
CITY PLANNING COMMISSION AGENDA

ITEMS: 7.A, 7. B

STAFF: MICHAEL SCHULTZ

FILE NOS:

CPC PUZ 14-00055 – QUASI-JUDICIAL

CPC PUD 14-00056 – QUASI-JUDICIAL

PROJECT: CALVARY WORSHIP CENTER

APPLICANT: GREG HADDON, HADDON ARCHITECTURE

OWNER: CALVARY WORSHIP CENTER



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a change of zone request and PUD Development Plan. The change of zone requests a change from PBC (Planned Business Center) and R-2/cr (Two-family Residential with conditions of record) to PUD (Planned Unit Development). The PUD development plan proposes an expansion of the existing church to be completed in three phases that includes expanded off-street parking, a new youth center, and a larger worship center.
2. Applicant's Project Statement: **(FIGURE 1)**.
3. Planning and Development Department's Recommendation: Approve the PUD zone change and PUD development plan **(FIGURE 2)**.

BACKGROUND:

1. Site Address: 501 Castle Road (a portion of the subject property is located north of Willamette Avenue). (Includes buildings and parcels: 505 Castle Road, 2925 King Street, 525 30th Street, 415 Wilhelmia Street).
2. Existing Zoning/Land Use: PBC and R-2/cr (condition of record that a development plan is required with any development) / Religious Institution and vacant. **(FIGURE 3)**
3. Surrounding Zoning/Land Use:
North: (North of King Street and Church) R-1 6000 (Single-family Residential) / Single-family residential
Northeast: PUD / Multi-family residential and R-4 / Multi-family residential
South: R-4 / Multi-family residential
East: (South of Willamette) R-4 (Multi-family Residential) / Multi-family residential and Single-family residential; (East of Wilhelmia Avenue) PUD / Single-family residential
West: (Immediately adjacent) PBC / Commercial center; (West of 30th Street) R-1 6000 / Single-family Residential
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Pleasant Valley #4, 1954 and O'Brien, 1955
6. Master Plan/Designated Master Plan Land Use: Westside Master Plan / Medium Density Residential
7. Subdivision: Pleasant Valley, Glen View and Victorian Heights Subdivisions
8. Zoning Enforcement Action: The church expanded its parking lot on the southeast corner of 30th Street and King Street without amending their development plan and meeting the landscape requirements of the Zoning Code. The proposed plan will include that the additional parking area and landscape requirements.
9. Physical Characteristics: The existing church property is developed with the existing worship building (18,570 square foot footprint / 28,780 square feet floor area), youth center (16,000 square feet) and a commercial office building (2,468 square feet). Surface parking exists throughout the property and has recently been expanded toward the intersection of 30th and King Streets. The site slopes down toward 30th Street from the worship and youth center buildings; east of those the building the property contains a terraced parking field. The existing site sits above the properties immediately to the west and south with an extensive retaining wall system.

The portion of the property to the east of the church and located along a portion of Willamette Avenue has remained undeveloped and contains a fairly significant slope that runs mainly north to south until it reaches Wilhelmia and then slopes from east to west (the neighborhood east of the site sits atop a mesa, this area was developed as part of Panorama Estates with most of the homes constructed in the early 1980's).

STAKEHOLDER PROCESS AND INVOLVEMENT:

Notification postcards were mailed to 252 property owners located within 750 feet of the property during the internal review notification as well for two neighborhood meetings that were held regarding the proposed project. The first meeting was held on May 15th (approximately 15 homeowners attended) and the second held on July 10th (approximately 27 homeowners attended). A follow-up meeting was held with several volunteer representatives of the neighborhood along with two representatives of the Organization of Westside Neighbors (OWN) on August 28th in an attempt to mediate a number of outstanding neighborhood issues (those invited included Larry Hudson, Bob Besaha, Bryan Boisvert, Chad White (OWN) and Joel Beck (OWN)).

Neighborhood issues regarding the proposed development and phased expansion include:

- Increase in weekend traffic along King Street and 30th Street; safety at intersections as well as general pedestrian safety in the area.
- Introduction of church traffic along Willamette Avenue, Wilhelmia Avenue and N. 28th Street.
- Increase of on-street parking issues along King Street and into the Pleasant Valley neighborhood particularly on Castle Road during weekend church services.
- Concerns of grading and slope stability of vacant area north of Willamette Ave.
- Concerns if "criblock" retaining wall system is most appropriate system for slope stability and aesthetic compatibility.
- Concerns if stormwater run-off and drainage will negatively impact adjacent properties, in particular those properties located along 28th Street and Wilhelmia Avenue.
- Parking lot lighting.

Public notification postcards were again mailed to the 252 property owners prior to the Planning Commission meeting.

All applicable agencies and departments were asked to review and comment on the change of zone and development plan, remaining review comments are listed within the Technical and/or Informational Modifications listed below.

ANALYSIS OF REVIEW CRITERIA / MAJOR ISSUES / COMPREHENSIVE PLAN AND MASTER PLAN CONFORMANCE:

1. Review Criteria/ Design and Development Issues:

Site History:

The main portion of the church property is zoned PBC. Prior to the use as a religious institution a portion of the property (the existing building south of the worship hall and current youth center) was used as a grocery store. Two properties west of the worship hall were purchased in 2013-the existing building directly west of the worship hall was an office building, and a gas station was located on the southeast corner of 30th and King Streets until it was demolished by the church last year (the church expanded parking onto this portion of the property).

The undeveloped portion of the property east of the church has a history of proposed residential projects. The property was originally platted into very narrow lots as part of the Glen View subdivision in 1887. The property was rezoned to PUD in 1980 to permit townhomes on the site (15 dwelling units per acre). The property was later rezoned in 1994 from PUD to R-2/cr (Two-family Residential with conditions of record) to allow eight (8) single-family homes; the condition of record was that a development plan would need to be submitted for any development of the property.

