

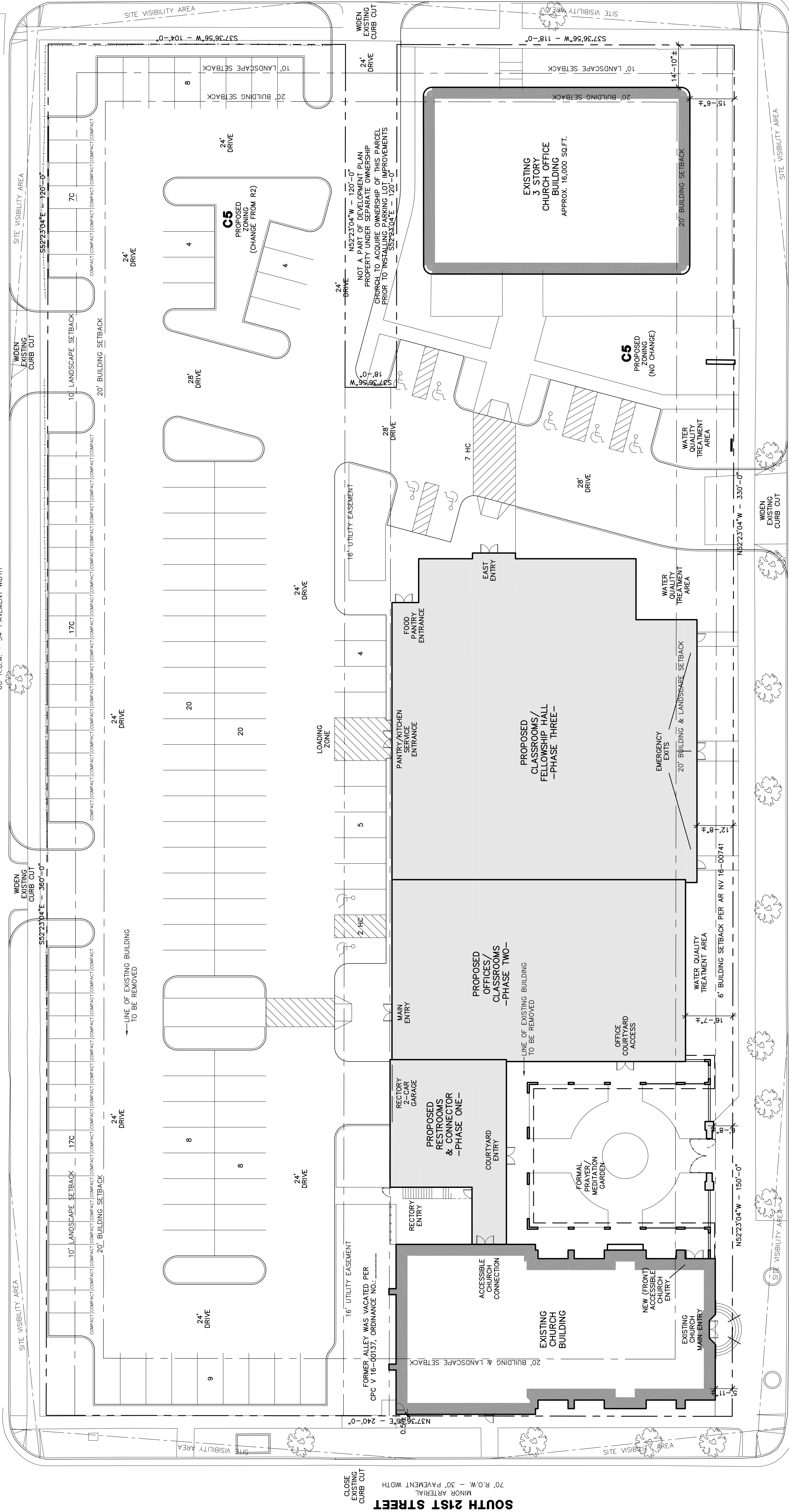
R2
ADJACENT
ZONING

R2
ADJACENT
ZONING

R1-6
ADJACENT
ZONING
(SCHOOL)

