

R2
ADJACENT
ZONING

R2
ADJACENT
ZONING

R1-6
ADJACENT
ZONING
(SCHOOL)

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

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

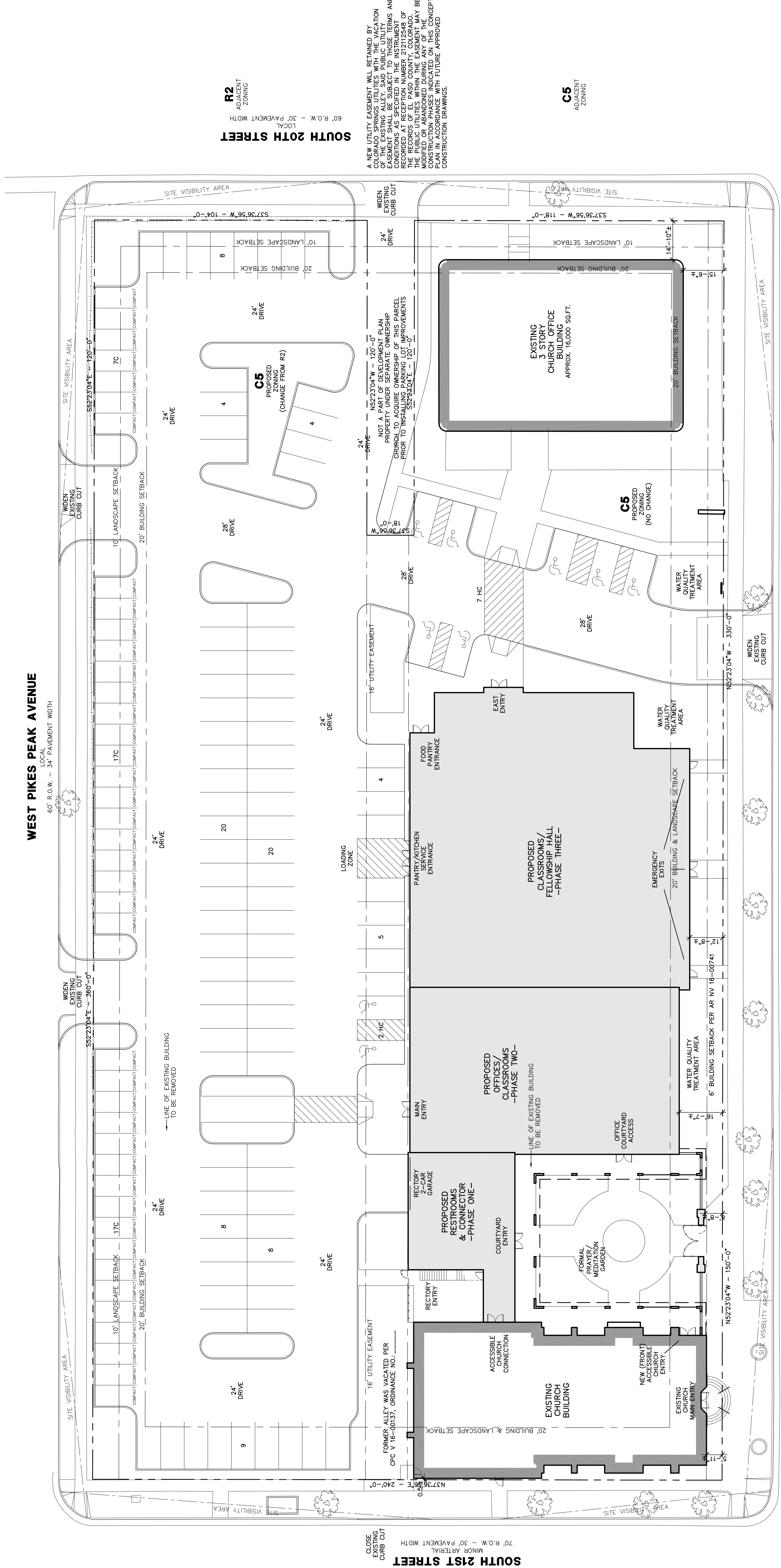
CONCEPT PLAN

Table with 4 columns: NO., DATE, REVISIONS, CITY RESUBMITTAL.