In 1999, a pre-application meeting was held to discuss the proposal to allow six (6) two-family dwellings (12 units total) as part of an affordable housing project. Due to the existing grade and site conditions the developer was required to complete a geologic hazard report to determine if there were and geologic issues. The proposed development and geologic hazard studies went through a lengthy review process involving the Colorado Geologic Survey, City Engineering and City Planning. The consultant of that report concluded that the twelve (12) unit project was feasible with the construction of a concrete soldier pile retaining wall system if excavation cuts were to be made approaching 16 feet; it also determined that if excavation depths of less than 10 feet were completed a retaining wall system would not be necessary.

The project was initially approved by the City Planning Commission in 2006 with a zone change and concept plan; however, it was later brought back due to the discovery of the condition of record requiring a development plan. It was again reapproved later that year with the development plan. The CPC decision was appealed by residents on the basis that the project did not meet all of the development plan review criteria, concerns over the geologic hazard report and slope stability, and that an increase in density (from 8 units to 12 units) was beyond what neighbors reasonably expected. The City Council upheld the appeal concluding that the project was not compatible with the neighborhood.

One issue to note is that the site was given grading plan approval in 1994 when development was anticipated in which a "bench" was graded out for house pads; this may have created potential unstable slope conditions since the site went un-mitigated after grading. There is downward creep that is currently noticeable on the slope.

Change of Zone:

The requested change of zone is from PBC (Planned Business Center) and R-2/cr (Two-family Residential with conditions of record) to PUD (Planned Unit Development). Staff originally discussed rezoning the property in order to designate one zone district over the entire property, as required by the City Zoning Code (7.2.105.B). Staff concluded that the use of the PUD zone would address the necessary encroachment of the retaining wall system into the front yard setback along Willamette Street as well as ensuring the land use and development would be exclusively tied to the zoning of the property. Conversely, rezoning the property to a standard base zone district may have allowed various other land uses in the future.

The PUD zoning will establish the same zoning parameters of the PBC zone district on the western portion of the site as well as maintaining the R-2 standards on the eastern portion. The applicant asked that the maximum building height for the western extent of the property be allowed to remain at 45 feet, same as the PBC zone. Staff requested that the maximum building height be limited to 30 feet on the eastern extent, same as the R-2 zoning, in order to protect adjacent homeowners. The owner agreed to this stipulation and is noted on the front page of the development plan.

The applicant is requesting that the portion of the site along Wilhelmia Avenue (the southeasterly extent of the site) retain the R-2/cr zoning in order to allow it to be sold for future residential use. If the PUD zone change is approved, and when the property is replatted (prior to phase two of the project), this area will be subdivided off from the remainder of the church property and will retain the R-2 zoning along with the condition of record requiring a development plan prior to building permit.

Development Plan:

The development plan for the property identifies proposed site improvements over three phases of the project that include:

- Phase I (Fall 2014) - Expansion of the off-street parking along the eastern extent that includes 107 parking stalls and a proposed vehicular access to Willamette Avenue. Improvements include parking lot, retaining wall system, detention pond and landscaping. Landscaping would also be added to the parking area created at the corner King and 30th Streets.
- Phase II (Spring 2015) – Demolish existing youth center building and construct a 10,120 square-foot, two-story addition (20,400 sq. ft. total floor area) with additional parking (21 stalls) in the location of the razed youth center building.
- Phase III (2020) – Construct a 27,200 sq. ft., two-story addition (50,000 sq. ft. floor area) adjacent to youth center addition to house new worship center space, seating to expand from current 753 seats to 1,780 seats. The parking areas immediately east and west of the addition as well in the northwest portion of the site would be reconstructed and add an additional 38 parking spaces. The existing office building in the northwest portion of the site would also be removed. Two access points along King Street would also be eliminated.

The proposed development will modify the bulk and scale of the church and existing site which currently is comprised of the existing worship hall (north central portion of site and close to King St., two-story, 26,780 sq. ft. floor area), separate youth center building (located south of worship hall, one-story, 16,000 sq. ft.) and office building (one-story, 2,468 sq. ft.). The second two phases of construction will ultimately result in a singular elongated structure (approximately 427-feet) that will be oriented north-south. The height of the existing worship center building is 36 ft., 3 in.; the youth center addition will be 26 ft., 2 in. (a small portion involving a roof cap will be 33 ft., 7 in.) and the new worship center will be 35 feet in height.

The applicant has made some site modifications from the originally submitted development plan after comments made by both neighbors and staff, including the removal of a 40-stall parking lot along Wilhelmia, redesign of the parking areas to offer closer proximity to the church, and removal of a pedestrian stairway proposed at 28th Street and Willamette Ave. An unforeseen benefit of the redesign allowed a reduction in the overall heights of the retaining walls.

Parking, Access and Site Lighting:

The property currently provides 302 off-street parking stalls (including the expanded parking in the northwest portion of the site). The required parking for religious institutions is one (1) stall for every four (4) seats which equates to 188 stalls for the current 753 seats provided within the existing worship hall. Phase one of the project would increase the total number of available off-street parking stalls to 409 with no additional seating capacity being added during either phase one or phase two of the project. Phase three involving the construction of the new worship center, increases the seating capacity from 753 to 1,780, and would require an off-street parking supply of 445 stalls; phase three would also add the necessary off-street parking and provide an overall total of 446 parking stalls.

Staff believes that the current on-street parking issues associated with the church are due to the proximity of the current worship space being closer to King Street than much of the off-street parking, and that some parishioners may also be attempting to avoid traffic congestion at the end of church services. The church has attempted to mitigate these issues by relying on church volunteers to manage incoming traffic to direct parishioners into the parking lot and away from on-street parking into the neighborhood.