WEST PIKES PEAK AVENUE

60' R.O.W. - 34' PAVEMENT WIDTH



TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 475-1727
Email: Architecture@Taylor-Ad.com

SACRED HEART CATHOLIC CHURCH
RESTORE THE HEART
PHASE 1 - RENOVATION & ADDITION
2030 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

R2
ADJACENT
ZONING

LOCAL
60' R.O.W. - 30' PAVEMENT WIDTH

SOUTH 20TH STREET

A NEW UTILITY EASEMENT WILL BE RETAINED BY THE CHURCH AND THE PUBLIC UTILITY COMPANY OF THE EXISTING ALLEY. SAID PUBLIC UTILITY EASEMENT SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SET FORTH IN THE RECORDS OF THE RECORDS OF EL PASO COUNTY, COLORADO. THE PUBLIC UTILITIES WITHIN THE EASEMENT MAY BE CONSTRUCTION PHASES INDICATED ON THIS CONCEPT PLAN IN ACCORDANCE WITH FUTURE APPROVED CONSTRUCTION DRAWINGS.

C5
ADJACENT
ZONING

C5
ADJACENT
ZONING

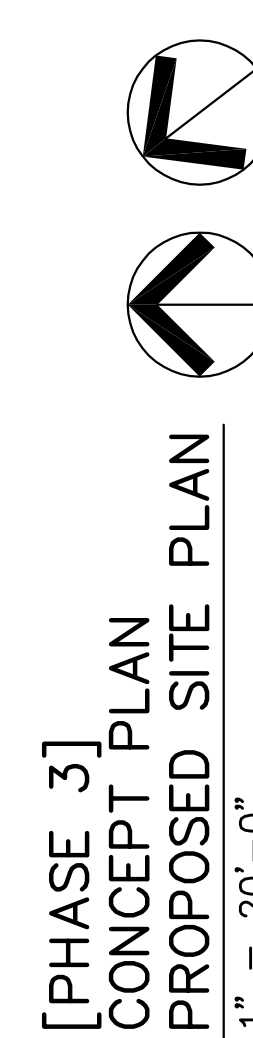
CONCEPT PLAN

NO.	DATE	REVISIONS
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2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL
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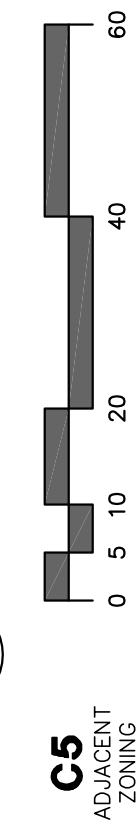
DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET
A-1
OF 2 SHEETS



[PHASE 3] CONCEPT PLAN
PROPOSED SITE PLAN
1" = 20'-0"



C5 ADJACENT ZONING

C5 ADJACENT ZONING

WEST COLORADO AVENUE
100' R.O.W. - 60' PAVEMENT WIDTH

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

C5 ADJACENT ZONING

- NOTES:
- AR 16-00741 WAS APPROVED TO ALLOW A 4' SETBACK WHERE 20' IS REQUIRED FOR ALL STRUCTURE ENCROACHMENTS ALONG 21ST STREET. PRIOR TO PHASE 2 AND 3 THE PROPERTY WILL BE PLATTED INTO A SINGLE BUILDING.
 - ORDINANCE NO. 14-0010 WAS APPROVED TO REZONE THE PROPERTY TO C5/C7. THE FOLLOWING USES ARE PROHIBITED:
A. AUTOMOTIVE REPAIR GARAGE
B. AUTOMOTIVE WASH
C. BAR
D. CARWASH
E. CONSTRUCTION SALES AND SERVICE
F. CONVENIENCE FOOD SALES
G. FOOD SALES
H. MEDICAL, MARJANA RESTAURANT
I. DRIVE-IN OR FAST FOOD RESTAURANT
J. DRIVE-IN OR DRIVE-THRU SERVICE
K. DRIVE-IN OR DRIVE-THRU SERVICE
L. DRIVE-IN OR DRIVE-THRU SERVICE
M. DRIVE-IN OR DRIVE-THRU SERVICE
N. DRIVE-IN OR DRIVE-THRU SERVICE
O. DRIVE-IN OR DRIVE-THRU SERVICE
P. DRIVE-IN OR DRIVE-THRU SERVICE
Q. DRIVE-IN OR DRIVE-THRU SERVICE
R. DRIVE-IN OR DRIVE-THRU SERVICE
S. DRIVE-IN OR DRIVE-THRU SERVICE
T. DRIVE-IN OR DRIVE-THRU SERVICE
U. DRIVE-IN OR DRIVE-THRU SERVICE
V. DRIVE-IN OR DRIVE-THRU SERVICE
W. DRIVE-IN OR DRIVE-THRU SERVICE
X. DRIVE-IN OR DRIVE-THRU SERVICE
Y. DRIVE-IN OR DRIVE-THRU SERVICE
Z. DRIVE-IN OR DRIVE-THRU SERVICE

