

Colorado Springs Youth Symphony

CPC UV 20-00175

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Principal Planner



Application



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A Use Variance Development Plan for the Colorado Springs Youth Symphony project establishing a proprietary school for music located 3113 Primrose Drive. (Quasi-Judicial)

Context Map



General Information



Site Details:

- 43.1 acres
- Zoned R1-6000 (Single-Family Residential)
- The project site is not part of a master planned area
- The project site developed and gradually slopes to the southwest towards the Marigold Drive/Larkspur Drive intersection

Public Notification and Involvement:

- Public notice was mailed to 255 property owners, on two occasions: internal review and prior to the Planning Commission hearing
- The site was also posted on the two occasions above
- City Planning staff received written comments objecting to the project

Use Variance Development Plan



Site Data

Address: 3113 Primrose Dr.

Owner: Village Christian Church of Colorado Springs

Lot size: 1.1 acres

Zone: R1-6 (Single-family Residential)

Current use: Religious Institution

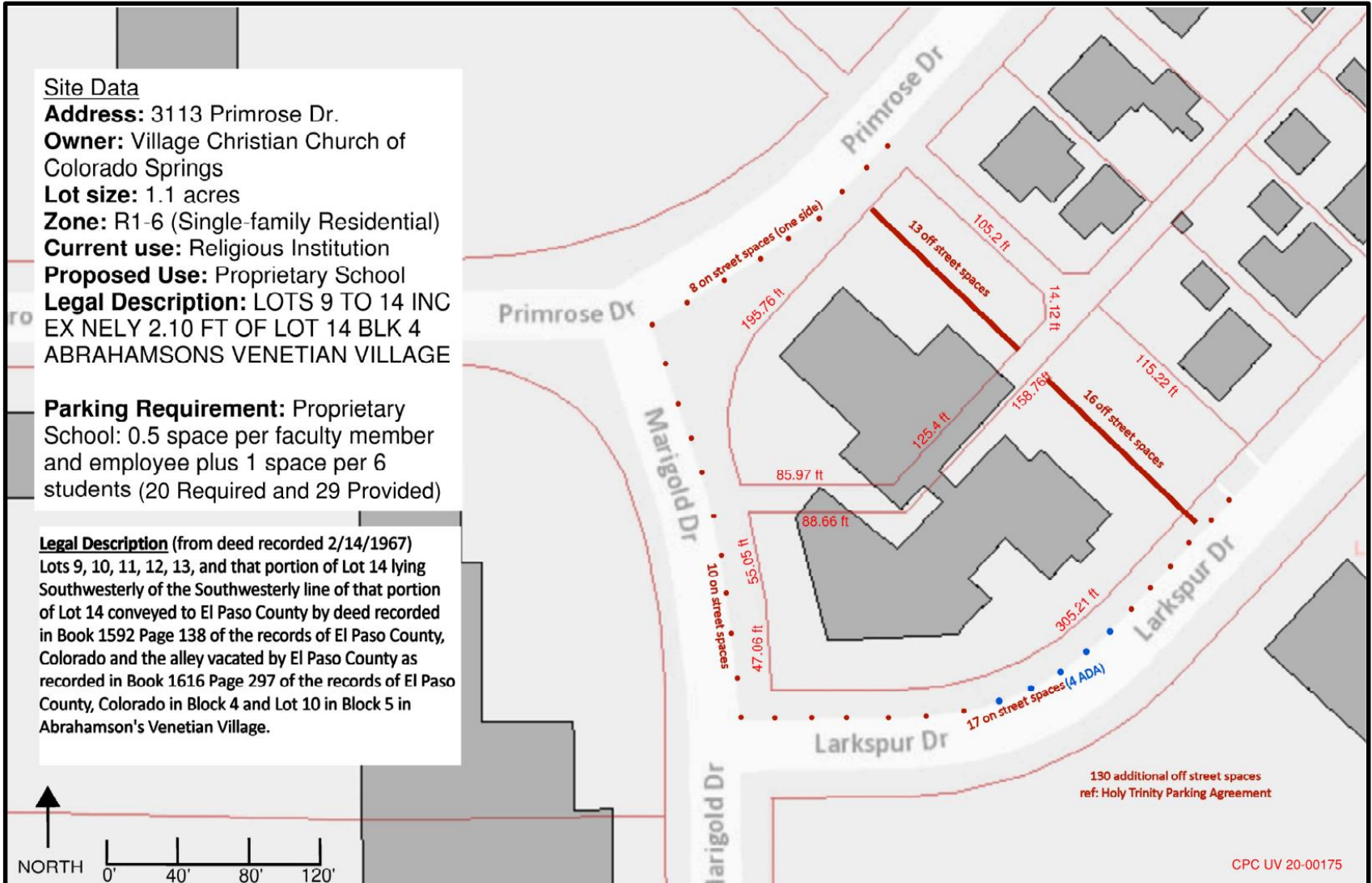
Proposed Use: Proprietary School