The applicant is proposing to expand the available off-street parking as part of phase one in order to help mitigate parking and traffic issues associated with the weekend services held at the church. The intent would be that more parishioners would utilize the added parking and available access off of Willamette Ave. which would relieve the on-street parking and traffic congestion that is currently occurring along King and 30th Streets.

Another potential mitigation the applicant has indicated is to reduce the number of services from the current four being offered (Saturday 6:30 p.m., Sunday 8 a.m., 10 a.m. and noon) to two weekend services after completion of the new worship center (phase three). Although a reduction in the number of services may increase traffic volumes due to the increased seating capacity, it may assist in the overlap of incoming traffic during Sunday services when parishioners may be parking on-street as an alternative to utilizing the parking lot.

City Traffic Engineering has requested that a traffic management plan be provided at the time of phase three (new worship center) for review and acceptance; this has been accepted by the applicant and is noted on the development plan.

The applicant has agreed to control vehicular access at the Willamette Ave. entrance by chaining the access during weekdays and only opening it for weekend services or for emergency access. Site lighting will be limited to 16-foot pole heights with full cut-off housing covers; a photometric plan will be submitted for review and approval prior to final approval of the development plan. The church has also agreed that parking lot lights will only be used during the weekend use of the easterly parking lot.

Geologic Hazard Report, Slope Stability and Retaining Wall

The applicant has provided a geologic hazard report regarding the slope issues involving the property as well as providing a slope stability analysis concerning potential slope impacts (**FIGURE 4**). The geologic hazard report and the development plan were forwarded to the Colorado Geologic Survey (CGS) for its review and comment. Jonathan White, the reviewing Senior Engineering Geologist, corresponded that CGS concurs with the RMG

Engineers report indicating that a parking lot may be the suitable use of the property but that properly constructed retaining walls will be necessary. (**FIGURE 5**)

The applicant proposes to utilize a “crib lock” retaining wall system (**FIGURE 6**) both above and below the benched parking lot area in order to stabilize the slope above the parking lot as well as supporting the bearing load of the proposed parking lot. Due to the slope issues and overall height of the retaining walls, an engineered design is required to be reviewed when a building permit is requested for the series of retaining walls.

The crib-lock, wall cell, design has been a point of contention with several of the surrounding property owners who have indicated that the wall is too “industrial” in appearance and does not add aesthetic value to the neighborhood. Also at issue are the size of the retaining walls, which will range from five feet to almost 17 feet in height, that the neighbors feel are too imposing to the neighborhood. The tallest of the walls will be located along that portion of the site adjacent to Willamette Avenue.

The applicant has contended that the crib-lock system is the most appropriate design since it will allow the wall to lie back against the slope to provide better slope stability. The wall also has an open cell design that allows vegetation growth to help break up the bulk and scale of the wall as well as moisture to freely flow in and out which may avoid freeze-thaw heaving issues. Staff has asked that a hearty vine species be used to help cover the wall; plantings are shown at the top, mid-section, and bottom to help facilitate a rapid coverage of the wall. (**FIGURE 7**)

The proposed retaining walls required for the construction of the parking lot will be placed along the street frontage of Willamette Avenue and parallel to an access drive used by two residents south of the proposed parking lot (this portion of Willamette was vacated in 2013 in anticipation of this proposal). The access drive for the two residences currently encroaches onto the church property but within an existing utility easement. The applicant likely will need to coordinate with the property owners during construction. Staff has not received any opposition from the owners of the two subject properties.

Stormwater and Drainage

An issue raised during the neighborhood meetings is the concern of runoff from the parking lot during heavy rain events. Residents were concerned that stormwater from the site will cause damage to surrounding properties during heavy rain events.

A drainage report has been submitted for review and has generally been accepted by City Engineering Development Review (pending final acceptance of development plan). The project proposes construction of a detention pond in and around the parking lot and entrance off Willamette Ave. This facility will capture runoff from approximately the easterly two-thirds of the new parking lot, and the westerly one-third will flow back toward the church and into an existing inlet system.

Another concern by residents was if the existing storm water inlet located along Willamette Ave. and the outlet along N. 28th Street was not functioning properly and that it was not capable of handling the additional drainage. The City Streets department inspected the inlet and found that the inlet, as well as the “bubbler” along N. 28th Street. is functioning properly. The outlet to the church’s detention facility will tie into the City stormwater system at Willamette Avenue; after stormwater reaches the bubbler, it will flow along the curb and

gutter along N. 28th St. and into another storm inlet at the northwest corner of Uintah Ave. and N. 28th Street.

Landscaping and Irrigation

Landscaping for the project will involve landscaping of all new parking lots including the illegally constructed parking lot at the corner of King and 30th Streets. However, due to the slope issues on the easterly parcel, the retaining wall will be placed just outside of the 30-foot utility easement retained during the vacation of right-of-way of Willamette; this prohibits placement of any ground vegetation at the toe of the wall. Further making it difficult for placement of the wall and landscaping is the current shared driveway location for two residences off Willamette Ave. and N. 28th St.

Staff is requiring that vines be planted at the base, mid-level and atop of the wall in order to provide a vegetative screen of the wall; trees will also be planted atop the wall within landscape islands. Landscaping will be provided along Willamette and just above the parking lot to screen and buffer the wall and parking lot with adjacent properties.

The geologic hazard report is recommending that irrigation not be used on the slope above the proposed parking lots to avoid excess moisture that may bring on a slope failure. Landscaping that is shown above the parking lots will require native vegetation and will need to utilize non-irrigated seed mix. A temporary irrigation system may need to be installed or the site hand watered in order to establish the tree plantings in this area; a final irrigation plan will be required for review and approval prior to construction the parking lot.