PARKING DATA

REQUIRED PARKING SPACES: 184	EXISTING BUILDING COVERAGE	EXISTING BUILDING COVERAGE	EXISTING BUILDING COVERAGE
104 REQUIRED PARKING SPACES	25,492 SQ.FT. 22.1%	16,015 SQ.FT. 13.3%	16,015 SQ.FT. 13.3%
413 SEATS / 4 = 104 SPACES	25,170 SQ.FT. 21.8%	16,015 SQ.FT. 13.3%	16,015 SQ.FT. 13.3%
INCLUDING 5 HC SPACES	75,109 SQ.FT. 65.2%	14,921 SQ.FT. 13.0%	14,921 SQ.FT. 13.0%
(WITH MINIMUM 1 HC VAN SPACE)	115,200 SQ.FT. 100% TOTAL (C-2.65 ACRES)		
80 REQUIRED PARKING SPACES			
1 PER 200 SQ.FT. = 80 SPACES			
(WITH MINIMUM 1 HC VAN SPACE)			
PROVIDE PARKING SPACES: 184			
131 STANDARD SPACES			
142 GARAGE SPACES			
245 GARAGE (RECTORY)			
35 OFFSITE PARKING SPACES			
26 STREET PARKING			
300 ALONG PIKES PEAK / 20			
9 58' REDUCTION FOR TRANSIT			
STOP WITHIN 400'			

LEGAL DESCRIPTION

PROPOSED SACRED HEART SUBDIVISION PLAT NO. 1
A TRACT OF LAND LOCATED BETWEEN WEST COLORADO AVENUE TO THE WEST, WEST PIKES PEAK AVENUE TO THE EAST, SOUTH 21ST STREET TO THE NORTH AND SOUTH 20TH STREET TO THE SOUTH, (BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF WEST COLORADO AVENUE AS SHOWN ON THE RECORDS OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTH LINE OF WEST COLORADO AVENUE AS SHOWN ON THE RECORDS OF THE RECORDS OF EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED NE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY MOST CORNER OF BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, AND THENCE S52°23'04"E, 360.00 FEET ALONG A NORTHEASTERLY LINE OF SAID BLOCK 164 TO THE EASTERLY MOST CORNER THEREOF;
THENCE S37°36'56"W, 18.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1 WEST OF WEST COLORADO AVENUE, COLORADO CITY, COLORADO, DESCRIBED AS FOLLOWS:
THENCE S52°23'04"E, 120.00 FEET ALONG SAID NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1 WEST OF WEST COLORADO AVENUE, COLORADO CITY, COLORADO, TO THE SOUTHERLY MOST CORNER THEREOF;
THENCE N52°23'04"W, 330.00 FEET ALONG SAID WEST COLORADO AVENUE TO THE WESTERLY MOST CORNER THEREOF;
THENCE N37°36'56"E, 240.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, TO THE WESTERLY MOST CORNER OF SAID BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, TO THE WESTERLY MOST CORNER THEREOF;
THENCE N37°36'56"E, 240.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, TO THE WESTERLY MOST CORNER OF SAID BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, TO THE WESTERLY MOST CORNER THEREOF;
THENCE N37°36'56"E, 240.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, TO THE WESTERLY MOST CORNER OF SAID BLOCK 164 OF WEST COLORADO AVENUE, COLORADO CITY, TO THE WESTERLY MOST CORNER THEREOF;
AREA = 113,040 SQ. FT. +/-

