
Property Owner: Walter F Stupnik and William B. Gradishar
Zone District: Current Zoning: B-4, Central Business District and A-4, Agricultural Four
Proposed Zone District: Z-21-07 R-6, Multiple Residential and Commercial Zone District

BACKGROUND AND ANALYSIS:

The subject property was annexed into the City in 1972 and was zoned A-4, Agricultural Four and possibly B-3, Highway and Arterial Business District upon annexation. The site has been home to a bar/restaurant nightclub since annexation into the City and has had multiple addresses, which makes determining the zoning history challenging. In 1973, the site was addressed 1625 W. Pueblo Blvd., and was operating as the Silver Saddle nightclub. The site currently operates as the Brass Saddle Saloon, which hosts live music, dancing, outdoor car shows, food truck, and festivals on the weekends.

The applicant is requesting a Special Use Permit to allow for a Group Care Facility contingent on rezoning five parcels to R-6, Multiple-Residential and Commercial District. A Public Hearing will be held on Monday, June 28th by City Council on the R-6, rezoning ordinance. The Pueblo Municipal Code defines a Group Care Facility as a facility providing "custodial care and treatment in a protective living environment for persons residing voluntarily or by court placement including, without limitation, correctional and post-correctional facilities, drug or alcohol abuse centers, juvenile detention facilities, and temporary custody facilities" (Section 17-2-2, (65)). Crossroads Turning Points, Inc. is proposing to renovate the existing restaurant/bar and construct two new structures for a Medically Monitored short term residential treatment facility for individuals struggling with co-occurring mental health and substance use disorders. The proposed Group Care Facility would be a 20-bed facility that includes common outdoor areas that will be landscaped and screened within the 2.65-acre site.

The subject site is located south and east of Lake Minnequa Park and Open Space adjacent to the north side of West Pueblo Blvd, which is a Principal Arterial Roadway. According to the City of Pueblo Roadway Classification Design Standards and Policies, mixed-use development is appropriate adjacent to Principal Arterial Roadways. In 2013 West Pueblo Blvd. had a recorded 21,196 Average Daily Traffic Volume (ADTV). According to the City's Average Daily Traffic Volume, vehicle trips per day adjacent to high-density residential and institutional uses,

within the City, is generally less than 10,000 ADTV, (Parkview Hospital and northside neighborhood 4,871, ADTV Grand Ave. and W. 17th St. 3,987, ADTV, Colorado Mental Health Institute).

Because of the existing high traffic volumes on Pueblo Blvd, the southern portion of the subject site (adjacent to W. Pueblo Blvd.) is designated by the Pueblo Comprehensive Plan as an Arterial Commercial Mixed-Use area. According to the Comprehensive Plan, the primary focus of Arterial Commercial Mixed-Use areas should be retail sales and personal services, with office space intermixed. Uses along arterial streets are geared to community-level shopping and services.

The northern portion of the site (adjacent to Lake Minnequa Park and Open Space) is designated as a Special Development Area by the Comprehensive Plan. Special Development Areas are areas that “have multiple opportunities for development and significant care should be taken with proposed development.” Lake Minnequa is a City Regional Park that was master planned in 2010. The Lake Minnequa Master Plan includes the parcel located north and east of the proposed Group Care Facility and is identified as a future redevelopment site for uses complimenting the outdoor recreation amenities planned for the park and its users. Lake Minnequa Park and Open Space currently includes an 18-acre area used for football, soccer, and volleyball activities, along with four basketball courts and a group picnic shelter north of the proposed Group Care Facility. A six-acre expansion of the park is currently underway that will add five additional acres of turf grass to expand the sports activities, a restroom/concession facility, and a 2.4-acre paved parking lot. The master plan also includes other future development of active use facilities in the southern portion of the park, adjacent to the proposed Group Care Facility, including a skate park and additional park shelters.

Properties to the south of the Proposed Group Care Facility are zoned B-3, Highway and Arterial Business District, and are developed with retail uses including liquor, bridal, and fireplace/spa retail establishment. The adjacent property to the east is a retail tire store and Lake Minnequa Park and Open space is located west. A Culvers’ restaurant is proposed for development approximately 1,600 feet west of the Group Care Facility and Kaiser Permanente’s Acero Medical Office Building is located west of the future Culvers’ site.

All future development of the site must adhere to Title 17 Pueblo Municipal Code regulations, which include but are not limited to the following code requirements:

- Either Medium-Scale or Small-Scale Development Performance Standards (Section 17-4-47 or 17-4-48, Pueblo Municipal Code)
- Outdoor Lighting Performance Standards (Section 17-4-51, Pueblo Municipal Code)
- Landscape Performance Standards (Section 17-4-7, Pueblo Municipal Code)
- Off Street Parking Nonresidential Performance Standards (Section 17-4-23, Pueblo Municipal Code)

ZONING DISTRICT AND LAND USE

Zone:		Developed with:
North	A-4, Agricultural Four	Lake Minnequa Park and Open Space.
East	A-4, Agricultural Four and B-3	Unimproved Pueblo Urban Renewal Parcel identified for future development.
South	B-3, Highway Arterial Commercial	Mixture of retail and service uses
West	A-4, Agricultural Four, Lake Minnequa Park, open lawn for recreational sports games and practice.	Lake Minnequa Park, open lawn for recreational sports games and practice.

PUBLIC NOTICE

The property was publicly noticed in accordance with Title 17 Section 17-5-33(2) of the City of Pueblo Municipal Code. Specifically, the hearing was published in the Pueblo Chieftain, surrounding property owners within 100

feet of the property were notified by mail, and a sign was placed on the site (See Attachment E). These notices occurred at least 10 days prior to the hearing.

