

METZLER RANCH PLANNED DEVELOPMENT, 2ND AMENDMENT 2ND READING

~ SANDSTONE CARE FACILITY ~

TOWN COUNCIL
SEPTEMBER 3, 2024



PERMITTED AND PROHIBITED USES

Permitted Uses

- Nursing Home Care
- Assisted Living / Memory Care ****New** Remove 60 yrs + age restriction
- **New** Adolescent Inpatient Mental Health Care
 - ❖ State Licensed
 - ❖ Treatment of mild and moderate mental health conditions
 - ❖ Ages 13 through 17 years of age
 - ❖ 48 beds maximum

New Prohibited Uses

- Outpatient care or treatment
- Court ordered treatment
- Alternative sentencing programs
- Treatment of:
 - ❖ Severe mental health conditions
 - ❖ Substance abuse, drug and alcohol addiction
 - ❖ Youth with criminal offences of sexual or violent nature



PROPOSED MOTION

Approval

“I move to approve the ordinance, as introduced by title, on 2nd reading.”

Alternative Motions:

Approval with Conditions

“I move to approve the ordinance as introduced by title, with the following conditions:” [list conditions]

Continue item to the next hearing [need more information to make decision]

“I move to continue this item to the Town Council meeting on [date], at [time].”

QUESTIONS?



DEFINITIONS

New Mild Mental Health Condition

Individuals who present with feelings of overwhelm, hopelessness, loss of interest in previously enjoyable activities, social withdrawal from family and friends, apprehensions about the future, excessive worry, and other intrusive thoughts that significantly impede their ability to perform daily living tasks.

New Moderate Mental Health Condition

Individuals who present with excessive sadness leading to self-harm urges, suicidal ideation, loss of appetite, disrupted sleep patterns, severe anxiety causing inability to leave isolated spaces (e.g., bedroom or bathroom), development of unhealthy repetitive behaviors (e.g., counting, finger tapping), or dissociative thoughts from reality.

New Severe Mental Health Condition

Individuals who present with significant impairment to function in daily life, are not attending to hygiene, who may be catatonic, have command hallucinations or be experiencing active suicidal or homicidal plans, multiple identities, or unsafe manic behaviors to include active aggression, delusions of grandeur or persecution.

BACKGROUND

Approval and Development History

- 1996: Annexed into the Town and zoned PD for Commercial Uses
- 2010: Rezoned to allow nursing home, assisted living and memory care uses
- 2010: Metzler Memory Care site plan approved in compliance with the Residential / Non-Residential Interface Regulations
- 2010/11: Property developed for memory care residential facility
- At Present: Building and site are vacant.

SURROUNDING USES

Metzler Ranch PD

Single Family

- Detached Units

Commercial

- Fast Food
- Auto Parts and Repair
- Medical Center
- Taekwondo
- Car Wash and Service
- Childcare and Preschool
- Misc. Health Care Services



EXISTING AND PROPOSED ZONING

Current Permitted Uses		Proposed Uses
Nursing Home Care	Assisted Living/Memory Care	Adolescent Inpatient Mental Health Care
State Licensed	State Licensed	State Licensed
No Age Restriction	Restricted: 60 years and older**	Restricted: 13 thru 17 years old
Operates 24/7	Operates 24/7	Operates 24/7
Living/Sleeping	Living/Sleeping	Living/Sleeping
Transportation	Transportation	Transportation
Meal Preparation	Meal Preparation	Meal Preparation
Skilled nursing, physical rehabilitation	Assistance with daily activities, medical care, as needed	Medical, Clinic, Nursing care of mild to moderate mental health conditions*

* Mild, Moderate and Severe (Acute) mental health conditions defined in the proposed zoning regulations. **Severe is prohibited.**

**At the Town's request, the existing uses; nursing home, assisted living and memory care are being amended to remove the age limit of 60 years and older.

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 hybrid neighborhood meetings were held
- Written notices were sent to property owners within 500 feet of the site, 3 public hearing signs were posted, notice posted on Town webpage
- Copies of emails and a petition have been provided to Planning Commission

Neighborhood Meetings

Date	Format	Attendees
May 31, 2023	Hybrid	10
April 29, 2024	Hybrid	30
July 17, 2024	Hybrid	30

Highlights of Feedback

- Impact on home values
- Sex offenders, violent criminals, minors from outside Douglas County
- Security, egress controls, runaways
- Crime; vandalism, assault, theft, sex crimes in the surrounding neighborhood
- Minors with, or previously diagnosed with, severe mental health conditions

PLANNED DEVELOPMENT AMENDMENT REVIEW AND APPROVAL CRITERIA

The review and approval criteria for a Planned Development Amendment (CRMC Sections 17.34 and 17.36), include

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

Certification of Occupancy is dependent of creation of an Emergency Management Plan, approved by and, filed with Castle Rock Fire. < >

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with Municipal Code Sections 17.34 and 17.36, and
- Complies with Town's technical criteria

RECOMMENDATION

Planning Commission recommended approval to Town Council by a vote of 6-0 on August 8, 2024