Staff finds that the plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605 and the development plan review criteria as set forth in Section 7.5.502.E.

2. Conformance with the City Comprehensive Plan:

Policy N 302: Promote Development of Mixed-use Neighborhoods – Provide residents the choice of walking, bicycling or driving to parks, schools, work, shopping, places of worship and transit stops in their own and other neighborhoods.

Objective LU 4: Encourage Infill and Redevelopment

Policy LU 401: Encourage Appropriate Uses and Designs for Redevelopment and Infill Projects

Objective N 1: Focus On Neighborhoods.

Objective N3: Vary Neighborhood Patterns.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area.

Staff finds that the PUD zone change and PUD development plan request substantially complies with the Objectives, Policies and Strategies outlined in the Comprehensive Plan.

3. Conformance with the Area's Master Plan:

This property is part of the Westside Master Plan; the area is identified as Medium Density Residential on the undeveloped portion and Planned Commercial on the existing church property.

STAFF RECOMMENDATION:

ITEM: 7.A CPC PUZ 14-00055 – CHANGE OF ZONE

Approve the change of zone from PBC (Planned Business Center) and R-2/cr (Two-family Residential with conditions of record) to PUD (Planned Unit Development to allow Religious Institution and accessory uses, a maximum building height of 45 feet and 30 feet as demonstrated on the development plan, and maximum worship space seating capacity of 1,780 seats) based upon the finding that the zone change complies with the zone change review criteria in City Code Section 7.5.603.

ITEM: 7.B CPC PUD 14-00056 – PUD DEVELOPMENT PLAN

Approve the PUD development plan for the Calvary Worship Center development, consisting of a three-phased development including additional off-street parking, new youth center and 1,780 seat worship center based on the finding the plan complies with the review criteria in City Code Section 7.3.606 and subject to the following Technical and Information items: .

Technical and/or Informational Modifications to the Development Plan:

1. Include a photometric plan with the development plan.
2. Include within the notes section (can be added to Note #5) that the lighting within the easterly parking lot will be on only during weekend services or during events when the parking lot is needed.
3. Although noted on the cross section (Sheet 6) call out the intended vines on the preliminary landscape plan.
4. Add a note stating the final landscaping and irrigation plans are due at the time a building permit is requested for the retaining wall system.
5. Provide a revised legal description of the area involving the PUD zone since the area along Wilhelmia Avenue is requested to be excluded from the rezone.
6. Please include both the Colorado Geological Survey (CGS) Review letter dated June 23, 2014 in the Geologic Hazard Study and the RMG response letter in the final version of the Geologic Hazard Study.
7. The geologic hazard report should be revised to include any site layout changes or other changes that impact the information contained in the report.
8. Please note on Figure 3 that the legend shows two symbols that are both for "area of mapped landslide susceptibility".
9. Provide the USDA Soil type for these areas at final landscape plan.
10. Ensure all compact stalls are labeled as part of Phase 3.
11. Ensure the parking counts on Sheet 4 (SD-2) are properly noted in each row of parking.
12. Ensure there is note clarifying when the Willamette Ave. access will be open; provide in both the notes section and on Sheet 3 (Note 13).
13. Correct the zoning as noted on the southeast parcel to remain R-2/cr (Two-family Residential with conditions of record).
14. Ensure all proposed lots are numbered; add line distances/coordinates on proposed lot lines.

HADDON
architecture

June 3, 2014

Mike Schultz, AICP
City of Colorado Springs
Community Development Dept.
Land Use Review Division
Planner II
30 S. Nevada Ave.
Colorado Springs, CO 80901

**PROJECT: CALVARY WORSHIP CENTER – EXPANSION MASTER PLAN:
DEVELOPMENT PLAN – ZONE CHANGE – RE-PLAT
(1301.02)**

Mr. Schultz:

This letter is to serve as the **Project Statement** for the referenced project. The applicant, Calvary Worship Center, requests the City of Colorado Springs to consider approval of their applications for a **Development Plan**, a **Zone Change** and a **Re-Plat**. The ministry organization is experiencing growth and desires to expand its facilities to meet the demands of this growth as well as attend to the needs of the community through its ministry. Specifically, they desire to expand their building facilities and quantity of off-street parking. They have acquired adjacent properties to their site for this purpose, at the northwest and to the east.

The facilities expansion is proposed to occur in three phases, as follows:

Phase 1: Parking Expansion – In the short term this will be needed to facilitate the building construction, providing usable parking while some parking areas are utilized for construction staging and materials storage. In the long term the added parking will support the future new worship center building with increased seating capacity. Under the previous Development Plan approval 263 parking spaces were planned for. Phase 1 will increase the parking to 454 spaces. Desired construction commencement is Summer of 2014.

Phase 2: Building Expansion/Replacement – This first construction effort will replace the uses of the existing (southerly) Youth Ministries building, which is in disrepair. The building has been evaluated by experts and it has been determined the best course of action is to demolish and replace the building. The existing building is 16,000 s.f. and houses elementary age classrooms, a Jr. High and a Sr. High meeting room, a Youth Worship area, and staff offices. These uses will be relocated to the new building addition and the classrooms will be increased in size and quantity. The new addition will be two-stories and add approximately 20,400 s.f. No additional seating at the main worship center space will be provided, therefore, there will be no impact on the required off-street parking. Desired construction commencement is Spring of 2015

Phase 3: Building Expansion / New Worship Center – The new worship center area will be constructed to the south, furthering the expansion in that direction. 1800 seats are desired in the new worship center facility. Additionally, a bookstore, food pantry and staff support areas will be provided. The existing worship center space will be converted to a fellowship hall / recreational area (basketball, volleyball). A new kitchen will be provided as a part of the remodel to support gatherings and as an outreach opportunity to the community. Additional site renovations will occur with this phase in order to maximize off-street parking. The construction will be two-stories and add approximately 50,000 s.f. Desired construction commencement is Spring of 2020.