OTHER AGENCIES

Pueblo City/County Health	No comment
City Transportation	No comment
Pueblo Regional Building Department	No comment
Fire Department	No comment
City Public Works Department	No comment
City Stormwater Department	No comment
City Code Enforcement	No comment
Pueblo Board of Water Works	No comment
City Wastewater Department	It is unclear if the existing septic system will be used. The Pueblo County Health Department will need to determine if the existing septic system can accommodate 20 in-house patients. If the collection system is to be used a manhole will need to be installed in order for other parcels to connect on to the collection system as well. If future development requires subdivision, the main will need to be extended through the property to reach other parcels. Section 16.11.5-3 Sonia Mondragon – 6/10/21
City Parks and Recreation Department	No comment

CONDITIONS REQUIRED FOR LIMITED USE PERMIT

1. Ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Comments: Affirmative finding. The subject property currently has three (3) points of access; Reno Ave, Gretna Ave, and W Pueblo Blvd. Future access agreements may be required by CDOT with future development.

2. Off-street parking and loading areas where required, with particular attention to the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

Comments: Affirmative finding. According to the Pueblo Municipal Code one (1) off-street parking space is required for each four (4) occupants of the facility. There are eighteen (18) off-street parking spaces indicated on preliminary site plans. Future occupancy and parking requirement maybe modified based on a full commercial review of the project.

3. Refuse and service areas, with reference to the items above.

Comments: Affirmative finding. Refuse and service areas have been indicated on the site plans.

4. Utilities, with reference to the location's availability and compatibility.

Comments: Neutral finding. While site currently has access to electricity and water, the City’s Wastewater Department indicated “It is unclear if the existing septic system will be used. The Pueblo County Health Department will need to determine if the existing septic system can accommodate 20 in-house patients. If the collection system is to be used a manhole will need to be installed in order for other parcels to connect on to the collection system as well. If future development requires subdivision, the main will need to be extended through the property to reach other parcels.” Sonia Mondragon – 6/10/21

5. Screening and buffering with reference to type, dimensions, and character.

Comments: Affirmative finding. Plans show screening and buffering; however final placement and plans will need to be reviewed and approved during a full commercial review of the proposed project.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

Comments: Affirmative finding. Any proposed signs must comply with Sec. 17-10-05 Sign Standards of the Pueblo Municipal Code, R-6 Zone District Sign Regulations.

7. Required yards and other open space.

Comments: Affirmative finding. Preliminary plans indicated adequate setbacks and open spaces.

8. General compatibility with adjacent properties and other properties in the district.

Comments: Neutral finding. The proposed Group Care Facility is proposed as a 20-bed residential treatment facility for individuals with co-occurring substance abuse and mental health disorders. The closest residential use is approximately 900-feet to the northwest in the Laredo at Parkside Subdivision. Established uses adjacent to West Pueblo Blvd. include commercial retail and professional office uses.

Staff researched studies of the effects that substance abuse residential treatment facilities have on property values. The three studies reviewed, focused on effected residential property values and two studies concluded that residential property values have a minor decrease of 3-8 percent when located in the vicinity of a residential treatment center (Horn, Brady P., Joshi, Aakrit, and Maclean, Johanna Catherine. National Bureau of Economic Research, Substance Use Disorder Treatment Centers and Property Values. January 2019. and La Roche, Claire R., Waller, Bennie D. Waller, and Wentland, Scott A, "Not in My Backyard": The Effect of Substance Abuse Treatment Centers on Property Values. Josre, Vol. 6, No. 1-2014). The third study was conducted by the University of New Mexico and Temple University. This study found that substance-abuse disorder centers do not negatively affect property values in areas where they are located (Paul, Kari, Do Drug Treatment Facilities Really Lower Property Values? Finally, an Answer. MarketWatch, January 11, 2019).

There is uncertainty of the affects that a Group Care Facility may have on neighboring property values and future development within the commercial West Pueblo Blvd. corridor. Residents of the facility are not allowed to leave the facility therefore direct externalities are not anticipated on the adjacent recreation uses within the Lake Minnequa Park and Open Space. It is unclear if indirect externalities will occur on adjacent uses and property values.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

Should the Board make findings that granting of the use will not adversely affect the public interest, staff recommends Standard Permit Conditions 1 through 13.

- A. A Special Use Permit will be contingent on the subject parcels (1514405040, 1514405001, 1514405043, 1514405005, 1514405006) being rezoned to Multiple-residential and Commercial (R-6) Zone District.

ATTACHMENTS

- A. Standard Permit Conditions
- B. Site Map
- C. Aerial Map
- D. Zoning Map
- E. Comprehensive Plan Map
- F. Public Notice Photo
- G. Site Photographs
- H. Application
- I. Supporting documentation

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: 6/22/2021	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 6/22/2022
2.	Required Revisions Any revisions or additions to plans required as a result of approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.
3.	Changes The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.
4.	Property Inspection By acceptance of this permit, Permit holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
5.	Certificate of Occupancy A certificate of occupancy must be issued by Regional Building <u>PRIOR</u> to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permit holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6.	Completion and Maintenance of Improvements and Landscaping Permit holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permit holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7.	Building Permit; Other Permits Permit holder is solely responsible for obtaining <u>BUILDING PERMIT</u> and all other applicable local, state and federal permits.
8.	Off-Site Drainage Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9.	Appeals of a decision of the Land Use Administrator can occur up to thirty (30) days following such decision. Appeals of Zoning Board of Appeals decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done <u>SOLELY</u> at the risk of the Permit holder.
10.	Errors Permit holder is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a code violation citation and prosecution.
11.	Transfer of Ownership In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Permit holder and subject to compliance with the terms and conditions of this permit.
12.	Violations/Penalties A violation of any of the conditions of this permit or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
13.	Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals. This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Zoning Board of Appeals meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

Exhibit B. Site Map



Exhibit C. Aerial Map



Exhibit D. Zoning Map (Zoning Map Amendments Recommended)

