
COLORADO SPRINGS CONSERVATORY LAND USE 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.

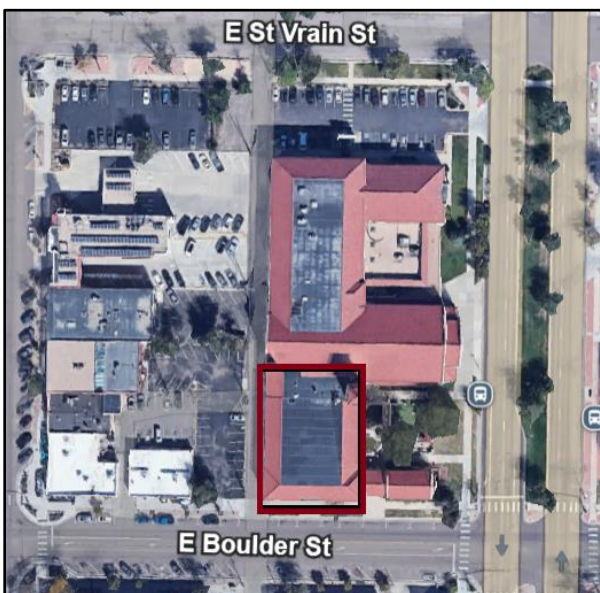
LOCATION AND ZONING

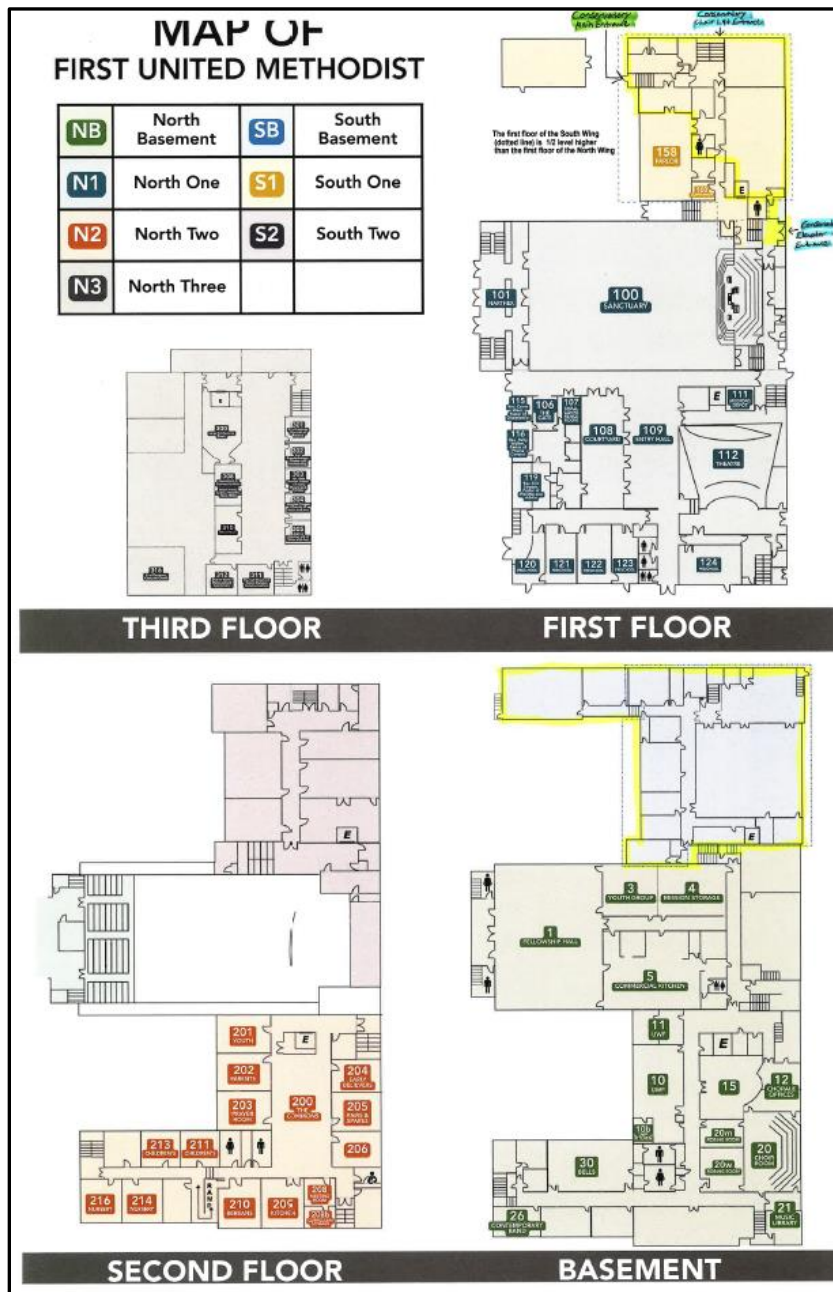
The CSC project is proposed at 420 N Nevada Ave on the south side of E Boulder St. The site is 13,226 square feet in size and is a part of the First United Methodist Church (FUMC) campus. The site is adjacent to a parking lot to the north, retail space to the south, retail spaces and parking to the west, 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 musical 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 on the south side, between E Boulder and E 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 LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.601.B)

If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

a.) Proposed land uses, housing densities (as applicable), and development intensity;

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. Housing density nor development density will be impacted by this Conditional Use as there is no plan to use this site as a residential space nor any additional land development to the site.

b.) Compatibility with adjacent development patterns; and

This project is compatible with development patterns in the area. The activities that will occur at CSC are nearly identical to those that are currently held and held in the past at FUMC. The CSC will utilize the parking spaces found in the parking lot to the north of FUMC. The site is also near multi-modal transit options including a bus route and multiple bike routes.

c.) Impact to adjacent developments including but not limited to light, noise, and traffic.

There will be minimum impact to the light and noise of adjacent developments as the activities taking place at CSC will be similar to those already occurring at FUMC. There will be minimal impact to traffic as well. Parents will be dropping off and picking up students, most likely on E Boulder St, but the impact should be negligible.