

# Society of Classical Christian Education

## PRE-24-0838 (Land Use Statement)

Land Use Statement:	<p><b>1. Land Use</b></p> <p><b>Existing Land Use:</b> Office/Religious Institute</p> <p><b>Proposed Land Use:</b> Office/School/Religious Institute</p> <p><b>Unified Development Code (UDC)</b> <b>Section 7.3.302: CIVIC, PUBLIC, AND INSTITUTIONAL USES</b> <b>B. Club, Lodge, and Service Organization, Religious Institution, and School, Elementary or Secondary:</b></p> <p>According to the definition in 7.6.301 and using Table 7.3.2-A of the UDC, SoCCE falls under the closest land use category of School, Elementary or Secondary, because SoCCE is a non-profit, which requires a Conditional Use permit in a BP zoning district.</p> <p>Definition [<i>SCHOOL, ELEMENTARY OR SECONDARY: An educational institution that satisfies the compulsory education laws of the State of Colorado for students in the elementary grades, middle school grades, or high school grades. This definition includes public, private, <b>non-profit</b>, and charter non-boarding schools.</i>]</p> <p>The City's existing infrastructure and public improvements, including but not limited to its streets, trails, and sidewalk systems, have adequate capacity to serve this project's needs. No road improvements are necessary. The trips that SoCCE will generate are negligible (120 trips/day initially) to paved road thresholds (see calculation in 3. Impact to Adjacent Development). The City classifies Federal Drive as a Collector roadway in this area. Per Section III of the City's Engineering Criteria Manual, Collector roads are designed to accommodate 1,500-5,000 vehicle trips/day.</p> <p><b>1A. Occupation of Office Space:</b> SoCCE will use approximately 24,000 sqft of the existing 31,494 second floor sqft. See APPENDIX C for floor plan.</p> <p>The office space in the Charis Ministries Building C meets all land use requirements, to include setback and minimum acreage requirements. Please refer to APPENDIX A for a visual depiction in the Development Plan.</p> <p><b>2. Compatibility with Adjacent Development Patterns</b> Adjacent developments consist of Mixed-Use development. This includes residential, commercial, retail, food service, restaurant, warehouse, schools, state property and industrial. The land use of elementary and secondary school is an allowed land use in a</p>
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Land Use Statement, cont.	<p>Mixed-Use Zoning District so it may be deduced that this proposed use is compatible with the adjacent Mixed-Use development pattern.</p> <p>A comparable property to this proposal is New Life Church, located at 11025 Voyager Pkwy, Colorado Springs, CO 80908. New Life Church houses a school by definition during the week, is a Religious Institution and operates a church on the weekend.</p> <p><b>3. Impact to Adjacent Development</b></p> <p>All roads are paved in and around the property. No road improvements are required. The trips that SoCCE will generate are negligible (120 trips/day initially). The City classifies Federal Drive as a Collector roadway in this area. Per Section III of the City's Engineering Criteria Manual, Collector roads are designed to accommodate 1,500-5,000 vehicle trips/day. Peak hours of traffic generation are during drop-off/pick-up. This is between the hours of 8:15am – 9:00am (M-F) and 3:15pm-4:00pm (Monday-Friday)</p> <p>SoCCE will generate 120 trips per day initially. This assumes four trips for drop-off/pick-up and two trips for staff, arrival and departure.</p> <p>a) Initial start-up numbers of 30 students; [4trips*30students] = 120 trips each day (Monday – Friday)]. *Assuming there are siblings in one vehicle, the 120 trips per day is a high estimate.</p> <p>b) Max count of 200 students; [4trips*200students] = 800 trips each day (Monday – Friday) *Assuming there are siblings in one vehicle, the 800 trips per day is a high estimate. ** If the school were to exceed 175 students or if queuing backs up onto Federal Drive, the applicant will reach out to traffic engineering to discuss a queuing plan.</p>
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### APPENDIX A (pp. 3-5)

Development Plan City File Number (AR DPA 97-00400-A3MJ17 CPC CU 17-00149)

**Project:**  
**Quantum / Charis Christian Center**

**January 2018 - Minor Development Plan Amendment**

**PROJECT CONTACT**  
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COLORADO SPRINGS, CO 80921  
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FAX: 719-570-7000  
CONTACT: LISA PETERSON  
lpeter@hammersconstruction.com

**OWNER**  
CHARIS MINISTRIES  
10225 FEDERAL DR  
COLORADO SPRINGS, CO 80921

**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN AND THE CITY OF COLORADO SPRINGS ZONING ORDINANCE.

2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND SERVICES AT ALL TIMES.

5. THE DEVELOPER SHALL MAINTAIN ALL NEIGHBORHOOD CHARACTERISTICS AT ALL TIMES.

6. THE DEVELOPER SHALL MAINTAIN ALL ENVIRONMENTAL FEATURES AT ALL TIMES.

7. THE DEVELOPER SHALL MAINTAIN ALL HISTORIC RESOURCES AT ALL TIMES.

8. THE DEVELOPER SHALL MAINTAIN ALL CULTURAL RESOURCES AT ALL TIMES.

9. THE DEVELOPER SHALL MAINTAIN ALL RECREATION RESOURCES AT ALL TIMES.

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**SHEET INDEX**

TITLE SHEET	NO.
DEVELOPMENT PLAN	1 OF 6
LANDSCAPE PLAN	2 OF 6
LANDSCAPE DETAILS	3 OF 6
PRELIMINARY GRADING PLAN	4 OF 6
PRELIMINARY UTILITIES PLAN	5 OF 6
	6 OF 6



**VICINITY MAP**  
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NOT TO SCALE



**21/5/2018**  
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**TABLE**

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	12/29/18	gskerton

**CITY FILE NO. AR DPA 97-00400-A3MJ17**

**QUANTUM / CHARIS TO A MINOR AMENDMENT TO AN APPROVED DEVELOPMENT PLAN**

**HAMMERS CONSTRUCTION INC.**

**21/5/2018**  
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