The Re-Plat application will consolidate the various land acquisitions into a single parcel, unifying the church owned property.

The Zone Change application is intended to provide one Zone District for the property. Currently, the church facilities are located in the PBC Zone District, as are the two properties acquired at the northwest. A Religious Institution is a Permitted Use in the PBC zone. The property acquired to the east is currently zoned R-2. A Religious Institution, as well as other civic uses, is a Conditional Use in the R-2 zone. The application to change both of the current zones to a PUD zone would create a common zone district that would permit the current use of a Religious Institution. There are adjacent properties to the north and east that are also PUD zone districts.

The proposed Zoning Development Standards for this new PUD zone district / Development Plan area as follows:

Height Limit Building – 45'

Front Set Back – 25'

Side Set Back – 25'

Rear Set Back – 25'

Minimum District Size – 1 Acre

Landscape Setbacks – Shall follow article 4, part 2 of chapter 7 of the Colorado Springs City Code.

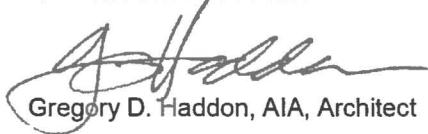
The proposed uses will include Church/Worship Center. Educational uses to include classes (Sunday School) for children, teens and adults (Bible College). A Counseling Center for all aspects of Christian life, including drug & alcohol recovery and crisis pregnancy. The Social Ministry (outreach) shall include but not be limited to food pantry and meals for those in need and the homeless. Also, housing for Bible College students.

Approval of the PUD is based upon Article 7.3.606: Review Criteria For PUD Development Plan, from the City of Colorado Springs Zoning Code. The criteria are as follows:

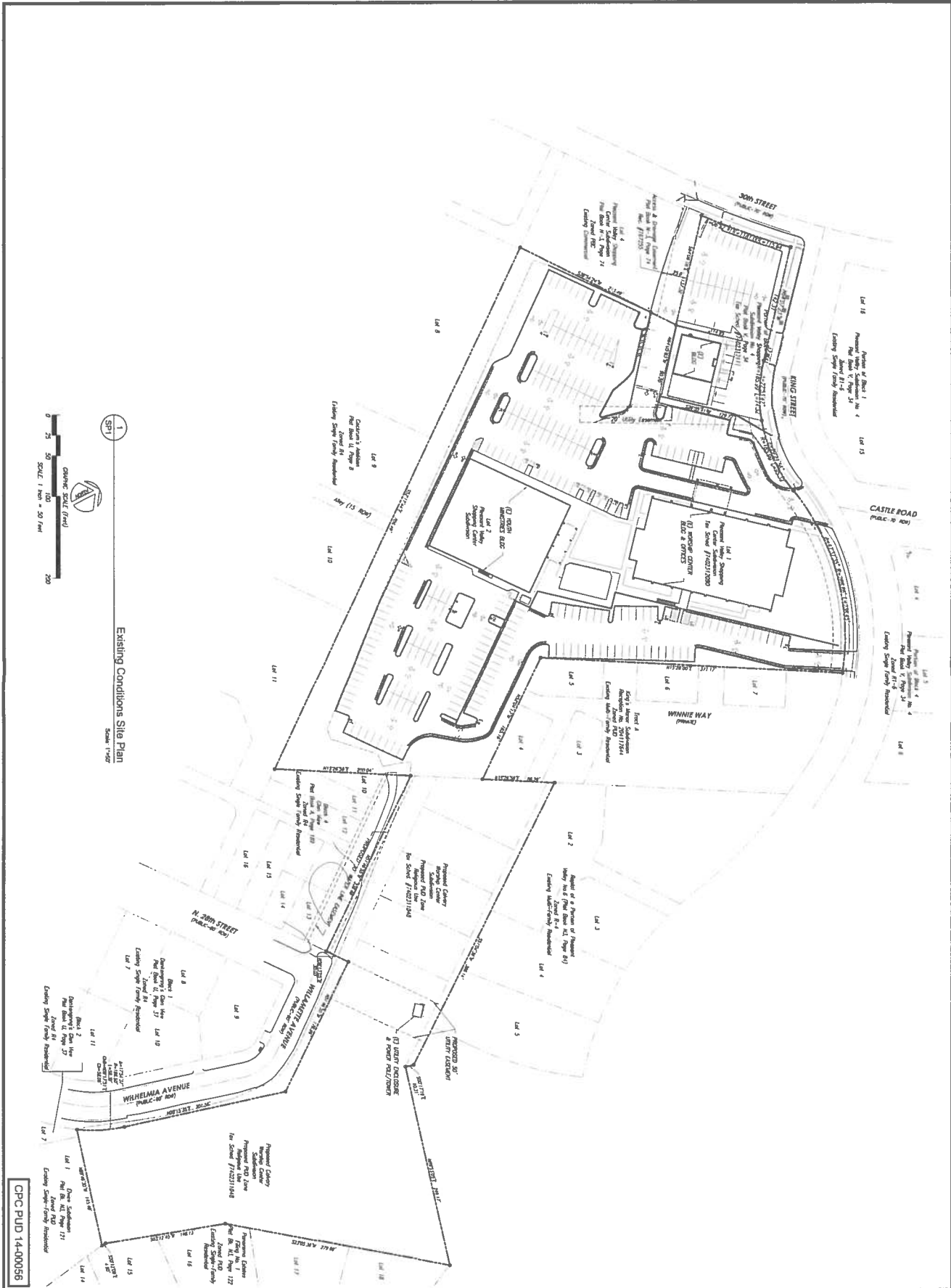
- A. Consistency with City Plans: The proposed development is consistent with the Comprehensive Plan. Also, consistency exists for this proposal because the development is extant and the planned use is consistent with its current (permitted) use.
- B. Consistency with Zoning Code: The proposed development is consistent with the intent and purposes of the Zoning Code. Also, consistency exists for this proposal because the current development is in compliance with the current PBC zone. The proposed PUD standards are equivalent to the current PBC zone standards. Only parking is planned for the current R-2 zone area.
- C. Compatibility of the Site Design with the Surrounding Area:
 1. The circulation plan will minimize traffic on the adjacent neighborhood. The proposed circulation plan will help to equalize the traffic impacts on the neighborhoods. The impacts will be minimal due to the very infrequent (3 times per week) use of the facilities.
 2. The design elements will reduce the impact of the project's density/intensity. (Refer to Drawing A-1 – Preliminary Exterior Bldg Elevations.) Though constructed as a single building, the mass is sufficiently broken up to reduce the intensity of the development.
 3. The proposed placement of the buildings is compatible with the surrounding area. Placement of the building additions is predicated by the existing structure at the north to remain. Refer to Drawing SD-1, Site Development Plan, to see the setbacks from adjacent properties.
 4. Fences, landscaping and grade separation are being employed to help buffer between the parking lots and the adjacent neighborhood.