OWNER: MOST REVEREND MICHAEL J. SHERIDAN, MOST REVEREND MICHAEL J. SHERIDAN, C/O THE DIOCESE OF COLORADO SPRINGS, 228 West Cascade Avenue, Colorado Springs, Colorado 80903, (719) 495-4686

APPLICANT: TAYLOR ARCHITECTURE & DESIGN, LLC, Zachary Taylor, AIA, 620 South Cascade Avenue, Suite 100, Colorado Springs, Colorado 80903, (719) 475-1727

OWNER'S REPRESENTATIVE: Roy Walkowski, (719) 650-2075

AGREEMENT: ~2.50 ACRES

VICINITY MAP
NOT TO SCALE

CITY FILE NO: AR CP 16-00135

FIGURE 1 - Concept Plan

PHASE THREE

PHASE THREE INCLUDES THE FOLLOWING SITE IMPROVEMENTS TO BRING FORTH THE FULL DESIGN OF THE CONCEPT PLAN: REFER TO SHEET A-1

1. THE EXISTING CHURCH OFFICE BUILDING NORTH OF THE CHURCH BUILDING WILL BE DEMOLISHED.
2. THE BUILDING ADDITION WILL CONTINUE TO THE EAST CONVERTING THE INTERIM FELLOWSHIP HALL INTO CHURCH OFFICES AND CONSTRUCTING A NEW FELLOWSHIP HALL, KITCHEN, MEETING ROOMS, COMMUNITY FOOD PANTRY, AND THE REQUIRED ACCESSORY SPACES.
3. THE BALANCE OF THE SITE WILL BE REWORKED TO PROVIDE FOR THE DEPICTED PARKING LAYOUT. THE EXISTING REMAINING CURB CUTS WILL BE WIDENED. INTERNAL LANDSCAPE ISLANDS WILL BE PROVIDED. MOTOR VEHICLE LOT SITE STANDARDS FOR THE SITE WILL BE DEALT WITH VIA THE DEVELOPMENT PLAN PROCESS FOR PHASE 3.

PHASE TWO

PHASE TWO INCLUDES THE FOLLOWING SITE IMPROVEMENTS:

