

Project Statement

Colorado Springs Youth Symphony Association

3113 Primrose Dr. Colorado Springs, CO 80907

Description

The Colorado Springs Youth Symphony Association (CSYSA) proposes a Use Variance be approved so that the CSYSA may purchase the property located at 3113 Primrose Dr. currently owned by Village Christian Church, and conduct operations within the property. The church has operated within the facility since it was constructed in 1965. Dwindling membership has forced the church to put the building up for sale. There are no plans for property development as the facility is well suited for use in its existing layout.

The CSYSA plans to utilize the facility Monday-Thursday, after school, interior use only.

Justification

The CSYSA, which can be classified as a "Proprietary School," is not permitted under the current R1-6000 zoning. The CSYSA cannot be qualified as an accessory use to the church. The Director of Planning and Community Development, has indicated that doing so would be inconsistent with the City Code's definition of "Accessory or Incidental Uses." For this reason, denial of the petition would prevent the CSYSA from purchasing the facility.

An approval of the requested use variance is necessary for the establishment and preservation of a property right for the CSYSA. If granted, the CSYSA, which has been seeking a suitable facility in Colorado Springs for over 15 years, will be able to establish operations in a single location. It will no longer be subject to the whims of landlords, which will substantially improve the organization's ability to focus on its mission to best serve the community.

The public welfare will be significantly improved by the CSYSA's ability to operate at the property. The organization will breathe life back into a building that once thrived in our community, but now has fallen out of use. Church membership, once numbering over 350, has dropped below 25. Large sections of the facility have been empty for years. As part of the established contract to buy and sell, the church is guaranteed the right to remain in the facility, rent free, for at least 5 years. This strategic partnership will enable the church to remain in the only home they have known for 50+ years and with our respective core missions so closely aligned to serve and better our society, the organizations together will improve the community's standard of living. The presence of the CSYSA provides for the continued operation of the Village Christian Church and will serve to generate positive momentum in an area in need of reestablishment.

Issues

The only identified source of concern identified surrounds permissible noise levels. The property is situated between an elementary school (Thomas Edison), a charter school (Launch Charter), a commercial property, and on the north side of the property there are two homes approximately 100' away from the northern most part of the facility.

Sound levels generated by CSYSA ensembles is directly comparable to that of sound generated by a school band rehearsing indoors. It is considerably less than the sound generated by a marching band

rehearsing outdoors. With high school music groups rehearsing regularly in residentially zoned areas, the CSYSA can say with confidence that our use of the facility will in fact be significantly less than accepted standards allowed by school marching band programs.

The Colorado Springs City Code, section 9.8.104, defines maximum noise level for residentially zoned property to be 55 dB(A) from 7am-7pm, and 50dB(A) from 7pm-7am, measured at least twenty five feet (25') from the property line of the property on which the noise source is located. The CSYSA will confirm that the maximum noise levels measured as indicated will not surpass allowable thresholds and will ensure that operations will not elicit any noise complaints from neighboring residents.

Development Review Questions

1. Based on the provided application materials, please address/clarify the following:
 - a. What is the maximum number of facility members/employees and students anticipated on-site at one time?
 - i. People on site at one time is not expected to exceed 100 people.
 - b. Will the facility be used as a church and proprietary school at the same time? If so, what is the total seating capacity for the church.
 - i. The long time occupants of the facility (Village Christian Church) will continue to have Sunday church services in the facility. The total seating capacity for the church is 80. Current church membership is less than 40.
 - c. What are the anticipated hours of operation?
 - i. Monday-Thursday: 1pm-8pm
 - ii. Friday-Saturday: Closed
 - iii. Sunday: 9am-11am (church service)
 - d. As a proprietary school giving music instruction, will there be concerts or rehearsals conducted out of the facility? If so, how frequent? What will be the capacity for these events?
 - i. Rehearsals will be conducted in the facility. Group rehearsals do not exceed 70 people and take place Monday-Thursday during operating hours.
 - ii. Concerts and any other large events are always off site (Pikes Peak Center, Ent Center, D11 school auditorium, etc).