5. Residential units are not included at this time, however, the provision of adequate setbacks, landscaping, grade separations, and building orientation have been employed to provide a buffer from arterial traffic. (Refer to Drawing SD-1, Site Development Plan.)
- D. Traffic Circulation:
1. The circulation system is designed to be safe and functional and encourage both on and off-site connectivity.
 2. The streets and drives will provide logical, safe and convenient access to the facilities within the project.
 3. Adequately sized parking areas are planned to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement.
 4. Access and movement of handicapped persons and parking of vehicles for the handicapped are appropriately accommodated in the project design.
 5. Provisions for transit will remain in their current state, no changes are planned.
- E. Overburdening Of Public Facilities: The proposed development will not overburden the capacities of existing and planned streets, utilities, parks and other public facilities.
- F. Privacy: Privacy is provided for adjacent residential units by means of setbacks, grade separations, landscaping and building orientation.
- G. Pedestrian Circulation:
1. Pedestrian facilities are provided, principally to the north Public ROW; there is not open space or recreational facilities to connect to.
 2. The pedestrian walkways to the Public ROW are separated from vehicularways. Within the site pedestrian access is primarily via the paved parking lots.
- H. Landscaping:
1. The proposed landscape design complies with the City's landscape code and the City's landscape manual.
 2. The proposed landscape design includes native vegetation and drought resistant species including grasses.
- I. Open Space/Natural Features: There are no existing natural features on the site, such as trees, drainage channels, slopes, rock outcroppings, etc., to be preserved and incorporated into the design of the project.

Haddon Architecture LLC



Gregory D. Haddon, AIA, Architect



CPC PUD 14-00056

Job No.	138112
Drawn	DM
Checked	DM
10/16/14	09/12/14
15260	09/12/14

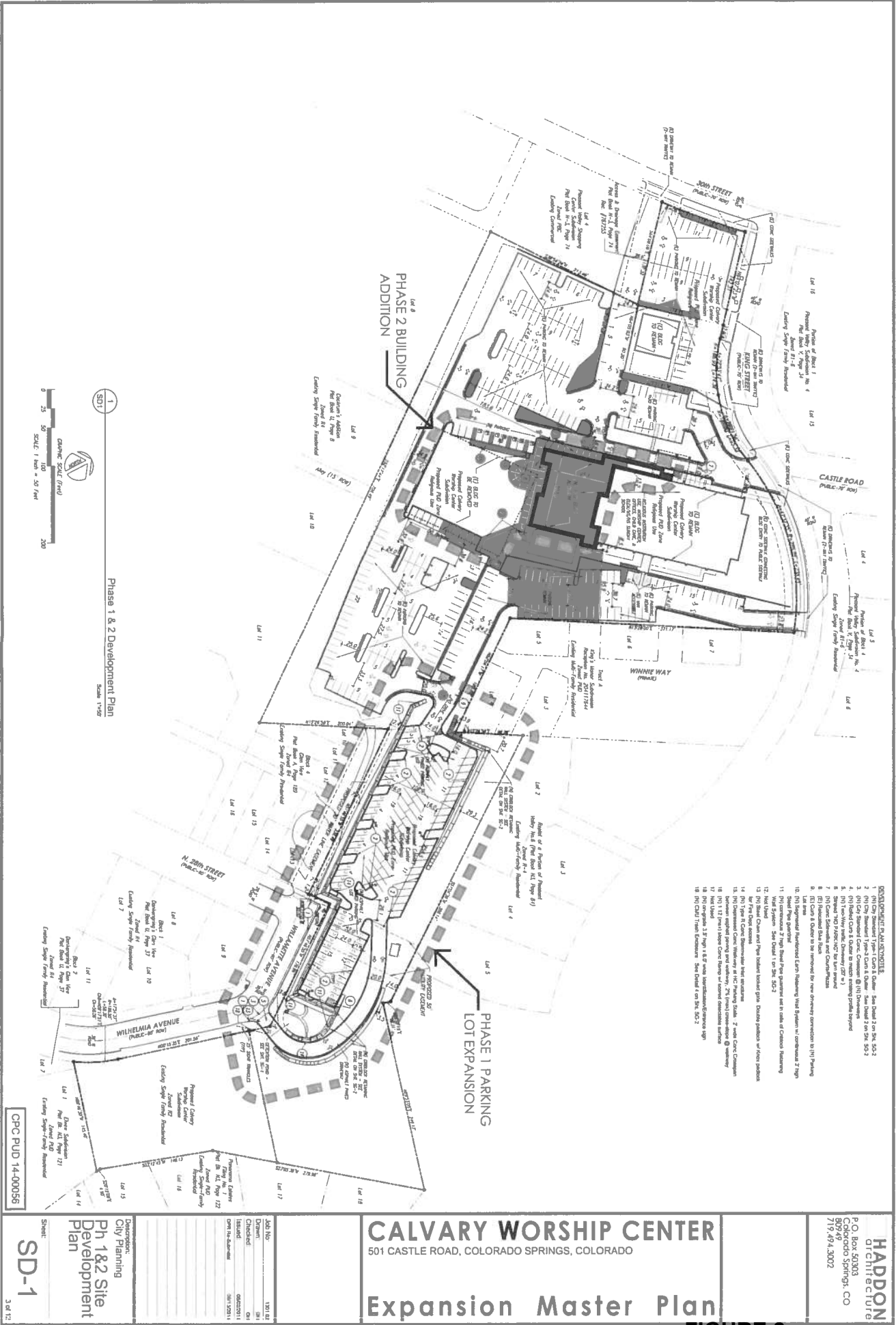
City Planning
 Existing Conditions
 Site Plan
 SP-1
 2 of 12