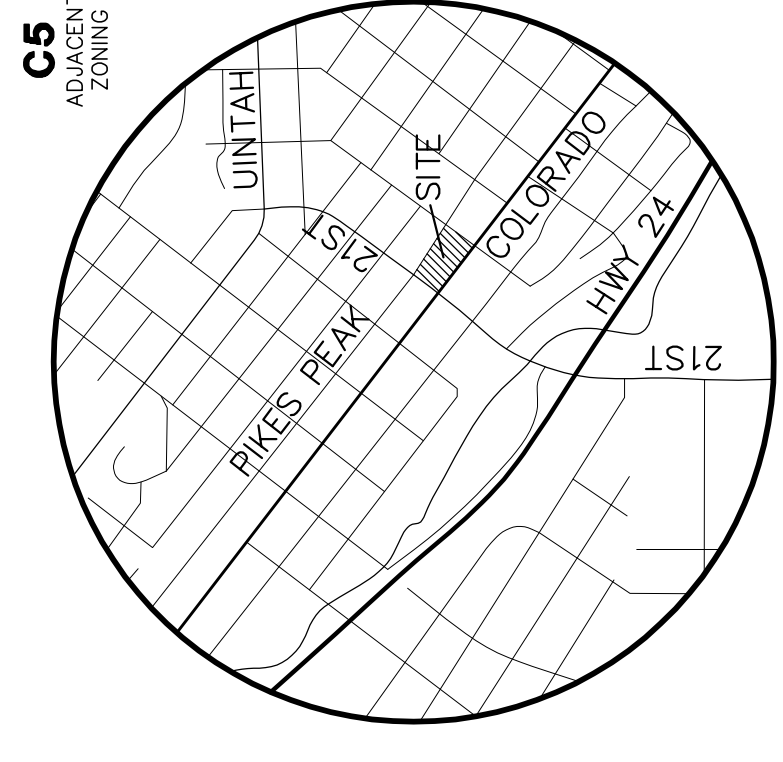
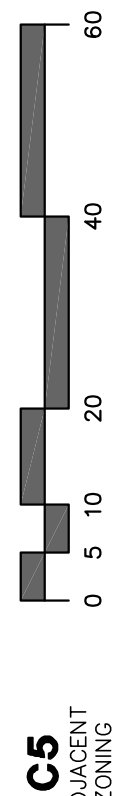
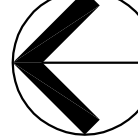
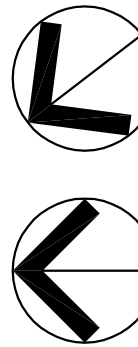
DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET
A-1
OF 2 SHEETS