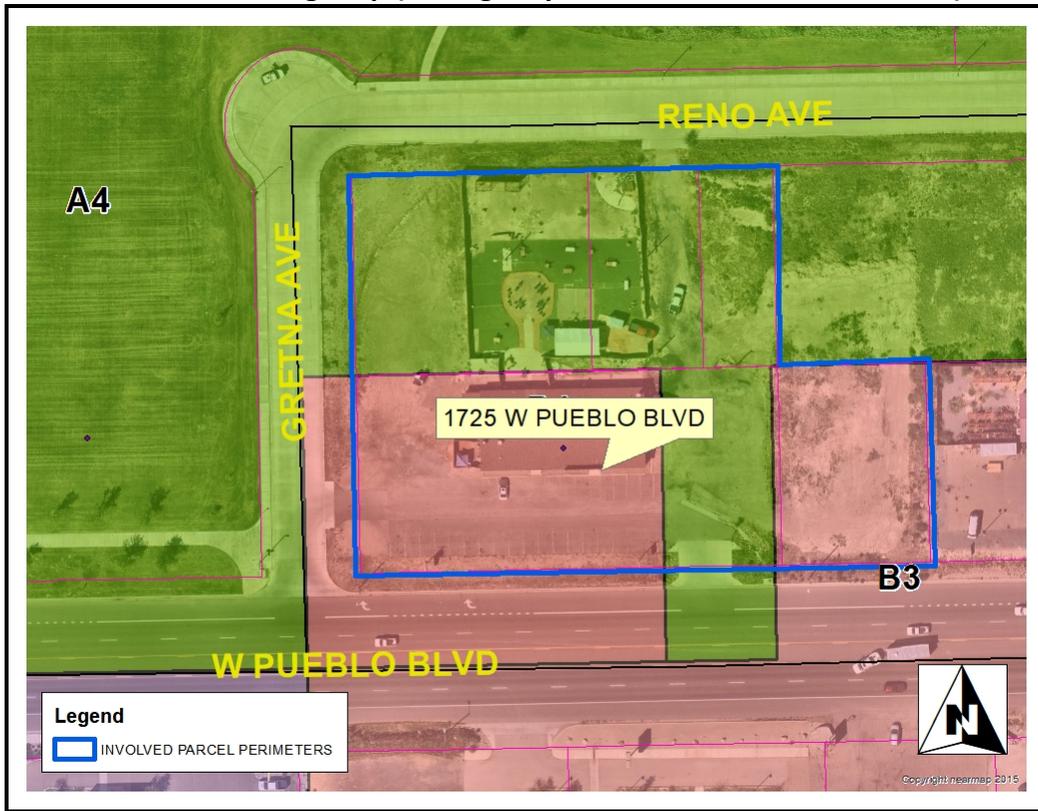


Exhibit E. Comprehensive Plan Map

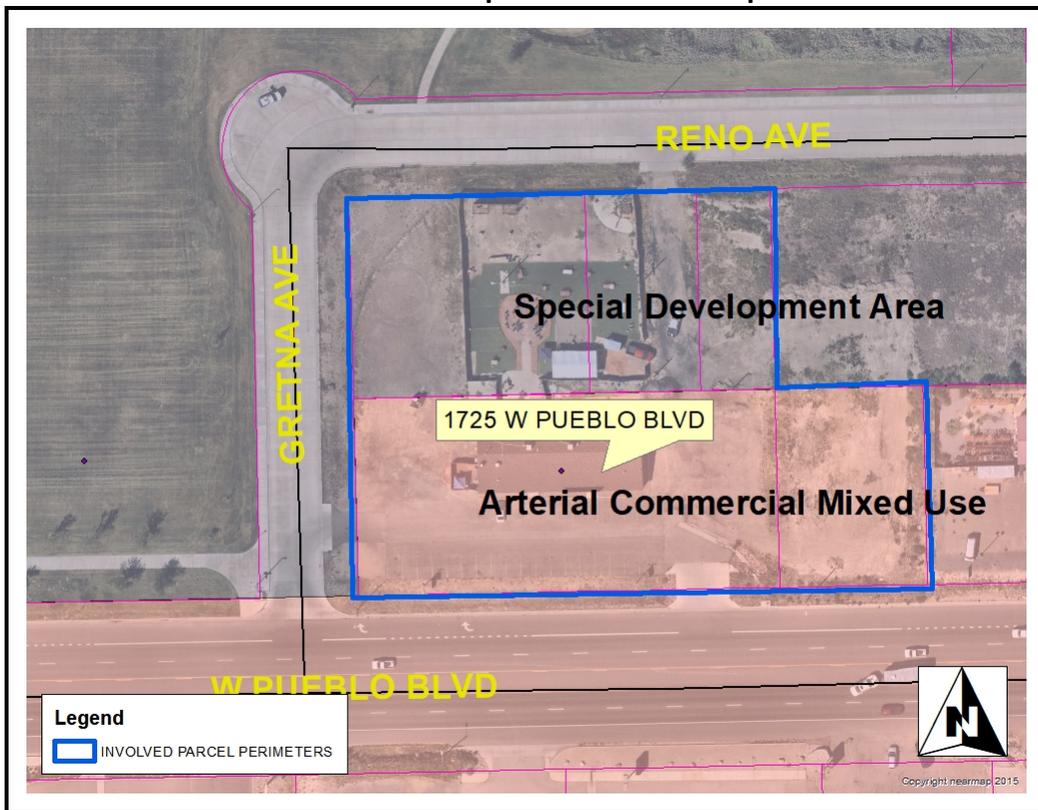


Exhibit F. Public Notice

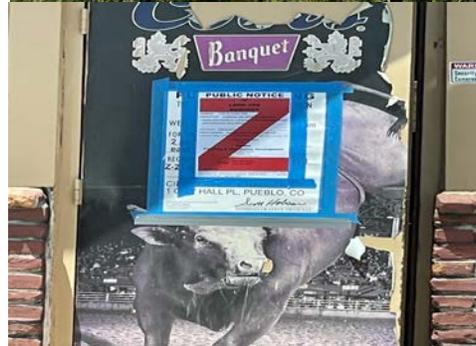
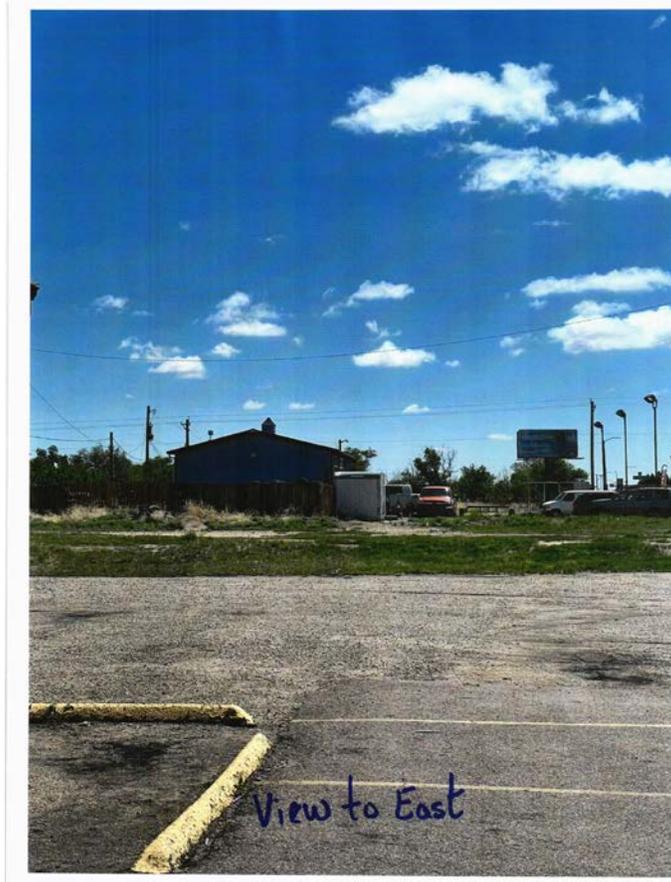


Exhibit G. Site Photos



Taken from parking facing southeast.



Taken from parking facing northeast.

H. Application



Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Zoning Board of Appeals Application

Please type or print clearly. Illegible applications will not be accepted. Case #: 202101242

Contact Info	Property Owner:		Applicant (If different from property owner):	
	Name: Walter F Stupnik and William B Gradishar		Name: Charles Davis	
	Address: 2170 Fallview Drive		Company: Crossroads' Turning Points, Inc.	
	City, State & Zip: Pueblo, CO 81006		Address: 1530 West 17th	
	Phone: ()		City, State & Zip: Pueblo, CO 81005	
	Email:		Phone: (719) 544-3150	Cell: ()
		Email: cdavis@crossroadstp.org		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: 1725 West Pueblo Blvd., Pueblo, CO 81004			
	Legal Description: Extensive-Please See attached			
	Parcel No: 1514405040, 1514405001, 1514405006, 1514405043, 1514405005		Existing Zone: B-3, B-4, A-1	
	Property Size: Approximately 2.65 acres			
Project Information	General Information			
	Provide a short description of the proposed request:			
	Applicant wishes to have all 5 lots rezoned to allow for the development of a Medically Monitored short term residential treatment facility to those struggling with co-occurring mental health and substance use disorders. It's Crossroads' intent to develop the acreage into an aesthetically pleasing campus utilizing the backdrop of the Minnequa Lake recreational area.			
	What is the general use of the property: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Other <small>Short Term Residential Treatment Center</small>			
	Scope of work: <input checked="" type="checkbox"/> Special Use Permit (Limited Use Permit):			
	<input type="radio"/> Use by Review <input type="radio"/> Home Daycare <input type="radio"/> Home Occupation (Total # of children: _____) <input checked="" type="checkbox"/> Other: <u>Medically based co-occurring treatment center for individuals struggling with mental health and substance use issues.