
COLORADO SPRINGS CONSERVATORY PROJECT STATEMENT

July 2025

REQUEST

Colorado Springs Conservatory (CSC) requests approval of a Conditional Use with a Land Use Statement to allow a Civic/Social Organization in an R-5 zone, located at 420 N Nevada Ave.

LOCATION AND ZONING

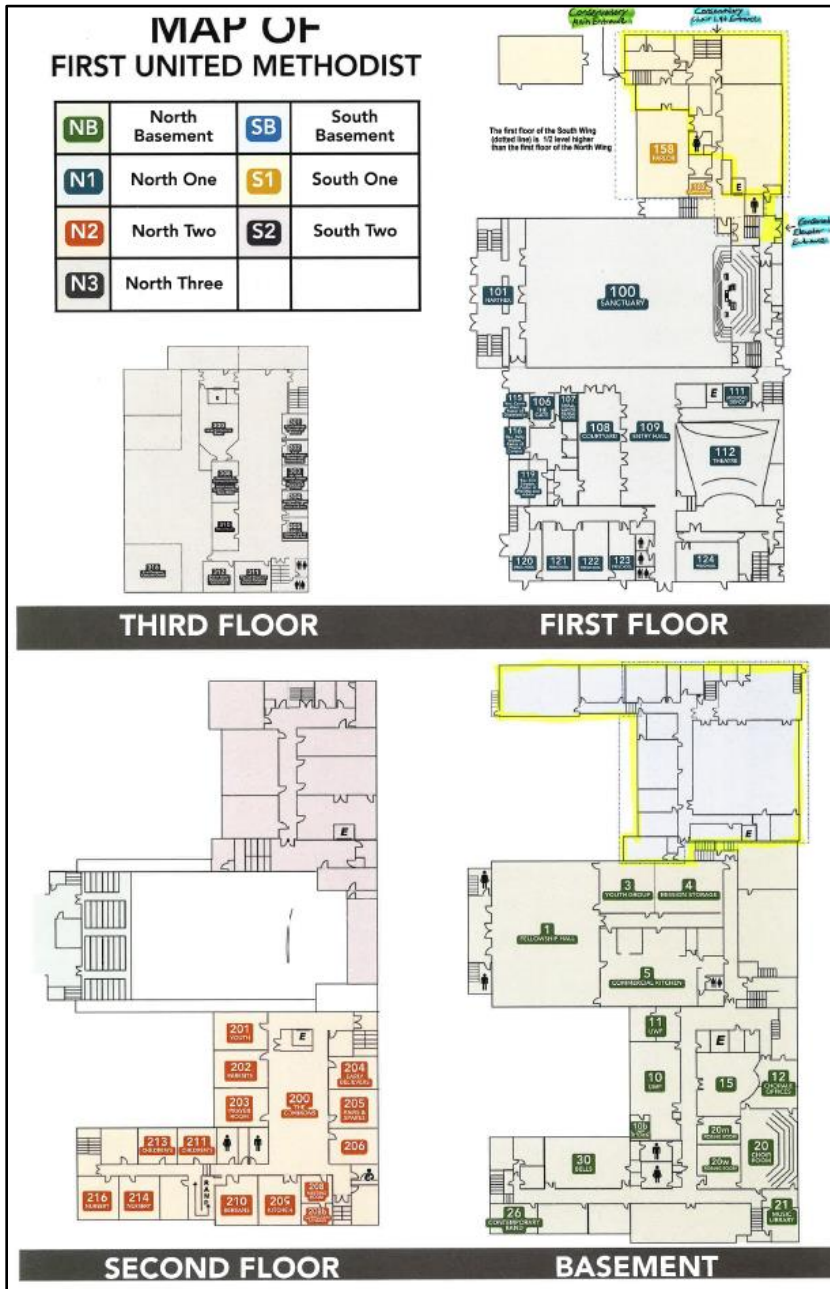
The CSC project is proposed at 420 N Nevada Ave on the south side of E Boulder St. The site is 13,226 square feet in size and is a part of the First United Methodist Church (FUMC) campus. The site is adjacent to a parking lot to the north, retail space to the south, retail spaces and parking to the west, and Palmer High School to the east. The site is currently zoned R-5 (Multi-Family High) and borders, MX-M to the south, FBZ-T2A to the west, R-5 UV to the north and R-5 to the east. The drainage design for the development will adhere to the City of Colorado Springs Drainage Criteria Manual. No land disturbance will occur with this development so on-site detention will not be required. A Drainage Letter will be submitted with any future Development Plan applications.

Legal Description: LOTS 9 TO 16 INC BLK 42 COLO SPGS

PROJECT DESCRIPTION

This project proposes a Conditional Use to allow CSC, a Club, Lodge, and Service Organization on the already established 1.53 acre site. The CSC is an organization that provides education and instruction for music, theatre, musical production, song writing and other artistic ventures for both children and adults. The CSC plans to provide services that are similar in nature to those that have been provided by the FUMC currently and in the past. The project will utilize the already existing south tower of FUMC and no additions or structural changes are planned. The project will utilize the entrance to the building on the south side on E Boulder St. The parking lots on the north side of FUMC, adjacent to St. Vrain St and south side of FUMC, between Boulder and Platte, will be used for parking. On-site open space will be provided and the site is also near Memorial Park. There are also multi-modal transit options nearby including a bus route and multiple bike routes.





PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE REVIEW CRITERIA (CODE SECTION 7.5.601.C)

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards):

The proposed Conditional Use request is to allow for CSC to operate a civic, lodge, and social organization on the currently established 1.53 AC lot of the FUMC campus. CSC will be occupying (13,226 sq ft.). The proposed land uses will not differ from those already in place at FUMC. Table 7.3 2-A, found in the City of Colorado Springs Unified Development Code lists civic, lodge, and social organizations as an acceptable Conditional Use

- 2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and**

This project is compatible with development patterns in the area. The site is adjacent to parking lot to the north, retail spaces to the south, retail and parking to the west, and a high school to the east. There will be no external or internal structural changes to the existing FUMC campus. The CSC will be conducting activities very similar in nature to those currently hosted by FUMC. The impacts on the surrounding area are expected to be minimal.

- 3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.**

This site will utilize access on E Boulder St and E St Vrain St. There are existing sidewalks adjacent to the site that provide pedestrian connectivity to the surrounding area. Multi-modal transit options are also available in the area including a bus route and multiple bike routes. The nearby roadways have adequate capacity to serve the activities of the CSC.