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



VICINITY MAP
NOT TO SCALE

CITY FILE NO: AR CP 16-00135

- NOTES: 1. AR 16-00741 WAS APPROVED TO ALLOW A 4' SETBACK WHERE 20' IS REQUIRED FOR ALL STRUCTURE ENCROACHMENTS ALONG 21ST STREET. 2. PRIOR TO PHASE 2 AND 3 THE PROPERTY WILL BE PLATTED INTO A SINGLE BUILDING. 3. ORDINANCE NO. 14921 WAS APPROVED TO REZONE THE PROPERTY TO C5/CR. THE FOLLOWING USES ARE PROHIBITED: B. AUTOMOTIVE REPAIR GARAGE C. AUTOMOTIVE REPAIR GARAGE D. AUTOMOTIVE WASH E. BAR F. CARWASH G. CONSTRUCTION SALES AND SERVICE H. CONVENIENCE FOOD SALES I. FOOD SALES J. KIDNEY SALES K. MEDICAL/MARJANA HEALTH CARE L. DRIVE-IN OR FAST FOOD RESTAURANT M. DRIVE-IN OR FAST FOOD RESTAURANT N. DRIVE-IN OR FAST FOOD RESTAURANT O. DRIVE-IN OR FAST FOOD RESTAURANT P. DRIVE-IN OR FAST FOOD RESTAURANT Q. DRIVE-IN OR FAST FOOD RESTAURANT R. DRIVE-IN OR FAST FOOD RESTAURANT S. DRIVE-IN OR FAST FOOD RESTAURANT T. DRIVE-IN OR FAST FOOD RESTAURANT U. DRIVE-IN OR FAST FOOD RESTAURANT V. DRIVE-IN OR FAST FOOD RESTAURANT W. DRIVE-IN OR FAST FOOD RESTAURANT X. DRIVE-IN OR FAST FOOD RESTAURANT Y. DRIVE-IN OR FAST FOOD RESTAURANT Z. DRIVE-IN OR FAST FOOD RESTAURANT

Table with columns: SITE DATA (COVERAGED - EXISTING & PROPOSED PHASE 1), BUILDING DATA (CHURCH BUILDING GROSS AREA), OCCUPANCIES, and PARKING DATA.

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 EL PASO COUNTY, COLORADO, AND THE SOUTHERLY MOST CORNER THEREOF...)

OWNER: MOST REVEREND MICHAEL J. SHERIDAN, Bishop of the Diocese of Colorado Springs
APPLICANT: TAYLOR ARCHITECTURE & DESIGN, LLC
OWNER'S REPRESENTATIVE: Roy Walkowski
AGREEMENT: ~2.50 ACRES

A NEW UTILITY EASEMENT WILL BE RETAINED BY THE CITY OF COLORADO SPRINGS. THE EASEMENT SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SET FORTH IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE RECORDS OF THE PUBLIC UTILITIES WITHIN THE EASEMENT. THE PUBLIC UTILITIES WITHIN THE EASEMENT MAY BE LOCATED AT ANY POINT ALONG THE EASEMENT LINE. CONSTRUCTION PHASES INDICATED ON THIS CONCEPT PLAN IN ACCORDANCE WITH FUTURE APPROVED CONSTRUCTION DRAWINGS.

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:

