



319 Duke Road

Live Fully, For Life — Starting Right Here in Our Community

A community document for residents and city officials evaluating the Conditional Use Permit for a behavioral health treatment facility at 319 Duke Road, Lexington, KY — hosted by ZLD Partners and Roaring Brook Recovery. Both companies are locally owned and deeply rooted in this community. Roaring Brook has been serving Lexington for five years, helping people live fully, for life.

You Are Invited

We believe that seeing the facility answers most questions better than any document can. We welcome every neighbor, every concerned resident, and every city official to come and see for themselves.

A full Matterport digital walkthrough is available for those who cannot attend in person. Explore the facility from anywhere:

[Take the Virtual Tour](#)

✉ Contact Us - Questions? Reach us anytime at 319dukeroad@gmail.com. For questions about Roaring Brook's clinical program, contact Victor Rivera at victor@roaringbrookrecovery.com. Hosted by ZLD Partners and Roaring Brook.

🏠 Open House — Night One: March 4, 2026, 6:00 – 8:00 PM, 319 Duke Road, Lexington, KY 40502. Meet the clinical team. Walk the facility. Ask any question — no topic is off limits.

🏠 Open House — Night Two: March 5, 2026, 6:00 – 8:00 PM, 319 Duke Road, Lexington, KY 40502. Meet the clinical team. Walk the facility. Ask any question — no topic is off limits.

The People Next Door

The people who come to 319 Duke Road are not strangers. They are the veteran who served three tours and came home carrying invisible wounds. The teacher who held her classroom together all year while quietly battling depression. The father and husband managing mood disorders who finally decided to ask for help. The nurse who spent the pandemic caring for others and is now dealing with burnout and anxiety.

At Roaring Brook, we believe everyone is deserving. There is always hope. Everyone's journey is different, but together we heal.

Veterans

Those who served and returned carrying wounds that cannot be seen — seeking the structured support they have earned.

Professionals

Teachers, nurses, and working adults who gave everything to others and are now, quietly and bravely, asking for help.

Parents & Partners

Fathers, mothers, and spouses managing conditions like mood disorders — choosing recovery for themselves and their families.

Community Members

Many already live and work in Lexington. They need a structured, medically supervised environment to stabilize and begin recovery.

These professionals, parents, veterans, and community members — many of whom already live and work in Lexington — need a structured, medically supervised environment to stabilize and begin recovery. That is what 319 Duke Road provides, and Roaring Brook's mission is to get to know each person and their unique story to build an evidence-based treatment plan tailored to their needs.

- This document addresses questions from our neighbors about the proposed Conditional Use Permit for a behavioral health treatment facility at 319 Duke Road, hosted by ZLD Partners and Roaring Brook.

This Neighborhood Already Supports This Use

A behavioral health facility has been operating at 319 Duke Road for years. Harbor Behavioral Health has run a behavioral health program at this address offering therapeutic rehabilitation to individuals with severe mental illness — with no documented issues, no neighborhood disruptions, and no complaints. In 2023, the Lexington-Fayette Board of Adjustment approved a personal care facility at this address (case PLN-BOA-23-00047), with staff recommending approval. The building was previously approved for assisted living use.

What we are seeking now — a Conditional Use Permit as a "rehabilitation home" — is clinically similar to the existing approved use. The staffing patterns, daily routines, scheduled admissions, and structured programming are consistent with what has already been operating here.

2023 Approval

Board of Adjustment approved personal care facility — case PLN-BOA-23-00047 — with staff recommendation.

Prior Use

Building previously approved for assisted living. Operational history is consistent with the current request.

Continuity

Staffing, daily routines, and structured programming are consistent with what has already been operating here.

The critical question for neighbors: Has this use caused problems? Has it disrupted the neighborhood character? Have property values been affected? The evidence strongly suggests the answer is no.



Honest Answers to Real Concerns

This section directly addresses the most common concerns we have heard from neighbors. We believe transparency builds trust.



"What kind of people will be coming here?"

Every person admitted has **voluntarily chosen** to seek help. They are commercially insured or private-pay individuals — professionals, veterans, and working adults. There are **absolutely no** forensic cases or registered sex offenders. Every admission is clinically screened and scheduled in advance. There are no walk-ins. Anyone with active violence risk or instability is not admitted.



"Will this affect property values?"

Peer-reviewed academic research — including studies published through the National Bureau of Economic Research and major university journals — consistently shows that mental health treatment facilities have **no significant measurable impact** on nearby residential property values. Importantly, a healthcare facility has already been operating at this address. Neighbors can evaluate the actual impact on their own property values during that period.



"What about the schools and children nearby?"

The people being treated here are parents and professionals — many of them parents of school-age children themselves. This is a medically supervised, locked-schedule facility with more clinical oversight than most healthcare settings. **10 direct-care staff** during the day and **6 overnight**, with staff-to-patient ratios that exceed industry standards. A licensed RN is on-site 24/7. This facility poses no risk to nearby schools.



"Is this compatible with our neighborhood?"