</u> <input type="checkbox"/> Variance: <input type="radio"/> Setback <input type="radio"/> Parking <input type="radio"/> Landscape <input type="radio"/> Lighting <input type="radio"/> Height <input type="radio"/> Signs <input type="radio"/> Other: _____ <input type="checkbox"/> Appeal: <input type="radio"/> ZBA Decision (Case Number: ZBA-____-____) <input type="radio"/> Administrative Official Determination <input type="radio"/> Other: _____ <input type="checkbox"/> Other: _____			

06/2020

Exhibit I. Supporting Documents



Pueblo County Assessor's Real Property Search

1514405040
 1725 W PUEBLO BLVD, PUEBLO, CO 81004-3854

Total Value
\$176,471

OVERVIEW

KEY INFORMATION

Owner	STUPNIK WALTER F; GRADISHAR WILLIAM B		
Mailing Address	2170 FALLVIEW DR 81006-1722 PUEBLO CO		
Legal	LOTS 1 TO 11 BLK 5 SUNNYSIDE ALSO VAC POR OF ALLEY ADJ TO SD LOTS #686515		
Neighborhood	7093 - COM-South Pueblo Blvd BD	Class	-
Township	-	Range	-
Section	-	Subdivision	COM-South Pueblo Blvd BD
Tax District	60BM		
Analysis Area	0.00		

VALUE INFORMATION

	VALUE	ASSESSED
LAND	\$26,152	\$7,580
COM	\$150,319	\$43,590

IMPROVEMENTS

5550 - COMMERCIAL

Style	N/A	Bedrooms	0	Full Baths	0
Half Baths	0	Year Built	1954	Year Remodeled	N/A
Total Size	5550				

DETAIL TYPE

DETAIL TYPE	DETAIL	COUNT
Exterior Walls	Base Cost	0.00
Exterior Walls	Default Walls	0.00
Heating, Cooling & Ventilation	Space Heater	0.00
Sprinklers	Sprinklers	0.00

LAND DETAILS

#	AREA	DEPTH	UNIT	ACREAGE	SQUARE FOOTAGE	CLASS	VALUE
1	0	0.00	24738.00	0.81	35340.00	Commercial	\$26,152

TRANSFER HISTORY

Attachment #B

Justification of the Facts

- 1) Access/Ingress/Egress-The property in its current condition has 3 areas of access for ingress and egress. One directly off of Pueblo Blvd., one off of Gretna Drive, and another off of Reno Avenue. One can also access the property from Palmer to Reno. In its past incarnations the property has had sufficient access for ingress and egress for heavy evening traffic associated with it being a Night Club/Bar.

CTP's very tentative site plan is to utilize the access from Pueblo Boulevard with a patient/client check-in area on the east side of the property then allowing for exit on to Reno Avenue.

- 2) Off-Street Parking/Loading- There is substantial off-street parking and existing areas for loading within the existing footprint. Any build out or expansion will not affect the same.

