

**CHURCH OF THE FRONT RANGE
CONDITIONAL USE APPLICATION
AUGUST 16, 2022 | UPDATED OCTOBER 26, 2022 PER CSPD COMMENTS**

PROJECT NAME: Adapted Re-Use of Former YMCA Building to a Church

1. PROJECT DESCRIPTION: *Describe the project and/or land uses proposed.*

Church of the Front Range, located in Lone Tree, Colorado, is applying to the City of Colorado Springs, Department of Planning and Community Development, for approval of **Conditional Use** in an existing “R” Zoning District (Single Family Residential) in order to plant a new church in the Garden Ranch community.

The property is the former YMCA of the Pikes Peak Region located at 2380 Montebello Drive West, Colorado Springs, CO 80918. Church of the Front Range has a mutually executed contract for purchase of the YMCA property in order to use the building as the new church plant. The sale is contingent on approval of the Conditional Use in this Zoning District.

Church of the Front Range intends to limit improvements to repairs to the existing building in order to occupy it “as is”, with the exception of installing a new fire protection system throughout the building.

Because this application represents a change of building use from a recreational center to a church, our understanding is that this is classified in our application as a Development Plan “Major Amendment” (MM). This is reflected in our application.

2. JUSTIFICATION: *Justify the approval of the project and address the review criteria listed at the end of this checklist.*

Church of the Front Range proposes the following justifications for approval of this Conditional Use Application based on the following three areas of concern:

A. SURROUNDING NEIGHBORHOOD: Rather than having any negative impact on the surrounding community, we believe that the value, quality and desirability of the adjacent residential neighborhood will be enhanced by the addition of this new church. In addition to offering services for children and adults, including teaching, worship, counseling and prayer, the church will actively invite residents of the community to participate in community events and activities for all ages. We believe COTFR will bring new life to this aging campus.

B. INTENT OF THE ZONING CODE: The intent of the Colorado Springs Zoning Code is designed to ensure the most appropriate use of land and, in general, to promote health, safety and general welfare throughout the city. COTFR intends to meet the intent outlined in the Code in each of the following specific respects:

- *To ensure a logical growth of the various physical elements of the city.* For many years, the YMCA structure has been an anchor of this residential neighborhood. Church of the Front Range (COTFR) intends to revitalize this important structure by providing both physical restoration and renewal to an aging building and campus, while also infusing an active, vibrant range of services, activities and events for all ages to benefit the entire community.
- *To lessen congestion in the streets and to facilitate the adequate provision of transportation.* COTFR intends to meet this standard by hosting services on Sunday mornings, when local traffic congestion is at a minimum, and Wednesday evenings at 7pm, also when congestion is minimal. COTFR commits to working with City traffic engineers and conducting any studies required to ensure a positive impact on traffic patterns, congestion and vehicle safety.
- *To secure safety from fire, panic, and other dangers.* COTFR commits to improving the fire and life safety of the campus by adding a fully certified fire sprinkler system and effecting repairs to any damaged, deteriorating and aging building systems.
- *To provide adequate light and air.* COTFR anticipates that our move into this building will have no negative impact in this area.
- *To improve housing standards.* We anticipate no direct impact on housing standards, with the exception that a neighborhood church tends to add a significant desirable component to residential communities.
- *To conserve property values.* We anticipate only the positive impact that a local community church typically has on most residential property values.
- *To facilitate adequate provision of utilities, schools, parks, and other public infrastructure services.* COTFR anticipates a positive impact on the community in this area, offering a welcoming public environment for people to actively engage in vital, life-giving spiritual pursuits for themselves and their families.
- *To protect against flood conditions and poor geologic and topographic conditions.* COTFR also anticipates having a positive impact in this area, as we work to revitalize an aging campus and provide ongoing maintenance and care for landscaping, parking areas, walkways and other pedestrian paths; to prevent erosion and deterioration of site features; and to ensure drainage and storm systems are in good repair and are well-maintained.
- *Occupancy Classification:* It was also pointed out to us in our conversation with the Pikes Peak Regional Building Department that the YMCA building is currently listed as an “A-3 Assembly” occupancy, and that this occupancy classification for a recreation center also applies to a church. The Building Department has stated that they would therefore not need to go through any “change of use” process for COTFR to begin operating the building as a church.

