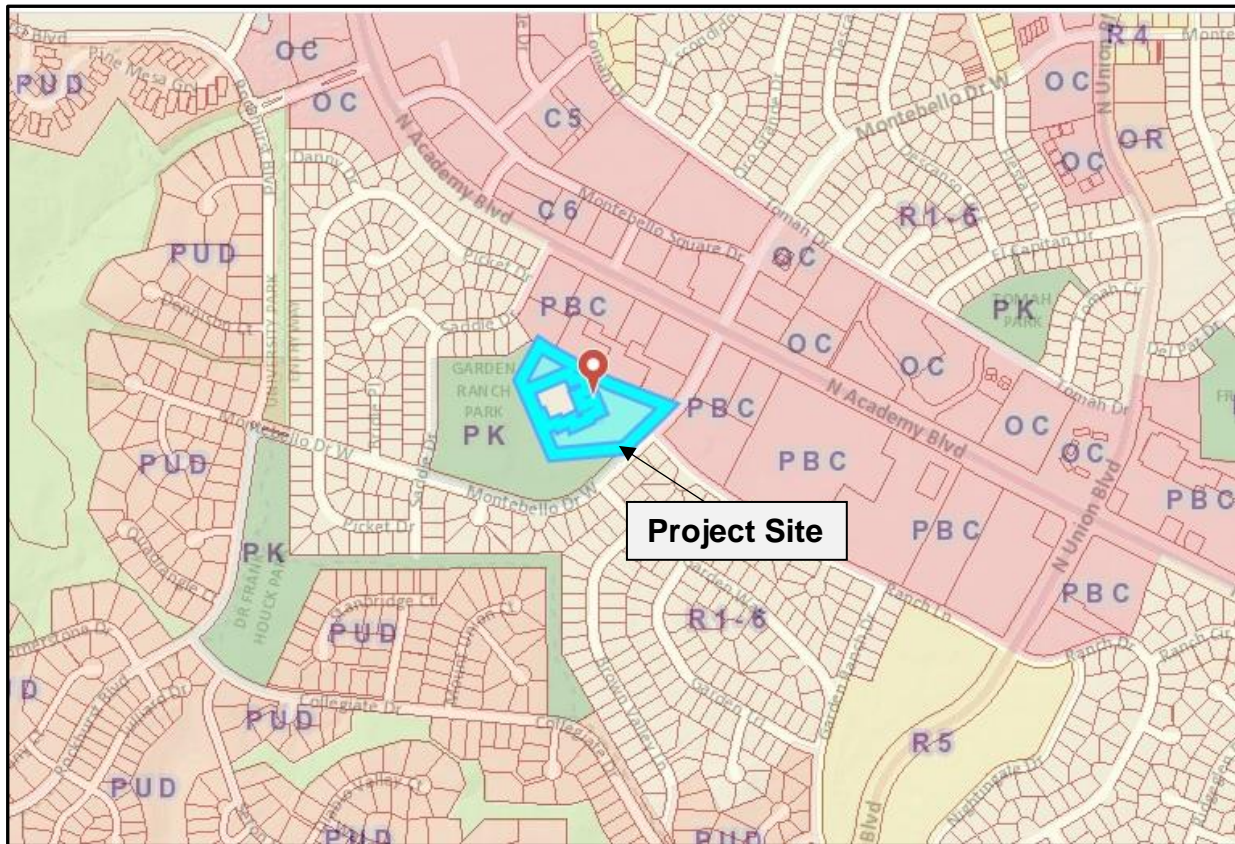


**CITY PLANNING COMMISSION AGENDA
NOVEMBER 9, 2022**

STAFF: MATTHEW ALCURAN

**FILE NO:
CUDP 22-0005 – QUASI-JUDICIAL**

PROJECT: CHURCH OF THE FRONT RANGE
OWNER: YMCA OF THE PIKES PEAK REGION
APPLICANT: CHURCH OF THE FRONT RANGE



PROJECT SUMMARY:

Project Description: This project application is for approval of a condition use development plan for the Church of the Front Range project, located at 2240, 2260 and 2380 West Montebello Drive. The proposal consists of the conversion of the existing building (formerly YMCA of the Pikes Peak Region) into a religious institution use and ancillary site improvements (**see “Conditional Use Development Plan” attachment**).

Applicant’s Project Statement: (**see “Project Statement” attachment**).

Planning and Development Department Recommendation: City Planning staff recommends approval of the applications.

BACKGROUND:

Site Address: The property address is 2240, 2260 and 2380 West Montebello Drive

Existing Zoning/Land Use: The subject property is currently zoned R (Estate Single-Family Residential) and includes a one-story 50,310 square foot building.

Surrounding Zoning/Land Use:

Northeast: PBC (Planned Business Center) and commercially developed.

Southwest: PK (Public Parks) and consists of the Garden Ranch Park.

Northwest: R-1 6000 (Single-Family Residential) and is residentially developed (single family homes).

Southeast: R-1 6000 (Single-Family Residential) and is residentially developed (single family homes).

PlanCOS Vision: According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as an Established Suburban Neighborhood and is proximate to North Academy Boulevard which is an identified City Priority/Smart Corridor.

Annexation: The subject property was annexed into the City on December 1, 1969, under the North Colorado Springs Addition # 1.

Master Plan/Designated Master Plan Land Use: The project site is not a part of a master planned area.

Subdivision: The property is currently platted as Tract A of Common Area Garden Ranch Center and Lots 2 and 3 of Garden Ranch Center.