The proposed change of use would not present any increase in economic noise, glare or odor effects on adjoining properties and properties generally within the district.

- 3) Refuse and Service Areas-The refuse and service areas would also not have any anticipated affect on the surrounding areas and businesses based on the requested change of use.
- 4) Utilities-There are existing utilities to the property. It is suspected that sewer will need to be extended and/or refurbished.
- 5) Screening and Buffering-it is the applicant's preliminary thought to utilize decorative landscaping, walls and/or fencing (*see attached photographs of decorative fencing*) as a buffer and privacy screen around the property.
- 6) Signs and Exterior lighting-It is applicant's intent to have subtle

identifying signage that complies with the standard in the zoning area and within City guidelines.

Indirectly, it is expected that employees of CIRCLE would patronize surrounding businesses, patient visitors would patronize nearby hotels, etc. Directly, currently CIRCLE's economic impact to the community is roughly \$1,700,000.00 in salaries per year and injects well over \$2,500,000.00 into the local economy. With the program expansion, these numbers are expected to double. Furthermore, the improvements to the property would most assuredly increase the value of the property and surrounding properties as well.

- 7) Yards/Open Space-It is applicant's intent and preliminary plan to include a courtyard with covered walkways in the overall footprint. *See sample drawing/rendering.*

- 8) General Compatibility with adjacent properties and other property in the District-Adjacent properties consist of properties zoned A-4, I-2, R-4, B-3, B-4. The 2.65 acres of the subject property is made up of B-3, B-4, and A-4. Applicant wishes to reiterate that not unlike the physical therapy office less than a quarter mile east, or the mechanic directly to the west, or the Kaiser Permanente office a quarter mile west, or the bridal/tux shop across the boulevard, or the flooring purveyor, or the Wagner Rents large equipment rental, or even the liquor store and the two marijuana dispensaries, our proposed expanded CIRCLE location would be providing a vital service to the community in which we all live and work.

Attachment #A

Letter of Request for Special Use Permit to operate a medically based residential treatment center helping those with co-occurring mental health and substance use disorders.

Crossroads' Turning Points, Inc. respectfully requests the Zoning Board of Appeals grant them a Special Use Permit to construct and operate a medically based residential campus to help individuals struggling with co-occurring mental health and substance use disorders.

Currently Crossroads' Turning Points, Inc. (CTP) quietly operates eight residential treatment programs out of four facilities located within the city of Pueblo. Three of the four facilities are located in areas surrounded by homes and near primary business thoroughfares. They are all appropriately landscaped to both match and enhance the neighborhoods they occupy. The fourth, which houses three programs, is located in an industrial area. Again, its appearance and landscaping enhance the area where it sits. The last, our CIRCLE program, is located on Evans near I-25 in a neighborhood business district. But for the subtle signage, one would never know any of these facilities existed.

Because our CIRCLE program has outgrown its space on Evans and due to the efforts of Senator Leroy Garcia and Representative Daneya Esgar, in late April of this year CTP received notification that it would be receiving funds for program/facility expansion. We immediately set to work trying to identify either buildings or land or both where we hoped to relocate and expand our program.

When we saw that the land and building at 1725 West Pueblo Blvd. was available we believed we had found the perfect fit. It is convenient and easy to find and access. We could rehabilitate the existing structure and have room to build additional structures on the over 2.65 acres. We could landscape the area and provide privacy for our patients and use the beautiful Minnequa Lake Recreation area

as an inspirational back drop to expand from our current 10 beds to a 20 bed facility. There would be room for our staff and patient visitors, friends, and family to park. In the event of an emergency we would have easy access to both a hospital and a fire station. Lastly, we would be able to provide a professional setting to deliver critical medical services.

Individuals struggling with substance use and accompanying mental health disorders are some of the most marginalized and misunderstood populations. People mistakenly believe that having a treatment center in “their area” will cause more substance use and mental health problems. The fact is, the opposite is true. Individuals struggling with co-occurring disorders are already in your neighborhood(s), parks, and business districts.

Not unlike the physical therapy office less than a quarter mile east, or the mechanic directly to the west, or the Kaiser Permanente office a quarter mile west, or the bridal/tux shop across the boulevard, or the flooring purveyor, or the Wagner Rents large equipment rental, or even the liquor store and the two marijuana dispensaries, our proposed expanded CIRCLE location would be providing a vital service to the community in which we all live and work.

LOS: CRTP Circle

May 27, 2021

AnnaMarie Neal, MSW
Rocky Mountain Children's Law Center
3030 Thatcher Ave
Pueblo, CO 81005

To whom it may concern:

I am writing to support the efforts of Crossroads' Turning Points, Inc. (CTP) to receive approval from Pueblo's Planning and Zoning to deliver the Circle Program at 1725 W Pueblo Blvd, Pueblo, CO 81005. CTP has been delivering its Circle Program in a neighborhood setting since 2019 and has proven itself and its clients to be positive and conscientious "neighbors".

Clients receiving services through the Circle Program are willing participants of residential treatment to address substance use disorders (SUD) and mental health disorders (MHD). Clients are under the careful supervision and constant monitoring of nurses and healthcare technicians who staff the Program 24-hours/day and 7-days/week. This specialized Program gives clients access to coordinated services from licensed substance use disorder (SUD)/mental health disorder (MHD) clinicians, psychiatrists and doctors/dentists.

The clients the program serves face severe behavioral, physical, and social challenges that no other program can address appropriately. I can personally assure you that many of our clients would have not succeeded without the unique and critical support provided to them through the Circle program. This program is so unique, that clients who have been in other facilities addressing their needs without positive results, are able (sometimes for the first time in their adult life) to find normalcy and capacity to function as a citizen of the community and even participate in their parenting role. Further, the Circle program has been a collaborative program with multiple systems the clients are involved with. The Circle program places value on collaboration with systems the clients are involved in (child welfare, criminal, etc.). Their ability to share case planning and treatment goals with other entities, allows clients to succeed in personal treatment, resolve or reduce involvement with the criminal justice system, and even have positive outcomes when their infant or toddler is under child welfare supervision. It is my opinion, that the mothers and fathers eligible for the care of the circle program would not have had the care and support they needed to participate in the lives of their children without it. Further, I believe that the value the Circle program places on the role of fathers and mothers in the lives of their children reduces the impact and harm that permanent parental loss causes children. The Circle program is not only supporting individuals with complex needs, they are ultimately reducing undesirable outcomes for Pueblo's children immediately within families, in the short term for our school systems, and in the long term for our community.