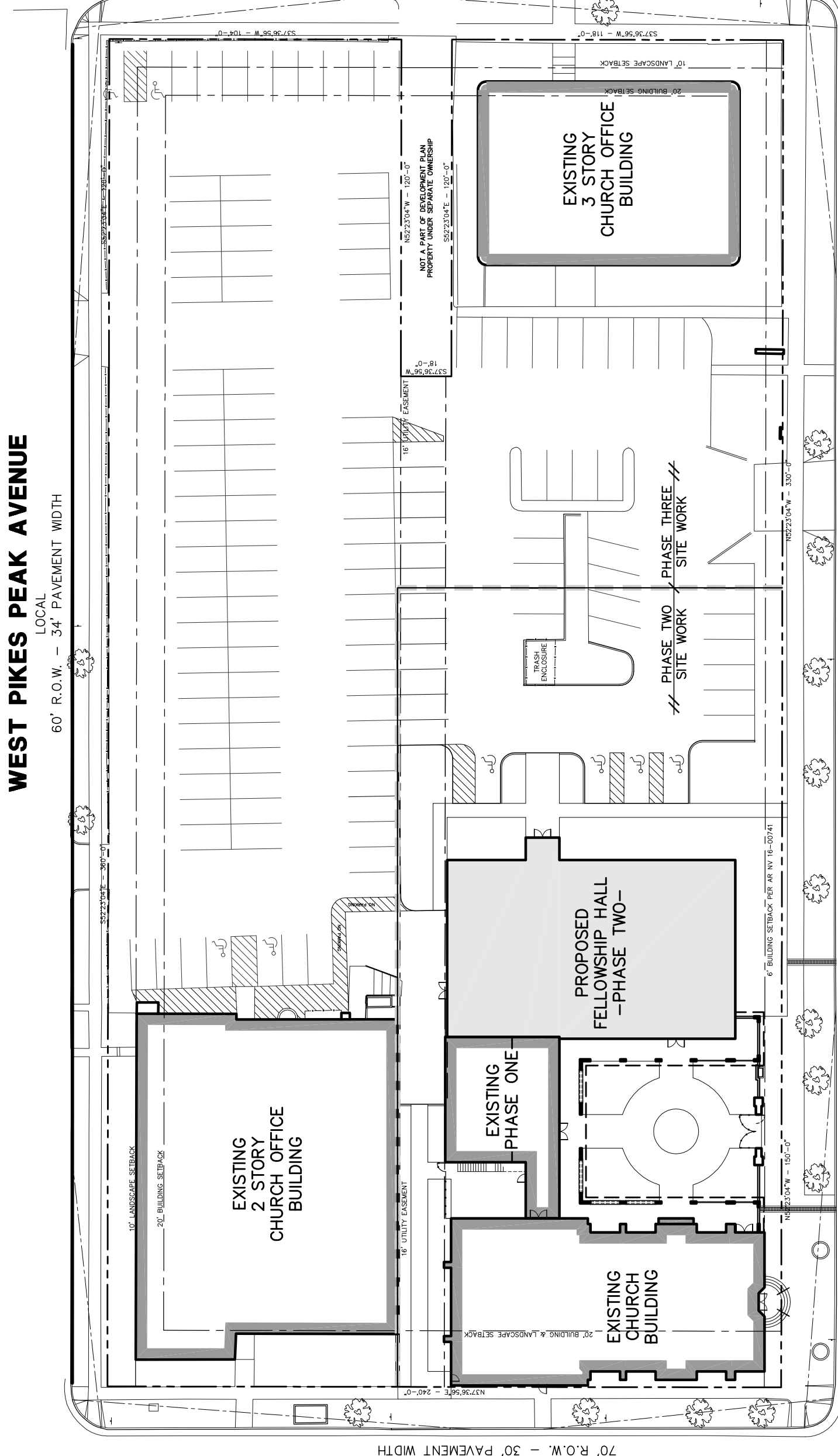
1. A INTERIM FELLOWSHIP HALL ADDITION SHALL BE CONSTRUCTED IMMEDIATELY EAST OF THE PHASE ONE ADDITION. THIS ADDITION SHALL HAVE ENTRANCES FROM THE NORTH AND EAST AS WELL AS DIRECT ACCESS TO THE PHASE ONE COURTYARD.
2. THE EXISTING PARKING DIRECTLY EAST OF THE ADDITION SHALL BE REWORKED WITH MINIMAL IMPACT 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 20TH STREET
LOCAL
60' R.O.W. - 34' PAVEMENT WIDTH