Zoning Enforcement Action: None

Physical Characteristics: The 4.833-acre property is located near the southwest corner of North Academy Boulevard. and West Montebello Drive and adjacent to the Garden Ranch Park. The surrounding neighborhood consists of a mix of commercial, public parks and residential uses.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 238 property owners on two occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No public comments regarding the proposal were received by Planning staff.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. This application is not within the two-mile buffer for military notification. All comments received from the review agencies are addressed as well as the technical modification noted on the development plan per City Landscape Architect comment below. City Planning staff notes that the following review agencies provided project specific comments:

- City Traffic – The City’s Traffic Engineering Division stated they have no comments on the conditional use development plan application.

- City Landscape Architect – The conditional use development plan will require review and approval of a landscape and irrigation plan per City Code Section 7.4.305.2. As the Applicant was not able to provide landscape or irrigation plans for review, the City’s Landscape Architect has accepted a technical modification which will add a plan note. More information regarding the technical modification is provide later in this staff report.
- City Fire – The City’s Fire Department (CSFD) stated they did not have any exceptions with the conditional use development plan as submitted.
- SWENT – Stormwater Enterprise (SWENT) had no major review comments for this project. SWENT confirmed that the proposed change of use did not require a Drainage letter.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Background information

The combined 4.833-acre site is located near the southwest corner of North Academy Boulevard and West Montebello Drive and is adjacent to the Garden Ranch Park The original approval of the existing YMCA of the Pikes Peak Region use was established under AR DP 97-00576 on September 10, 1997. The existing building includes two gym areas, a small indoor pool, a large indoor pool, indoor handball courts, general use rooms, restrooms, and office areas. As part of a previous entitlement approval, a Joint Use Agreement was executed on February 22, 1983, between the City and the YMCA for shared access of the adjacent Garden Ranch Park has since expired and was recently confirmed by the City Parks Department. A mutually executed contract for purchase of the YMCA property by the Church of the Front Range is in place contingent on City Planning Commission approval.

b. Conditional Use Development Plan

The submitted conditional use development plan for the Church of the Front Range project proposes the establishment of a religious institution development (**see “Conditional Use Development Plan” attachment**). Staff informed the applicant that per City Code Section 7.3.103 a religious institution is subject to review, and approval of a conditional use develop plan application by the City Planning Commission. The project involves converting an existing one-story 50,310 square foot indoor sports and recreation center (formerly YMCA of the Pikes Peak Region) building into a religious institution use. The current configuration consists of a gym, general use rooms, indoor handball courts, a large pool, locker rooms and office areas occupying the one-story building. As noted in the project statement, phase 1 will include a remodel of the small gym into a worship center and a remodel of the general use rooms into a children’s ministry. Phase 2 will include a remodel of the large gym into a worship center, conversion of the indoor handball courts into church storage area, a conversion of the small indoor pool into a fellowship hall. The existing large indoor pool will remain for church youth summer programs (**see “Religious Institution Floor Plan” attachment**). As designed, the building is well-suited for the change of use from an indoor sports and recreation center to a religious institution.

The project site presently has a landscaping regime that consists of perimeter and parking lot landscaping. Although there is existing site landscaping, the major amendment application requires landscaping to meet current City code requirements. The Applicant has agreed to enhanced landscaping along the property boundary lines and within the existing parking areas. The applicant was unable to submit an updated landscape plan for City review. The Applicant and City’s Landscape Architect have agreed to a technical modification to add a plan note stating:

Within sixty (60) days of City Planning Commission approval a final landscape plan and irrigation plan shall be submitted to City Planning for review and approval.

The site currently includes 213 parking spaces, which will be restriped to comply with current parking requirements, especially compliance with accessible parking space standards. Per City Code Section 7.4.203, a religious institution requires one off-street parking space per four (4) seats. The religious institution's worship center will accommodate 200 seats requiring 50 parking spaces. The religious institution has voluntarily limited the seating capacity for services to 200 persons. The existing 213 parking spaces will include seven (7) accessible parking spaces which two (2) must be van accessible spaces. Access to the site is from West Montebello Drive and consists of one drive access leading to the building and site. All existing curb, gutter, ADA ramps, and driveway access points will remain as directed by City review agencies.

In the review of the proposed project the sites existing location, building, landscaping, trash enclosures, parking and handicap accessibility were all considered and each of these site features were determined to either meet or will be required to be improved to the intent of the zoning code. Together, the proposed use and how it integrates into the existing building and the design and layout of existing site improvements as outlined above and with the technical modification demonstrate and reinforce why this project is compatible with the surrounding neighborhood.

City Planning staff finds that the proposed plan is in conformance with the purpose for establishing a development plan as set forth in City Code Section 7.5.502(E) and a Conditional Use as set forth in City Code Section 7.5.704.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as an Established Suburban Neighborhood and is proximate to North Academy Boulevard which is an identified City Priority/Smart Corridor (**see "PlanCOS Vision Map" attachment**).

The Church of the Front Range project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Embrace Creative Infill, Adaptation and Land Use Change", which has goal VN-3 that states:

"Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs."

To do this, PlanCOS suggests, "New development should focus on safe connections into and within these neighborhoods."

A "Big Idea" from Chapter 4, entitled "Embrace Sustainability", has Goal TE-4 that states:

"Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas."

A policy for this goal further reinforces that development should "*Prioritize development within the existing City boundaries and built environment (not in the periphery).*"

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated application to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is not located within an adopted area master plan. The neighborhoods surrounding the project are developed with a mix of a public park, commercial and residential land uses (see "**Context Map**" attachment). The Applicant's religious institution proposal is complimentary and supportive of the current land use patterns. Through staff's review of the development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E), and the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CUDP-22-0005 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for the Church of the Front Range based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704, and the review criteria for granting a Development Plan, as set forth in City Code Section 7.5.502(E) with one (1) technical modification:

1. Within sixty (60) days of City Planning Commission approval a final landscape plan and irrigation plan shall be submitted to City Planning for review and approval.