C. COMPREHENSIVE PLAN: COTFR commits to a plan of owning, operating, and improving this campus in a way that is consistent and supportive of the bold vision of Colorado Springs' Comprehensive Plan. As a church in an ethnically and economically diverse neighborhood, we especially identify with each of the following initiatives in PlanCOS:

- **Vibrant Neighborhoods:** At COTFR, we resonate with the PlanCOS vision of supporting “diverse and safe neighborhoods with quality gathering areas, a mix of housing types, transportation choices and a shared sense of pride.” The demographic we are called to serve is represented by a wide range of culturally, economically and ethnically diverse people, and we thrive on community gatherings where all are made to feel welcomed, included and loved.
- **Unique Places:** As a church, we hope to become the “magnetic activity center” that the Comprehensive Plan promotes and endorses, breathing new life into an older campus and developing a unique center of spiritual formation, hosting events for all ages and providing services and support for the entire neighborhood.
- **Strong Connections:** Our greatest contribution to this aspect of the Comprehensive Plan may be the environment of inclusivity that is a hallmark of COTFR. Key to the essentials of our faith is to love God with all our heart, mind, soul and strength, and also to love our neighbors as ourselves. We plan to fully put this into practice with our new neighbors in the Garden Ranch community.

3. ISSUES: *Explain how the issues identified during the pre-application process have been addressed or mitigated.*

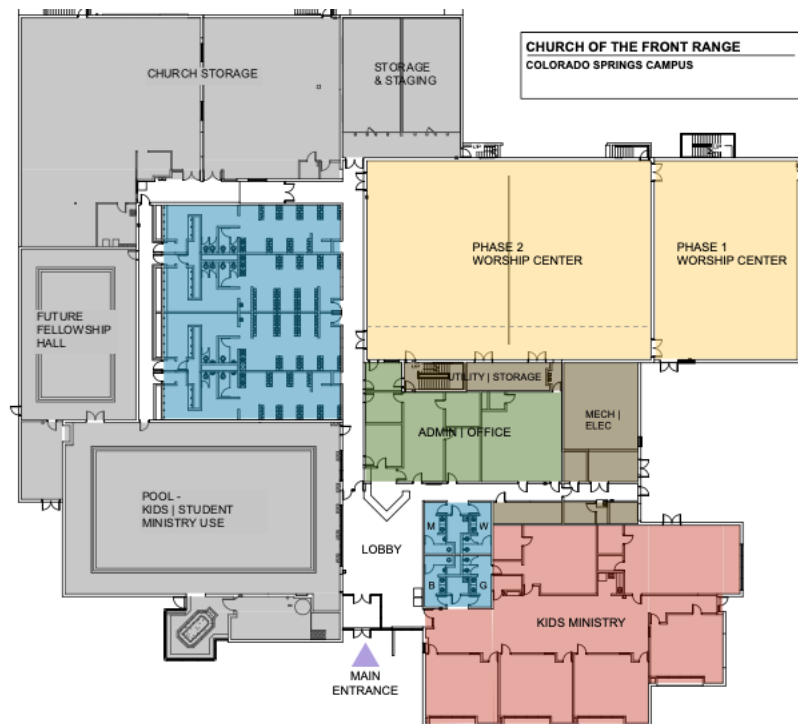
The following issues were identified during the pre-application process with the Department of Planning and Community Development. Responses are indicated in italics following each comment:

- An updated landscaping plan will be needed to ensure that the church is maintaining the Code directed landscape standards. *Provided in submittal, sheet DP-2.*
- Layout of the internal building. *Provided in submittal, sheet DP-3.*
- Ensure adequate parking exists / will be provided on site. *Provided in submittal, sheet DP-1.*
- If there are any changes to be made to the façade, we would like to see elevations of the exterior building. *No changes to be made; existing building elevations (photos) provided, sheet DP-2.*
- Project narrative describing your projects compliance with Code and demonstrate compatibility with the surrounding area. *Provided above; per discussion with Pikes Peak Regional Building Dept., no submittal will be required for conversion to use as a church since both uses (church and rec center) are classified as “A-3 – Assembly” occupancies.*
- If you intend to change any part of the building or parking lots, you may need a drainage letter / studies. Consult with Stormwater Enterprise for specific requirements they may have for your project. *No changes will be made to building or site at this time; however, any future changes will be submitted for approval with appropriate engineering studies.*

- Traffic may require trip generation studies to understand how your use may impact traffic. Please discuss whether or not this will be needed with them directly. *COTFR will be happy to provide a traffic study for use as a church.*

RESPONSE TO CSPD COMMENTS/QUESTIONS RECEIVED 10.25.22:

- **What will be the new use of the existing handball courts**
COTFR RESPONSE: The handball/racquetball court area is a low-priority for the church and will be used primarily as storage and possibly a temporary staging area for materials for other projects such as the new fire sprinkler system. This area will be under 24/7 surveillance with COTFR’s security cameras.
- **What will be the new use of the existing small indoor pool**
COTFR RESPONSE: In the future, we will fill in the pool in order to create a fellowship hall for mid-size gatherings. In the meantime, this space area will be secured so no access to the public or guests will be allowed. This area will also be under 24/7 surveillance with COTFR’s security cameras.
- **What will be the new use of the existing large indoor pool**
COTFR RESPONSE: We plan to keep the large pool operational for both church and community events.
- **Will there be a daycare**
COTFR RESPONSE: We do not plan to operate a daycare center.



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