TRUE NORTH
JOB NORTH

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

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

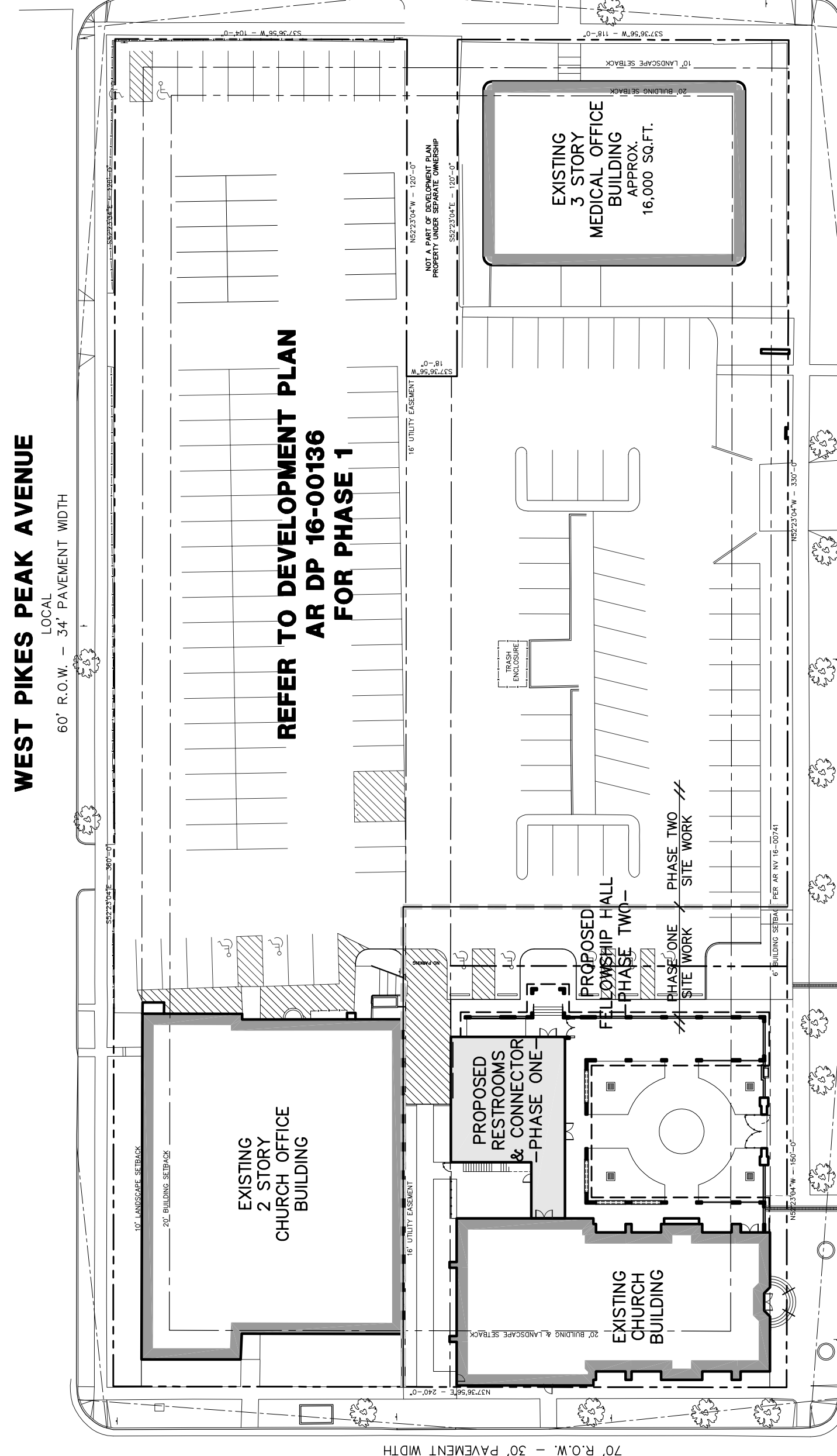
PARKING DATA
REQUIRED PARKING SPACES: 184
 CHURCH: 104 REQUIRED PARKING SPACES
 413 SEATS / 4 = 104 SPACES
 INCLUDING 5 HC SPACES
 (WITH MINIMUM 1 HC VAN SPACE)
MEDICAL OFFICE BUILDING: 80 REQUIRED PARKING SPACES
 INCLUDING 3 HC SPACES
 1 PER 200 SQ.FT. = 80 SPACES
 (WITH MINIMUM 1 HC VAN SPACE)

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

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

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



TRUE NORTH
JOB NORTH

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

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

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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 IN OPERATION M-F 8-5 AND THE CHURCH IS MAINLY OCCUPIED ON THE WEEKENDS

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

CONCEPT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL
4	01.26.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET

A-2

OF 2 SHEETS

CITY FILE NO: AR CP 16-00135

FIGURE 1 - Concept Plan