

# HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400  
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President  
shammers@hammersconstruction.com

## Project Statement

Conditional Use

### Owner Information

Charis Ministries  
720 Elkton Dr.  
Colorado Springs, CO 80907  
Project Name: Charis Christian Center

### Owner Representatives:

Hammers Construction, Inc.  
Lisa Peterson – Design (Applicant)  
Yury Dyachenko – Project Manager  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

### Site:

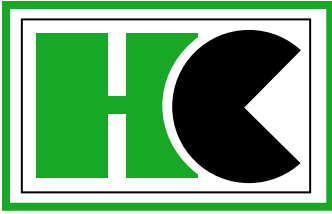
Lot 2 Fairlane Technology Park Fil no 4A  
10285 Federal Drive  
Colorado Springs, CO 80908  
Lot Size: 14.85 acres  
Zoned – PIP-1  
Parcel number: 62280-09-003

### Description

Request to allow/change the use to religious institute in the PIP-1 zone. In addition, we will be striping the existing loading area to meet the parking requirements for the new use. No other changes needed to the site. No change to the impervious area as they are existing.

### Justification

- A. This request would not be a detriment to the surrounding neighborhood. This business is primarily in use on Sunday which is when other businesses will be closed. All parking requirements are met so there will be no need for off street parking. The office use is an existing use and will be minimal staff. This use coincides with existing neighbors and is an approved use. Furthermore, there are several churches in this area already and religious institutes are maintained, so this use will actually enhance the neighborhood due to the upkeep required to be aesthetically pleasing to the patrons.



- B. This use will promote public health, safety and general welfare. As mentioned, we meet the parking requirements and are not asking for street parking as the demand is met on the site internally. The new parking area we are striping has existing ADA ramps and sidewalks to access the building. In addition, there are existing sidewalks, ramps, etc to access the building from the existing building. Since the primary use for this building is used on Sundays, this helps the safety of the patrons as well since the surrounding businesses will not be open. Furthermore, this site is not a main road which helps the traffic flow and safety of the public.
- C. This use is consistent with the comprehensive plan of the city. As mentioned already, there are several churches already existing in this area. In addition, the residential population has exploded in this subdivision and neighboring subdivisions. There are 2-4 new single family home developments as well as apartment complexes. The need for a church is great with the added residential uses. Therefore, this meets the comprehensive plan of the city.

#### Issue List

- Traffic: we feel that a traffic study is not required as the counts do not change. The existing businesses are open Monday through Friday. The church will have its high volume on Sunday which they do not overlap. In addition, our building was already planned for a heavy industrial and office use that was part of the original traffic study. Therefore, we feel we are more than compliant and are actually lessening the traffic with the religious use.
- No stormwater detention and quality are required. We are not changing the imperious area no drainage will not change as it is all existing.
- As mentioned in Item B of the justification, ADA standards are currently met. If additional noting and signage are needed we will comply to meet all current standards of the ANSI/ADA codes.
- No common parking or maneuvering agreement is needed as parking is met on the existing site with the additional striping as noted.



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## Project Statement

### Major Amendment

#### Owner Information

Charis Ministries  
720 Elkton Dr.  
Colorado Springs, CO 80907  
Project Name: Charis Christian Center

#### Owner Representatives:

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Colorado Springs, CO 80915  
(719) 570-1599

#### Site:

Lot 2 Fairlane Technology Park Fil no 4A  
10285 Federal Drive  
Colorado Springs, CO 80908  
Lot Size: 14.85acres  
Zoned – PIP-1  
Parcel number: 62280-09-003

#### Description

Restriping parking in the old loading area to accommodate the additional parking spaces needed for the religious institute use. No added impervious area as the concrete paving is existing. See new site plan for parking calculations.

#### Justification

This request does not effect any of the existing site conditions and therefore should not be an issue for the subdivision.

#### Issue List

N/A