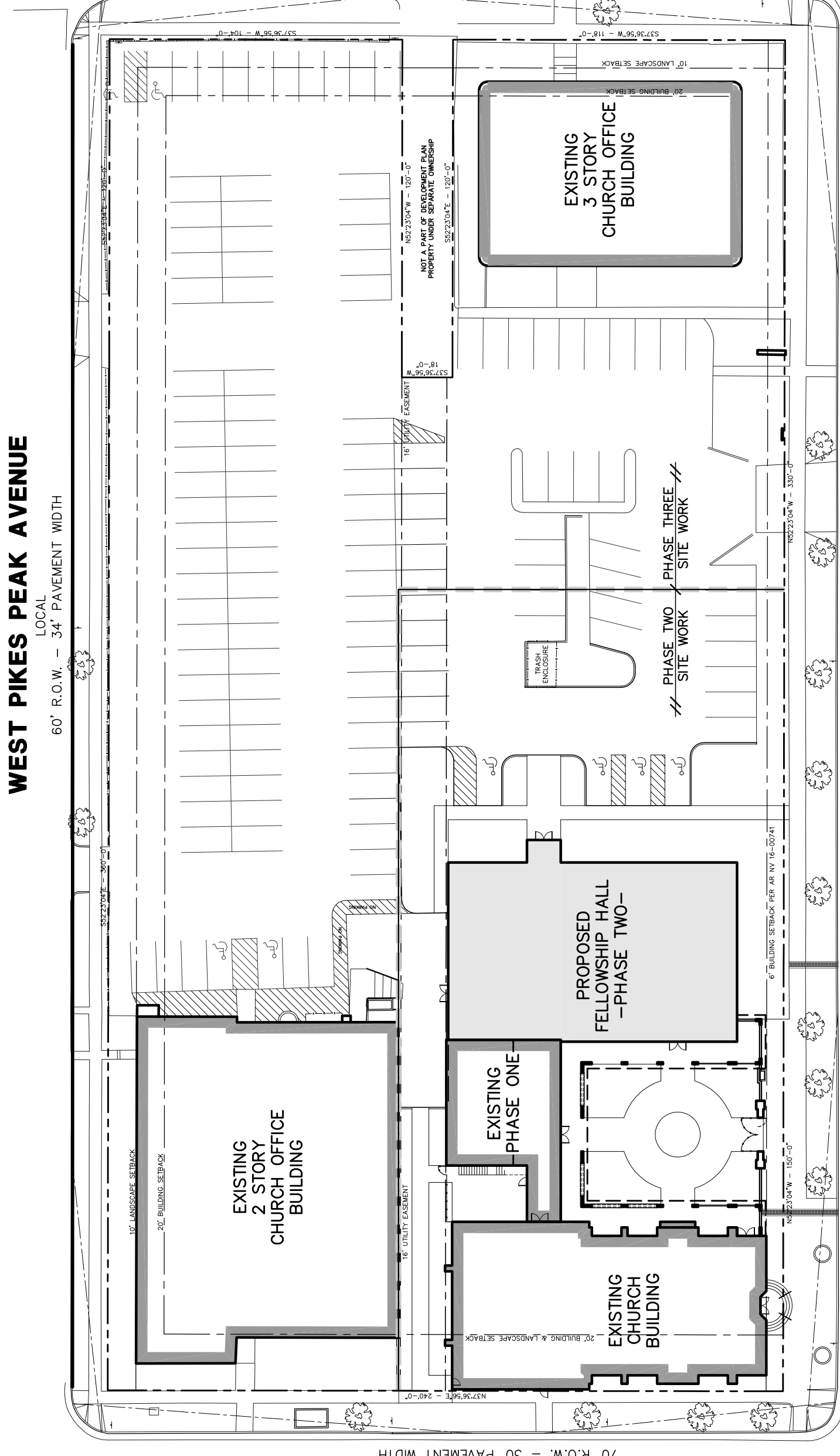
1. A INTERIM FELLOWSHIP HALL ADDITION SHALL BE CONSTRUCTED IMMEDIATELY EAST OF THE PHASE ONE ADDITION. THIS ADDITION SHALL HAVE ENTRANCES FROM THE NORTH AND EAST AS WELL AS DIRECT ACCESS TO THE PHASE ONE COURTYARD.
2. THE EXISTING PARKING DIRECTLY EAST OF THE ADDITION SHALL BE REWORKED WITH MINIMAL IMPACT TO THE OVERALL SITE PARKING LAYOUT.
3. LANDSCAPE IMPROVEMENTS WILL BE IMPLEMENTED IMMEDIATELY EAST OF THE NEW ADDITION AND ALONG COLORADO AVENUE TO THE EXISTING CURB CUT. THESE TREATMENTS WILL BE IN KEEPING WITH THE THEME ESTABLISHED WITH PHASE ONE.
4. THE EXTENT OF THE PHASE TWO SITE WORK IS IDENTIFIED WITH A DASHED DEMISING LINE.

