

OBrien, Molly

From: OBrien, Molly
Sent: Friday, June 6, 2025 9:05 AM
To: BRUCE Barr
Subject: RE: 4625 Ranch Dr; Rec No.: Zone-25-0014
Attachments: DP_V1_6-4-25.pdf; Land Use Statement Beth-El.pdf

Hi Bruce,

Please see my answers below:

1. This application is only to reflect the use change, as the conditions of record on the zoning currently prohibit all other use types other than religious institution. The applicant will not be making any structural changes to the site. There is an associated administrative application, a minor modification to the previously approved development plan, but this is only to reflect the use change on the development plan and confirm that sufficient parking is already available for the new use. The applicant is also in the process of doing a change of occupancy through the Pikes Peak Regional Building Department to bring the building into compliance with the correct occupancy type for a pre-school, but this would be entirely interior work if any remodeling is required. The church will also continue to operate as normal.
2. No additions are being proposed.
3. The church has an existing fenced outdoor play area, as pictured on their development plan. The applicant will be responsible for ensuring that the outdoor area meets state licensure requirements. City Planning reviews the square footage and placement to ensure that the outdoor space meets the minimum square footage per child and that the area is appropriately screened and placed to mitigate negative impacts on adjacent properties, but the details of the state licensure process (such as the specific design of the playground) are largely outside the scope of our zoning review.
4. The preliminary amended plan and land use statement is attached. Please be aware that both documents are in still in the first round of review by City staff and are subject to change pending the results of the review. You can review the rest of the application online using the Accela portal: <https://aca-prod.accela.com/COSPRINGS/Default.aspx>

Let me know if you have any questions or concerns.



Molly O'Brien [she/ her/ hers]
Planner II

Land Use Review
City of Colorado Springs
Desk Phone: (719)-385-2231
[Why Pronouns?](#)

From: BRUCE Barr <bwbarbarchitect@gmail.com>
Sent: Thursday, June 5, 2025 4:55 PM

To: OBrien, Molly <Molly.OBrien@coloradosprings.gov>

Subject: 4625 Ranch Dr; Rec No.: Zone-25-0014

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Molly

I am in receipt of the city notification regarding a Zone Change at Bethel Mennonite Church to allow a "Pre-school" in a religious institution.

Questions:

1. This states you are reviewing an application for ONLY a ZONE CHANGE. Nothing more. Is the applicant phasing applications?, i.e. is an application for physical construction of any physical 'Building' from what is on the approved DP anticipated or required to facilitate all program requirements with DORA?- Comment please.
2. I understand there may be minor interior remodeling, but no additions?- Confirm.
3. I presume at the least they will add a playground and shade structures as required for state licensing- Comment
4. Were any plans accompanied the application- please share as pdf if Yes.

respectfully,

Bruce W. Barr

2602 Northridge Dr

719-499-1989

OBrien, Molly

From: Alyssa Hartson <alyssa@thinaircreations.com>
Sent: Monday, June 9, 2025 10:03 AM
To: OBrien, Molly
Subject: Re: 4625 Ranch Dr.

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Thank you for clarifying. I was worried that the open space would be affected, but sounds like it's going to be left alone. It is such an interesting and diverse environment, with the different plants and fungi that grow there. Last summer I documented the first destroying angel mushroom ever documented in this part of the state there on iNaturalist. I've documented several mushrooms there that are unusual to find in this area, so I'd just be sick if anything were to happen to it!

Have a great day!

Best-

Alyssa Hartson Owner, Thin Air Marketing Group
719-459-6013 | alyssa@thinaircreations.com

Website:
thinairmarketinggroup.com



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On Mon, Jun 9, 2025 at 8:14 AM OBrien, Molly <Molly.OBrien@coloradosprings.gov> wrote:

Hi Alyssa,

No construction is proposed as part of this application. Currently, the conditions of record on the zoning prohibit any use except for religious institution, so this zone change would alter the conditions of record to permit a preschool use. The preschool would take place within the existing church building, and the church would continue to operate as well. The applicant is not proposing any changes to the site.

You can view the documents associated with the proposal online by going to <https://aca-prod.accela.com/COSPRINGS/Default.aspx>

Please be aware that this application is still in its initial review process, so all documents are subject to change based on the City's code requirements.

Let me know if you have any questions or concerns.

Regards,



Molly O'Brien [she/ her/ hers]

Planner II

Land Use Review

City of Colorado Springs

Desk Phone: (719)-385-2231

[Why Pronouns?](#)

From: Alyssa Hartson <alyssa@thinaircreations.com>
Sent: Sunday, June 8, 2025 11:55 PM
To: OBrien, Molly <Molly.OBrien@coloradosprings.gov>
Subject: 4625 Ranch Dr.

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Hi Molly,

I saw your sign posted at the entrance of the Mennonite Church at Union Meadows Open Space and had a question.

Are you planning to develop the land there and build a new structure? It isn't clear on the sign, nor the website, what you're actually planning to do.

If so, what would that mean for the area that is the open space?

Thank you,

Alyssa Hartson Owner, Thin Air Marketing Group
719-459-6013 | alyssa@thinaircreations.com

Website:

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