As a referring agency, we have seen first-hand, the improvements to Circle client's lives and the lives of their families. Having this level of service available in our community is certainly a benefit to Puebloans struggling with SUD/MHD issues, but also for the community as a whole. That, coupled with a client's ability to seamlessly move through services at different facilities in

LOS: CRTP Circle

May 27, 2021

Pueblo as they progress through their treatment and until they reach and complete outpatient services, is a plus for our community.

I am optimistic that this application will be approved which will have a positive impact on the citizens of Pueblo.

I can be reached for questions or comments via phone (719-289-6390) or email (ANeal@childlawcenter.org).

Respectfully submitted,

 Recoverable Signature

 AnnaMarie Neal

AnnaMarie Neal
Lead Community Coordinator/ Safe Baby Cour...
Signed by: 5ed1956b-424d-41a6-840c-8acb15ed763e



41 Montebello Rd., Suite 200
Pueblo, CO 81001

Office: 719.545.2746
Fax: 719.542.9638

www.health.solutions

May 28, 2021

Jason Chippeaux

To whom it may concern,

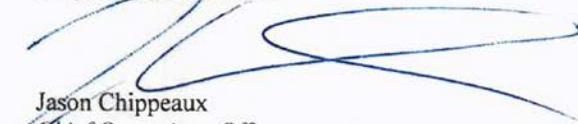
I am writing to support Crossroads' Turning Points, Inc. (CTP) in their work to open an office at 1725 W Pueblo Blvd, Pueblo, CO 81005 which would be used to provide a Circle Program. CTP has been delivering a Circle Program since 2019 in a neighborhood and has demonstrated its commitment to professional service and being neighborly.

CTP's Circle Program teaches clients struggling with substance use disorders (SUD) and mental health disorders (MHD) the skills they need to participate more fully in society and the world around them. Patients participating in the Circle Program fill their days with intensive sessions to advance to an outpatient status as they complete their services. Patients work with a professional staff of nurses and healthcare technicians who provide 24/7 supervision and monitoring, as well as to benefit from the coordinated services of a licensed substance use disorder (SUD)/mental health disorder (MHD) clinician, psychiatrists, and doctors/dentists.

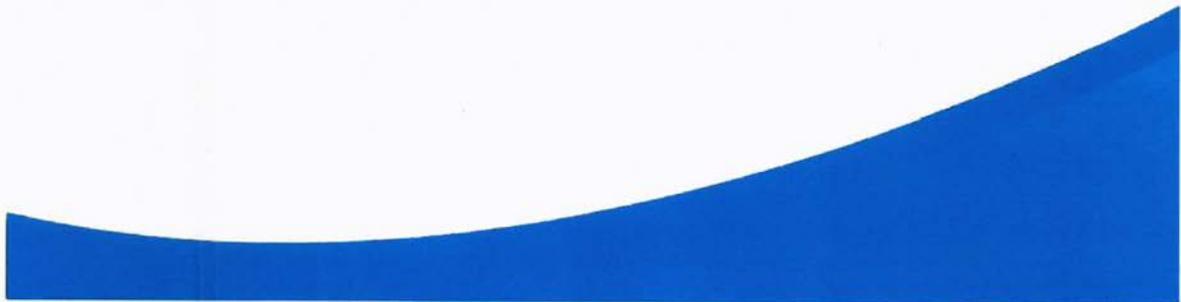
Puebloans and Coloradans struggling with SUD and MHD need a place to receive these intensive services offered by the Circle Program. As a professional in the behavioral health field, I am fully supportive of CTP's efforts to develop this site for this purpose. It is a much-needed service in the community.

I hope you will approve this request.

Respectfully submitted,



Jason Chippeaux
Chief Operations Officer





Pueblo County Sheriff's Office

Kirk M. Taylor Sheriff
J.R. Hall Undersheriff

Mark A. Mears
Bureau Chief
Emergency Services

David J. Lucero
Bureau Chief
Detention

Jeffrey S. Teschner
Bureau Chief
Law Enforcement

May 28, 2021

To whom it may concern:

I am writing to support the efforts of Crossroads' Turning Points, Inc. (CTP) to receive approval from Pueblo's Planning and Zoning to deliver the Circle Program at 1725 W Pueblo Blvd, Pueblo, CO 81005. CTP has been delivering its Circle Program in a neighborhood setting since 2019 and has proven itself and its clients to be positive and conscientious "neighbors."

Clients receiving services through the Circle Program are willing participants of residential treatment to address substance use disorders (SUD) and mental health disorders (MHD). Clients are under the careful supervision and constant monitoring of nurses and healthcare technicians who staff the Program 24-hours/day and 7-days/week. This specialized Program gives clients access to coordinated services from licensed substance use disorder (SUD)/mental health disorder (MHD) clinicians, psychiatrists and doctors/dentists.

As a referring agency, we have seen first-hand, the improvements to Circle clients' lives and the lives of their families. Having this level of service available in our community is certainly a benefit to Puebloans struggling with SUD/MHD issues. That, coupled with a client's ability to seamlessly move through services at different facilities in Pueblo as they progress through their treatment and until they reach and complete outpatient services, is a plus for our community.

I am optimistic that this application will be approved which will have a positive impact on the citizens of Pueblo.

I can be reached for questions or comments via phone or email.

Respectfully submitted,

Kirk M. Taylor, Sheriff

909 Court Street • Pueblo, CO 81003 • E-mail sheriff@pueblocounty.us
Law Enforcement 719.583.6125 • Detention 719.583.6135 • Emergency Services 719.583.6200



SIGNAL

Behavioral Health Network

Performance-based solutions for behavioral health care

May 27, 2021

To Whom It May Concern:

I am writing to support Crossroads' Turning Points, Inc. (CTP) in their effort to open a program at 1725 W Pueblo Blvd, Pueblo, CO 81005, which would be used to provide a Circle Program for clients struggling with substance use disorders (SUD) and mental health disorders (MHD).