PHASE ONE

PHASE ONE INCLUDES THE FOLLOWING SITE IMPROVEMENTS: REFER TO DEVELOPMENT PLAN AR DP 16-00136 FOR SPECIFIC DETAIL

1. CLOSURE OF THE EXISTING ALLEY CURB CUT AT 21ST STREET.
 - A. THE ALLEY WAS VACATED PER CPC V 16-00137
 - B. THE AREA OF THE PREVIOUS ALLEY SHALL BE RETAINED AS A UTILITY EASEMENT WITH A WIDTH OF 16'-0".
2. AS PART OF THE EXISTING CHURCH BUILDING RENOVATIONS THE EXISTING FRONT STAIRS AND LANDING SHALL BE REMOVED AND REPLACED TO ALLOW FOR A CODE COMPLIANT LANDING AT THE ENTRY DOORS. THIS WILL PUSH THE NEW STAIRS INTO THE RIGHT-OF-WAY SLIGHTLY AND A REVOCABLE PERMIT SHALL BE OBTAINED FOR THIS WORK.
3. THE EXISTING RESIDENTIAL BUILDING TO THE EAST OF THE CHURCH WILL BE DEMOLISHED AND A NEW CHURCH ADDITION AND EXTERIOR COURTYARD WILL BE CONSTRUCTED. THESE IMPROVEMENTS WILL PROVIDE THE EXISTING CHURCH WITH CODE REQUIRED RESTROOMS, ACCESSIBLE ENTRANCES, AN OUTDOOR GATHERING SPACE, AND A SECOND FLOOR RECTORY FOR THE PRIESTS. THE RECTORY WILL ALSO HAVE A PRIVATE 2-CAR GARAGE WITHIN THE ADDITION.
4. THE EXISTING PARKING TO THE EAST OF DEMOLISHED RESIDENTIAL BUILDING WILL BE REWORKED TO ALLOW FOR ACCESSIBLE PARKING SPACES AND A COVERED DROP OFF AREA.
5. LANDSCAPE IMPROVEMENTS ARE PROPOSED ALONG WEST COLORADO AND SOUTH 21ST STREET IMMEDIATELY ADJACENT TO THE EXISTING CHURCH AND PROPOSED ADDITION. ADDITIONAL LANDSCAPING WILL BE PROVIDED WITHIN THE COURTYARD.
6. THE EXTENT OF THE PHASE ONE SITE WORK IS IDENTIFIED WITH A DASHED DEMISING LINE.

SOUTH 21ST STREET
MINOR ARTERIAL
70' R.O.W. - 30' PAVEMENT WIDTH



WEST PIKES PEAK AVENUE
LOCAL
60' R.O.W. - 34' PAVEMENT WIDTH

[PHASE 2]
CONCEPT PLAN
PROPOSED SITE PLAN
1" = 40'-0"

PARKING DATA
REQUIRED PARKING SPACES: 184
 CHURCH: 104 REQUIRED PARKING SPACES
 413 SEATS / 4 = 104 SPACES
 INCLUDING 5 HC SPACES
 (WITH MINIMUM 1 HC VAN SPACE)
MEDICAL OFFICE BUILDING: 80 REQUIRED PARKING SPACES
 INCLUDING 3 HC SPACES
 1 PER 200 SQ.FT. = 80 SPACES
 (WITH MINIMUM 1 HC VAN SPACE)

