

Project Statement – Proposed Change of Record 4625 Ranch Dr

We are submitting this request to propose a change of record for the property located at 4625 Ranch Dr, Colorado Springs, CO 80918, Beth-El Mennonite Church. The current PDZ zoning allows only a religious institution use. We would like change the conditions of record to permit a preschool as well. We would also like to change the condition of record stating that any change of use has to go to both City Planning Commission and City Council, as that it is unusually restrictive.

The proposed preschool will serve up to 25 children on the school property between the ages of 3 and 5, operating Monday through Thursday from 8:45 AM to 12:30 PM. The program will utilize existing classroom space within the church, and no renovations or construction are planned. The proposed indoor area for the preschool would be 810 SQFT and outdoor area 4750 SQFT. A Change of Occupancy is being processed with the City of Colorado Springs to bring the space into compliance with the requirements for educational use under local code.

The site includes ample parking in its lot and is located along a main road, ensuring safe and convenient access for families. It is physically separated from nearby residential areas and bordered by open space, making it an ideal location for this type of use with minimal impact on surrounding properties. The preschool will operate during weekday morning hours, minimizing traffic and noise during peak residential times. Additionally, the property is just blocks from a commercial zone with a grocery store and related services, reinforcing the suitability of the location for a low-impact, community-serving business.

This proposed use is located on a collector street with access to the minor roadway of Ranch Dr which opens up into N Union Blvd within 50 feet. The applicant for this proposed change is currently a licensed and highly rated in-home preschool provider and shall meet all requisite state and City licensure requirements for this proposed preschool. This use shall provide the minimum square footage of indoor and outdoor space pursuant to state requirements. No part of the required outdoor space shall be situated within any front building setback. The required outdoor space shall be screened from adjacent residential properties when necessary to reduce play area sounds.

This proposal supports Colorado Springs' planning priorities, including:

Vibrant Neighborhoods: This proposed preschool will strengthen the Garden Ranch neighborhood by providing a safe and beautiful space for the youngest members and

their families to come together for support and community. Garden Ranch is a diverse neighborhood, one in which the applicant herself lives! This preschool would be a great community-based option for families.

Unique Places: This preschool would be an asset to the neighborhood and creates a unique place for children to learn. Because of its proposed location, it would give children regular access to the beautiful open space that backs up to the church's property. Education in the great outdoors is a large focus of what our preschool would do.

Thriving Economy: This preschool would support the idea of entrepreneurship and thus a thriving economy. With its efficient use of an existing building and low-impact neighborhood development, it will add to the community without causing extra burdens. The applicant is currently a preschool teacher and small business owner in hopes of expanding entrepreneurship within the community.