CALVARY WORSHIP CENTER
 501 CASTLE ROAD, COLORADO SPRINGS, COLORADO

Expansion Master Plan

HADDON
 ARCHITECTURE
 P.O. Box 50303
 Colorado Springs, CO
 719.494.3002

FIGURE 2



HADDON
 ARCHITECTURE
 P.O. Box 50303
 Colorado Springs, CO
 80909-0302
 719.594.3002

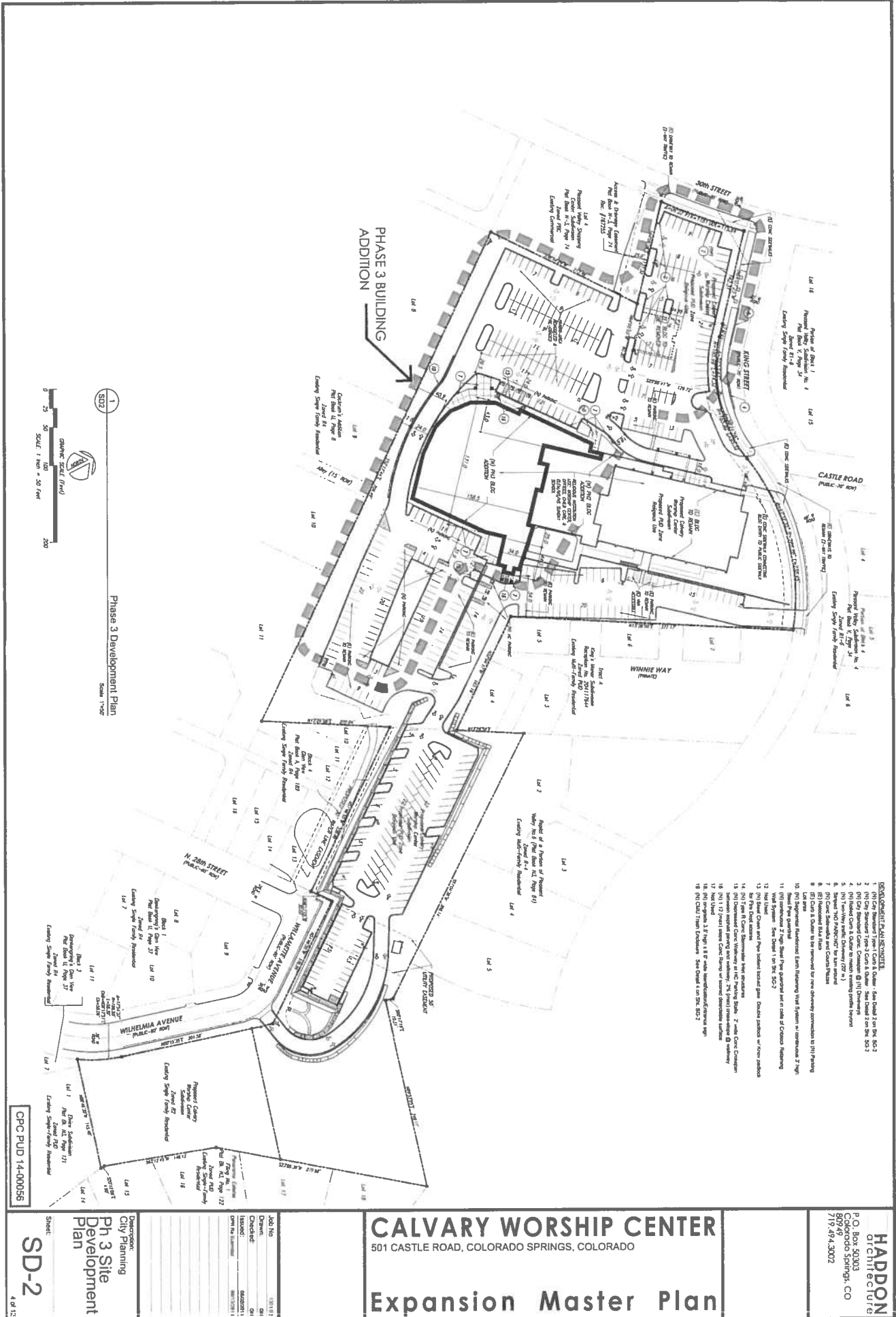
CALVARY WORSHIP CENTER
 501 CASTLE ROAD, COLORADO SPRINGS, COLORADO

Expansion Master Plan

Job No.	1301.02
Checked	2/8/14
Drawn	2/8/14
Scale	AS SHOWN
Client	OPC PUD 14-00056
Project	Calvary Worship Center
Sheet	SD-1
3 of 12	