Legal Description: LOTS 9 TO 14 INC EX NELY 2.10 FT OF LOT 14 BLK 4 ABRAHAMSONS VENETIAN VILLAGE

Parking Requirement: Proprietary School: 0.5 space per faculty member and employee plus 1 space per 6 students (20 Required and 29 Provided)

Legal Description (from deed recorded 2/14/1967)

Lots 9, 10, 11, 12, 13, and that portion of Lot 14 lying Southwesterly of the Southwesterly line of that portion of Lot 14 conveyed to El Paso County by deed recorded in Book 1592 Page 138 of the records of El Paso County, Colorado and the alley vacated by El Paso County as recorded in Book 1616 Page 297 of the records of El Paso County, Colorado in Block 4 and Lot 10 in Block 5 in Abrahamson's Venetian Village.



PlanCOS Conformance



Ch. 2 – Unique Places

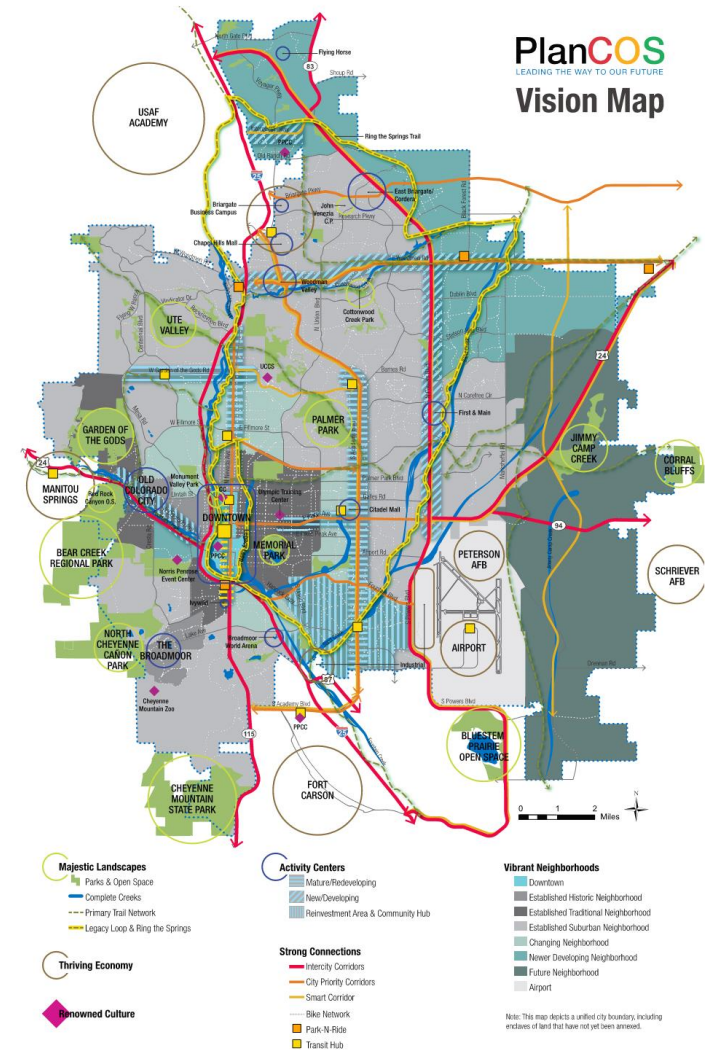
- “Reclaim Neighborhood Space”, which has goal VN-3 that states:

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

Ch. 4 – Thriving Economy

- “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.”



Recommendation



CPC UV 20-00175 – USE VARIANCE DEVELOPMENT PLAN

Approve the use variance development for the Colorado Springs Youth Symphony, based upon the findings that the request meets 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 Use Variance, as set forth in City Code Section 7.5.803(B).