The Lexington-Fayette County Zoning Ordinance already contemplates this use in residential areas — that is precisely what the Conditional Use Permit process is designed for. With scheduled admissions, consistent staffing, no patient vehicles, and structured daily routines, the program maintains a **predictable, low-impact environment**.

Built Around Safety and Professional Standards

Every element of this facility is designed to meet and exceed the standards of a high-quality medical practice — because that is exactly what it is. Roaring Brook's approach is evidence-based and individualized: they get to know each person and their story to build a treatment plan tailored to their needs.

24/7 Clinical Oversight

- Licensed RN on-site at all times
- 10 direct-care staff during daytime hours
- 6 staff overnight
- Staff-to-patient ratio of 1:6 (day) and 1:10 (night) — exceeding industry norms

Admissions Standards

- Voluntary, clinically screened admissions only
- Commercial insurance and private-pay population
- Residents must be medically and psychiatrically stable
- No court-ordered, criminal-justice, or forensic placements

Program Structure

- Full 7-day structured therapeutic schedule
- Multidisciplinary team: psychiatric providers, therapists, and case managers
- State-licensed healthcare facility subject to regulatory oversight
- Discharge protocol includes safe transportation away from the facility
- Evidence-based, individualized treatment plans built around each person's unique story and recovery journey

24/7

RN On-Site

Licensed nurse present at all times

1:6

Day Ratio

Staff-to-patient during daytime

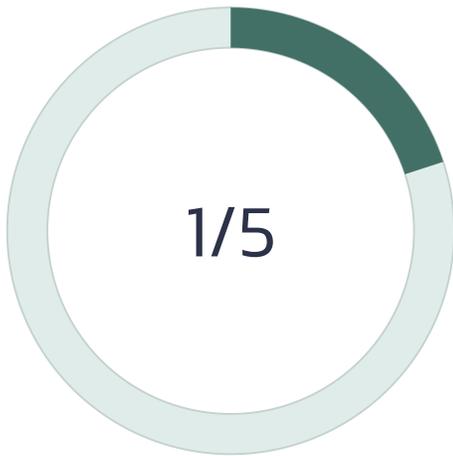
7

Days/Week

Structured therapeutic programming

Compassion Is a Community Value

Mental health affects every family, every neighborhood, every congregation. One in five American adults experiences a mental health condition each year. In our community, that means thousands of our neighbors – people sitting next to us in church, coaching our children's teams, running local businesses – are quietly struggling.



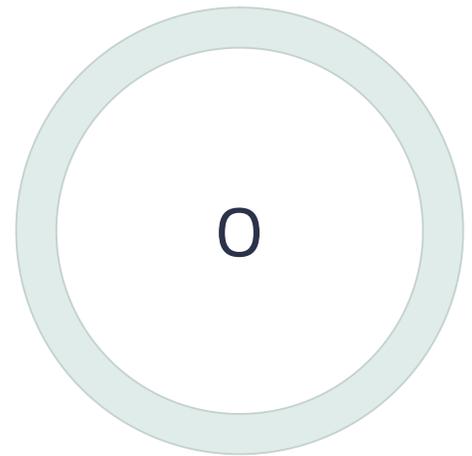
American Adults

Experience a mental health condition each year – in every neighborhood, every congregation, every family.



Voluntary Admissions

Every person who comes to 319 Duke Road has chosen to seek help – a courageous act that deserves community support.



Documented Incidents

No neighborhood disruptions, no property value impacts, no safety incidents during the facility's operational history.

A community that provides a path to healing for its own members is a stronger community. At 319 Duke Road, Roaring Brook helps people live fully, for life – and that reflects the best of what this neighborhood stands for.

We are not asking the community to accept something foreign. We are asking the community to support something deeply aligned with its values: caring for people who need help, in a professional, structured, safe environment.

At Roaring Brook, we live by our core values: We believe everyone is deserving, and there is always hope. Our support is designed to challenge individuals, because you must surrender to win. This approach fosters true healing and helps people live fully, for life.

If You Support This Project, Here's How to Help

If you believe that your neighbors deserve access to quality behavioral health care, your voice matters in this process. The Conditional Use Permit process includes public input – supportive voices are heard just as clearly as opposing ones.

01

Attend the Hearing

Attend the Board of Adjustment hearing and speak in support of the Conditional Use Permit. Your presence and words carry real weight.

02

Write a Letter

Submit a written letter to the Board of Adjustment expressing your support. Even a few sincere sentences from a neighbor make a meaningful difference. Send your letter to: PlanningMailbox@LexingtonKY.gov

03

Share This Document

Pass this document along to neighbors who may have questions or concerns. Informed neighbors make better decisions together.

04

Attend the Open House

Come to the Open House on **March 4, & 5th** and bring a friend. Seeing the facility in person answers more questions than any document can.

05

Get in Touch

Contact us at 319dukeroad@gmail.com to learn more about how you can help and stay informed about the process.

- ☐ The Conditional Use Permit process includes public input. Supportive voices are heard just as clearly as opposing ones. Your community needs you to speak up.