CTP's Circle Program teaches clients battling these co-occurring disorders the skills they need to participate more fully in society and the world around them. Clients participating in the Circle Program engage in daily intensive sessions, with the specific goal of advancing themselves to an outpatient status as they complete services. Additionally, clients connect with a professional staff of nurses and healthcare technicians who provide 24/7 supervision and monitoring, while also benefitting from the coordinated services of licensed SUD and MHD clinicians, psychiatrists, and doctors/dentists.

Puebloans and Coloradans struggling with SUD and MHD greatly need a place to receive these intensive services offered by the Circle Program. The much-needed range of treatment modalities has gained momentum over the past two decades in both SUD treatment and mental health services settings, and CTP has been delivering a Circle Program since 2019 in a community neighborhood. Through their demonstrated commitment to professional service, they are an excellent neighbor and example to the community.

For more than 20 years, Signal Behavioral Health Network (Signal) has been the State of Colorado's largest SUD Managed Services Organization (MSO) and is responsible for providing an extensive scope of substance use disorder (SUD) services in three of the seven regions in the state. We ensure and promote the delivery of high-quality and effective service options for Coloradans and have supported the Circle Program as an important and valuable component of aiding people in need of care and treatment for SUD and MHD. Crossroads has been a valued partner for our entire history.

On behalf of Signal, I am fully supportive of CTP's efforts to develop this site for this purpose and its much-needed service in the community, and I urge you to take this opportunity to ensure its success. If you would like to discuss further, you can reach me at: ddarting@signalbhn.org

Sincerely,



Daniel Darting
CEO, Signal Behavioral Health Network

6130 Greenwood Plaza Blvd. Suite 150, Greenwood Village, CO 80111 Phone: 303.639.9320 www.signalbhn.org

SOUTHERN COLORADO PSYCHIATRIC, P.C.
A MENTAL HEALTH & COUNSELING CENTER

1925 EAST ORMAN AVENUE, SUITE G-12, PUEBLO, CO 81004 • (719) 564-1800 • FAX (719) 564-1865
ROBERT E. TONSING, M.D. • MEDICAL DIRECTOR

May 27, 2021

To Whom It May Concern:

I am writing regarding the Circle Program here in Pueblo. I have worked as a psychiatrist here in Pueblo since 1997, generally in private practice but also working with St. Mary-Corwin Hospital, Parkview Medical Center, Spanish Peaks/Health Solutions, Southern Colorado Family Medicine and Crossroads (where I have been a contracted psychiatrist for a number of years).

Having worked in Pueblo in these various settings I have developed a real appreciation for the Circle Program and their model of treatment of substance use disorders. This program has consistently provided quality care for people with addiction, receiving referrals from all around the state. Over the years I have been impressed with the treatment they provide, thus I was concerned when the Circle Program was closed at CMHIP. However, the program has been restarted through Crossroads (set up under the close direction of Dr. Elizabeth Stuyt) and continues to provide quality chemical dependency treatment.

Here in Pueblo, options for chemical dependency treatment are limited, especially since Parkview closed their Chemical Dependency Unit. Crossroads' Circle Program is an invaluable resource to our community and the state as a whole. It is my understanding that consideration is being given to moving to a location at 1725 W Pueblo Blvd. I fully support this move and think that Circle has demonstrated in recent years that they are fully capable of safely running their program and being good neighbors regardless of what type of neighborhood they are in.

Our community is in need of more substance abuse treatment. The Circle Program is an acclaimed local program with an excellent track record and I believe that the community should do all it can to try to keep this resource available.

Sincerely,



Michael C. Saathoff, M.D.

MEDICATION MANAGEMENT • INDIVIDUAL, FAMILY & MARITAL THERAPY • STRESS MANAGEMENT
PROVIDED BY A MULTI-DISCIPLINARY GROUP

May 28, 2021

To whom it may concern,

My name is Dennis Maes and I have had the distinct pleasure to work with Crossroads since my move to Pueblo in 1972. I worked with them on behalf of clients in my legal practice and continued with the relationship as a District Judge for the 24 years I served in that capacity.

The services provided by Crossroads have been absolutely essential for the treatment of individuals who have struggled with drug and alcohol concerns in addition to the concurrent issues surrounding mental health. Their work has not only been essential to the well being of the individual but restoring these same individuals to a productive life has enhanced the entire community.

The Circle Program is a one of a kind program that has been highly successful and should be supported in every way possible. It is the flagship residential treatment program in Colorado. The ability for Crossroads to access a facility that will take into consideration the concerns of the entire community with the purchase of the property located at 1725 W. Pueblo Blvd. will ensure long term stability for the program and the outstanding work in which it is involved. It is in the best interests of the community that all legal obstacles be removed to allow for the treatment of and the restoration of dignity for those in need. Please look favorably on Crossroads' application.

Sincerely,

Dennis Maes

8 Hastings Drive

Pueblo, Colorado 81001

719-406-1778



**SENIOR RESOURCE DEVELOPMENT
AGENCY, PUEBLO, INC.**

230 N. Union Avenue • Pueblo, CO 81003 • (719) 545-8900 • Fax (719) 544-7831
www.srda.org

May 28, 2021

City of Pueblo
#1 City Hall Place
Pueblo, CO 81002

To whom it may concern:

I am writing in support of Crossroads' Turning Points, Inc. (CTP) in its efforts to purchase and appropriately zone property located at 1725 W. Pueblo Blvd., Pueblo, CO 81005, for the purpose of building a facility to host a Circle Program. The Circle Program will support the City of Pueblo's Regional Comprehensive Plans, revised future land use, as it will enhance the Arterial Commercial Mixed Use planned for this particular area. CTP has a proven track record as a positive, responsive and conscientious "neighbor" as is evidenced by its previous Circle Program location on Evans Avenue.