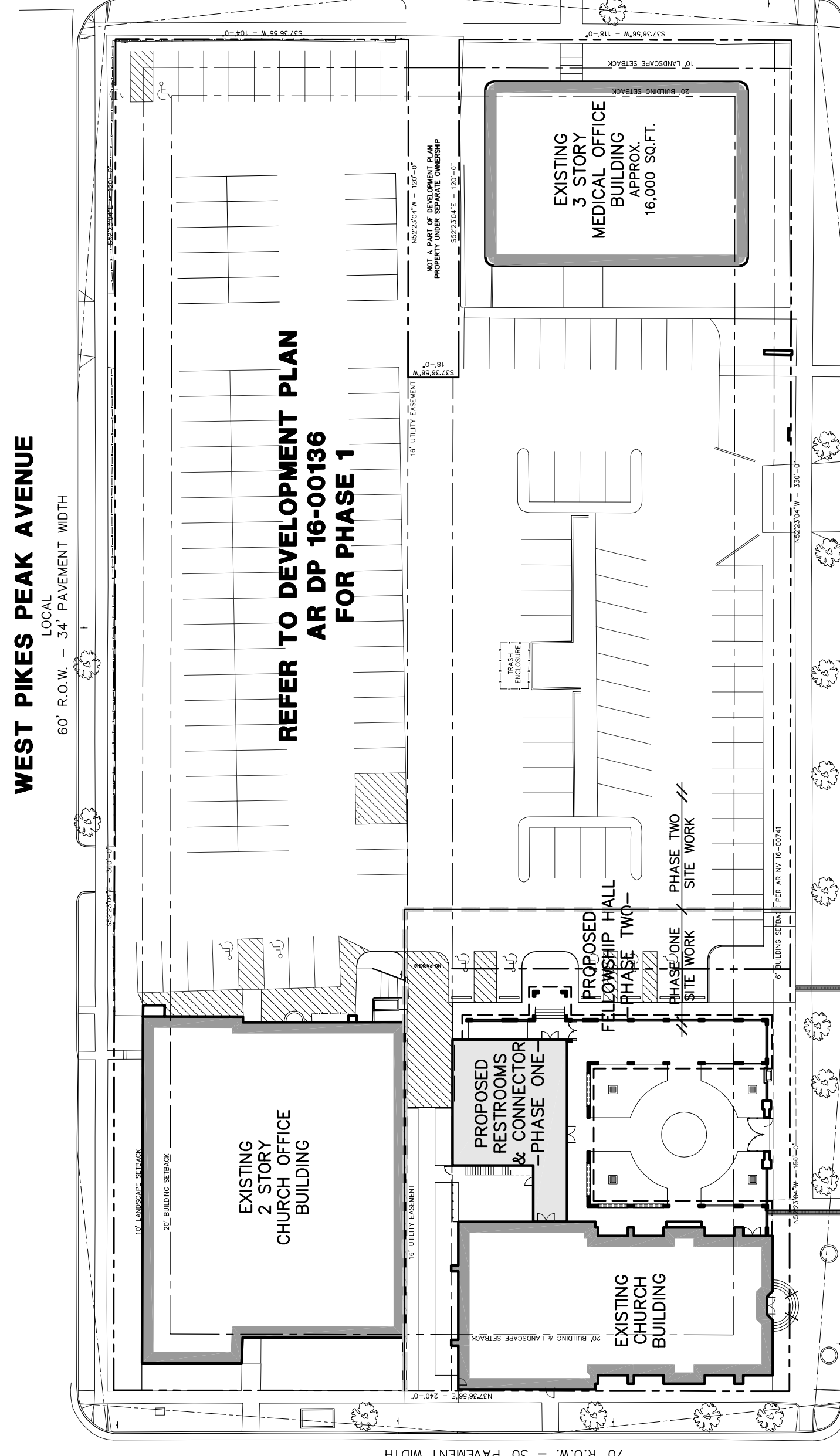
PROVIDE PARKING SPACES: 174
 139 ONSITE PARKING SPACES
 129 STANDARD SPACES
 2 CAR GARAGE [RECTORY]
 8 ACCESSIBLE (WITH 2 VAN HC)
35 OFFSITE PARKING SPACES
 26 STREET PARKING
 220' ALONG 20TH /20 & 300' ALONG PIKES PEAK /20
 9 5% REDUCTION FOR TRANSIT STOP WITHIN 400'

THE CHURCH AND MEDICAL OFFICE BUILDING HAVE A SHARED PARKING AGREEMENT AS THE MEDICAL OFFICE IS MAINLY OCCUPIED ON THE WEEKENDS

TRUE NORTH
JOB NORTH

SOUTH 20TH STREET
LOCAL
60' R.O.W. - 30' PAVEMENT WIDTH

SOUTH 21ST STREET
MINOR ARTERIAL
70' R.O.W. - 30' PAVEMENT WIDTH



WEST PIKES PEAK AVENUE
LOCAL
60' R.O.W. - 34' PAVEMENT WIDTH

SOUTH 20TH STREET
LOCAL
60' R.O.W. - 30' PAVEMENT WIDTH

[PHASE 1]
CONCEPT PLAN
PROPOSED SITE PLAN
1" = 40'-0"

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NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET

A-2

OF 2 SHEETS

CITY FILE NO: AR CP 16-00135

FIGURE 1 - Concept Plan