



**CHURCH FOR ALL NATIONS
ANNEXATION NO. 1**

December 13, 2018

**UPDATED PROJECT STATEMENT
ANNEXATION PLAT
PUD ZONE CHANGE
PUD CONCEPT PLAN**

Description:

The Church for all Nations (**CFAN**) Annexation No. 1 site is located within the SW $\frac{1}{4}$ of Section 7, Township 13 South, Range 65 and a portion of Section 12 Township 13 south, Range 66 all west of the 6th Principal Meridian, El Paso County, Colorado. The site is located on the east side of Powers Boulevard (annexation includes a portion of said roadway), north of Dublin Boulevard and west of Templeton Gap Road (with portions also included in the annexation). The El Paso County Assessor's Schedule Number for parcels that comprise the site are 53070-00-076, 53070-00-109 and 53070-00-108.

Templeton Gap Road (80' R.O.W) is adjacent along the east side of the site. Dublin Boulevard (150-180' R.O.W.) is adjacent along the south side and Powers Boulevard lies along the west side. An unplatted/undeveloped parcel is located north of the site and is within the City of Colorado Springs and zoned PBC (Planned Business Center).

The proposed annexation contains 53.233 acres in order to include those portions of Powers Boulevard and Templeton Gap Road desired by the City. The PUD zone change area is 43.711 and reflects the ownership area of Church for all Nations.

The **CFAN** site is currently zoned RR-5 (El Paso County Rural Residential), and is proposed to be rezoned to Planned Unit Development (PUD). An existing single-story church currently occupies the parcel with ancillary parking lots, drive aisles and outdoor amenity areas. It is proposed that the allowable uses for this PUD area comply with the Commercial Center Classification within the City's 2001 Comprehensive Plan Document.

Justification:

The proposed annexation area is identified as being within Area 5 of the City of Colorado Springs Annexation Plan, dated May 9, 2006. Area 5 is considered to be a Complex Enclave Annexation area and is a portion of one of the 5 areas listed as "Recommended for Annexation" within the Annexation Plan. An excerpt from the City's Annexation Plan for this areas states: "It is anticipated that as urbanization intensifies in the vicinity of these industrial and commercial uses, property owners will petition for annexation and propose land use plans with urban patterns similar to the adjoining uses to the south and west."

The desired 2001 Comprehensive Plan Commercial Center Land Use designation reflect the desire to allow Commercial Center primary and Secondary permitted uses such as:

- Retail
- Medical Uses
- Residential
- Service
- Office
- Entertainment

while also acknowledging the existing Church use as well as possible future expansion of said existing facilities. As this area is bound by both existing Commercial Center Land Use (North) and New/Developing Commercial Corridor (West, South and East) designations, the proposed Commercial Center Land Use designation seems very appropriate. This designation allows the Church the greatest amount of flexibility for the areas of the property that will not be required to accommodate future Church expansion plans.

In general, the property is well suited for Annexation based upon proximity of existing transportation, utility and drainage infrastructure. Some level of adjacent utility, roadway and drainage extensions will be required to service the property as well as complete adherence to all current required stormwater criteria.

Issues List:

No significant issues were raised during the pre-application follow up meeting held.

We respectfully request your approval on the above items.