It is important to note that the Circle Program will be staffed 24-hrs/7-days/week by nurses and healthcare technicians who provide continuous monitoring throughout the client's stay. Since 2019, CTP's Pueblo Circle Program has become the flagship of the three Circle Programs (two additional Programs were created in December of 2020, one on the Western Slope and one in Fort Collins, to expand the service and provide more access to the entire state).

The Circle Program is a State-funded program that offers community-based residential treatment to individuals with co-occurring substance use and mental health disorders. The Circle Program utilizes a three-prong approach that coordinates services from licensed substance use disorder (SUD)/mental health disorder (MHD) clinicians, psychiatric services and medical/dental services. Patients may receive their services at different facilities as they progress through their treatment and until they reach and complete outpatient services.

Lastly, CTP's Circle Program provides significant economic impact to the City of Pueblo, as it employs well-paying professional staff wages, adding to the vast array of career paths available to Pueblo's citizens.

Joseph H. Edwards Senior Center

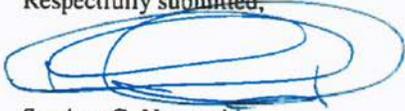


City of Pueblo
Letter of Support
May 28, 2021
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Based on the flexibility and responsiveness of Crossroads' Turning Points, Inc.'s Circle Program since 2019, I am confident that the project will enhance the area, which will benefit the community as a whole.

I can be reached for questions or comments via phone or email.

Respectfully submitted,



Stephen G. Nawrocki
SRDA Executive Director

cc: Tara Morrow, SRDA Deputy Director/Human Resource Director

SGN/vp
05/28/21



**OFFICE OF THE DISTRICT ATTORNEY
TENTH JUDICIAL DISTRICT, COLORADO
J.E. CHOSTNER
District Attorney**

May 28, 2021

To whom it may concern:

I am writing to support the efforts of Crossroads' Turning Points, Inc. (CTP) to receive approval from Pueblo's Planning and Zoning to deliver the Circle Program at 1725 W Pueblo Blvd, Pueblo, CO 81005. CTP has been delivering its Circle Program in a neighborhood setting since 2019 and has proven itself and its clients to be positive and conscientious "neighbors".

Clients receiving services through the Circle Program are willing participants of residential treatment to address substance use disorders (SUD) and mental health disorders (MHD). Clients are under the careful supervision and constant monitoring of nurses and healthcare technicians who staff the Program 24-hours/day and 7-days/week. This specialized Program gives clients access to coordinated services from licensed substance use disorder (SUD)/mental health disorder (MHD) clinicians, psychiatrists and doctors/dentists.

As a referring agency, we have seen first-hand, the improvements to Circle client's lives and the lives of their families. Having this level of service available in our community is certainly a benefit to Puebloans struggling with SUD/MHD issues. That, coupled with a client's ability to seamlessly move through services at different facilities in Pueblo as they progress through their treatment and until they reach and complete outpatient services, is a plus for our community.

I am optimistic that this application will be approved which will have a positive impact on the citizens of Pueblo.

I can be reached for questions or comments via phone or email.

Respectfully submitted,

J.E. Chostner
District Attorney

701 Court Street, First Floor • Pueblo, CO 81003-3077
Telephone 719.583.6030 • FAX 719.583.6666

Protecting the Rights and Safety of the People

5.28.21

W. Shaun Gogarty, MD
6 Swift Arrow Ct.
Pueblo, CO 81001

To whom it may concern:

I am writing to support the efforts of Crossroads' Turning Points, Inc. (CTP) to receive approval from Pueblo's Planning and Zoning to place the Circle Program at 1725 W Pueblo Blvd, Pueblo, CO 81005. CTP has been delivering its Circle Program in a neighborhood setting since 2019 and has proven itself and its clients to be positive and conscientious "neighbors".

Clients receiving services through the Circle Program are willing participants of residential treatment to address substance use disorders (SUD) and mental health disorders (MHD). Clients are under the careful supervision and constant monitoring of nurses and healthcare technicians who staff the Program 24-hours/day and 7-days/week. This specialized Program gives clients access to coordinated services from licensed substance use disorder (SUD)/mental health disorder (MHD) clinicians, psychiatrists, and doctors/dentists.

Having this level of service available in our community is certainly a benefit to Puebloans struggling with SUD/MHD issues. That, coupled with a client's ability to seamlessly move through services at different facilities in Pueblo as they progress through their treatment and until they reach and complete outpatient services, is a plus for our community.

I am optimistic that this application will be approved bringing a positive impact on the citizens of Pueblo.

I can be reached for questions or comments via phone or email.

W S Gogarty

W. Shaun Gogarty, MD
Front Range Clinic South Medical Director
719-250-5326

Bart Mikitowicz

From: Darrin & Beth Hargrove <darrinandbeth@gmail.com>
Sent: Thursday, June 17, 2021 9:13 PM
To: Planning Land Use
Subject: [External] Crossroads Zoning Approval

External email. Please use caution.

Good evening!

My name is Beth Hargrove. I own a house/live in Highland Park neighborhood in South Pueblo. I was reading the Chieftain recently and saw this article (<https://www.chieftain.com/story/news/2021/06/15/pueblo-city-council-proclaims-june-pride-month-crossroads-facility-zoning-remains-on-shaky-ground/7699732002/>). I agree with the statements by Rep. Butcher in the article:

“Allowing this locked facility to be co-located with our kids is not a best use. It is instead a betrayal to the public.”

“Rep. Dorothy Butcher spoke against the permit, arguing that Crossroads should purchase another building further away from Lake Minnequa Park and Open Space, which hosts recreational youth sports and other family-focused activities.”

I live in the South end of Pueblo and this park is a valuable attraction. This would be throwing away a valuable resource that the people of Pueblo have invested in. It would no longer be the park by the lake that we enjoy. It will be the park at the rehab center that most parents will not be comfortable taking their children. I have 3 school aged children and two of them will be going to Corwin International Magnet School in the fall. Both the location in question for the facility and the school are off the trail around the park.

I am truly appalled that this is even in question. If you have any commitment to seeing Pueblo improve (or even to Pueblo at all!), do not put this facility on such a valuable piece of real estate that is currently being used by families and a business that contribute to our community.

Cordially,
Beth Hargrove

