



PROJECT STATEMENT

October 30, 2018

RE: Briargate Church Assembly of God
9550 Otero Ave.
Colorado Springs, CO 80920

The proposed Project consist of an existing 9,600 SF church on Lot 20, Except the South 30 feet thereof, Block B, Amended Filing of Spring Crest, a subdivision recorded December 07, 1959 under Reception Number 136096 El Paso County, Colorado. Said parcel contains an area of 8.26 acres, more or less. Land area after ROW dedication is 7.78 acres.

The applicant is requesting annexation of the said property into the City of Colorado Springs, along with a change of zoning from the current El Paso County Zoning of RR-5 to the City of Colorado Springs Zoning of A (Agricultural) which allows for the existing land use of Religious Institution. A Development Plan is part of this package and proposes a new 13,070 SF expansion of the existing church facility and associated parking and site improvements. The property has already been platted.

Justification:

The proposed future addition would have overburdened the existing well and septic system capacity of the property. The Annexation will allow the applicant to extend the City utility lines for sewer, water, gas and power. We currently anticipate available water supply. The Annexation will provide adequate utilities for the foreseeable future. Annexation will reduce the demand on the county utility suppliers and the aquafer that the well draws from. The existing City boundary is adjacent on the south at the centerline of Spring Crest Rd and to the Southeast across Otero Ave on the southeastern corner for 30', making this a logical extension. As a result of the annexation, work will be completed in Spring Crest Rd that will even out traffic lanes and ease traffic patterns. The South 30' of the property will be officially dedicated to the city during this process.

The zoning must be changed due to the annexation from a county zoning (RR-5) to zoning that is allowed by the City of Colorado Springs. Since we will maintain the use as a Religious institution we must select a zone that will accommodate the religious use. We are proposing that the lot be zoned A (Agricultural). We have not selected a zone that will allow for a largely increased density. The agricultural zoning will maintain the largely rural feel of the area. The church does not have any intent to build any more structures at this time, nor do they intend to build above 2 stories. The Agricultural zone allows for a moderate sized church without taking over the entire site or blocking the views to the west.