Ph 1&2 Site Development Plan

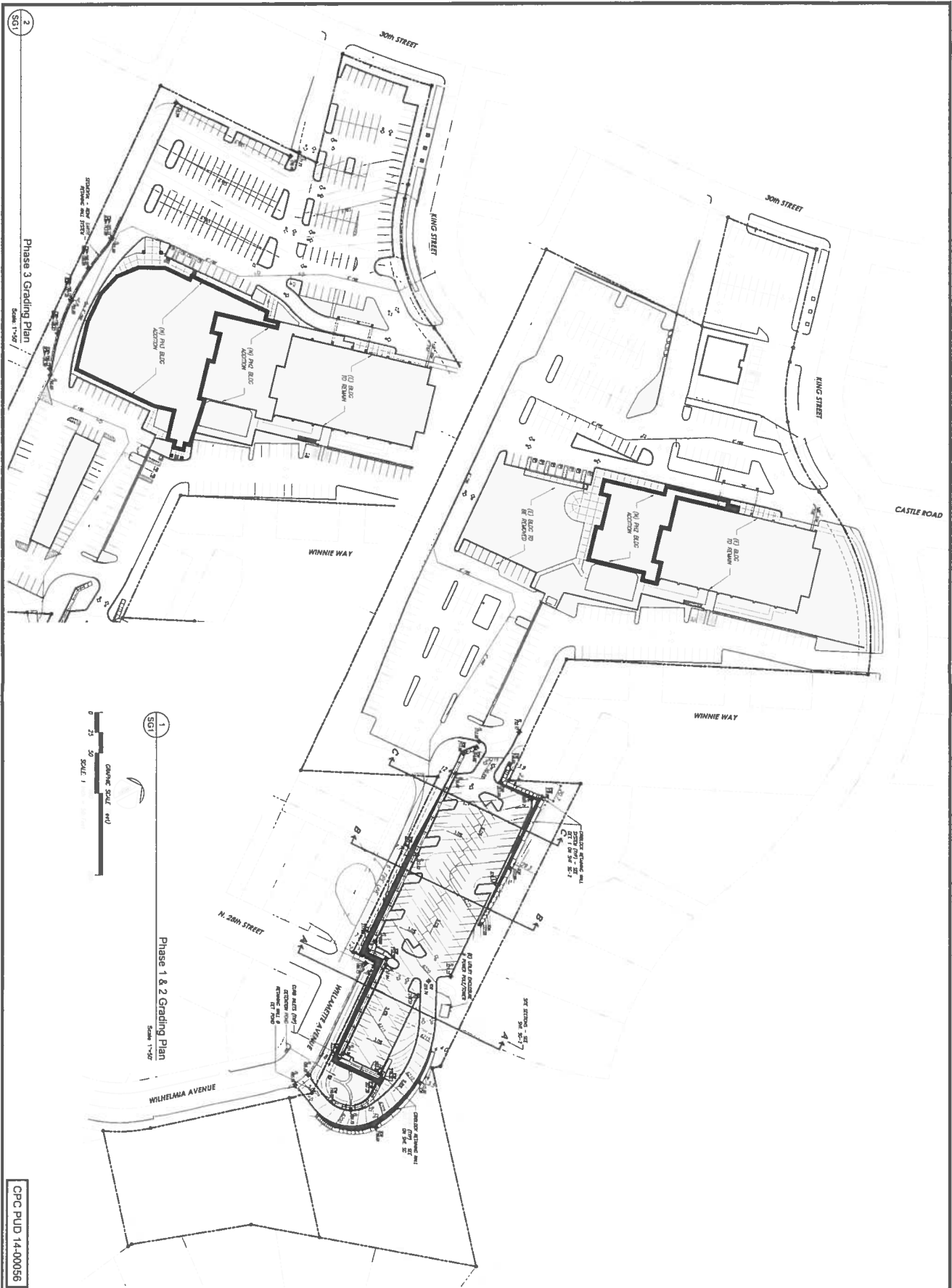
FIGURE 2



- REVISIONS:**
- 1) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 2) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 3) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 4) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 5) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 6) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 7) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 8) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 9) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 10) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 11) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 12) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 13) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 14) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 15) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 16) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 17) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2
 - 18) (N) Foundation for 3' x 3' Column - See Detail 2 on the SD-2

<p>SD-2 4 of 12</p>	<p>City Planning Ph 3 Site Development Plan</p>	<p>CALVARY WORSHIP CENTER 501 CASTLE ROAD, COLORADO SPRINGS, COLORADO</p> <p>Expansion Master Plan</p>	<p>HADDON of Architecture P.O. Box 50303 Colorado Springs, CO 80909-943002</p>
--------------------------------	--	---	---

FIGURE 2



2
 SGI

Phase 3 Grading Plan
 Sheet 1 of 2



1
 SGI

Phase 1 & 2 Grading Plan
 Sheet 1 of 2

CPC PUD 14-00056

<p>SG-1</p> <p>Sheet</p> <p>3 of 12</p>	<p>Preparation: City Planning</p> <p>Preliminary Site Grading Plan</p>	<p>Job No. 1</p> <p>Drawn: GA</p> <p>Checked: GA</p> <p>Date: 08/12/2014</p> <p>Printed: 08/12/2014</p>	<p>CALVARY WORSHIP CENTER 501 CASTLE ROAD, COLORADO SPRINGS, COLORADO</p>	<p>HADDON Architecture</p> <p>P.O. Box 50303 Colorado Springs, CO 809 09 4302</p>
		<p>Expansion Master Plan</p>		

FIGURE 2

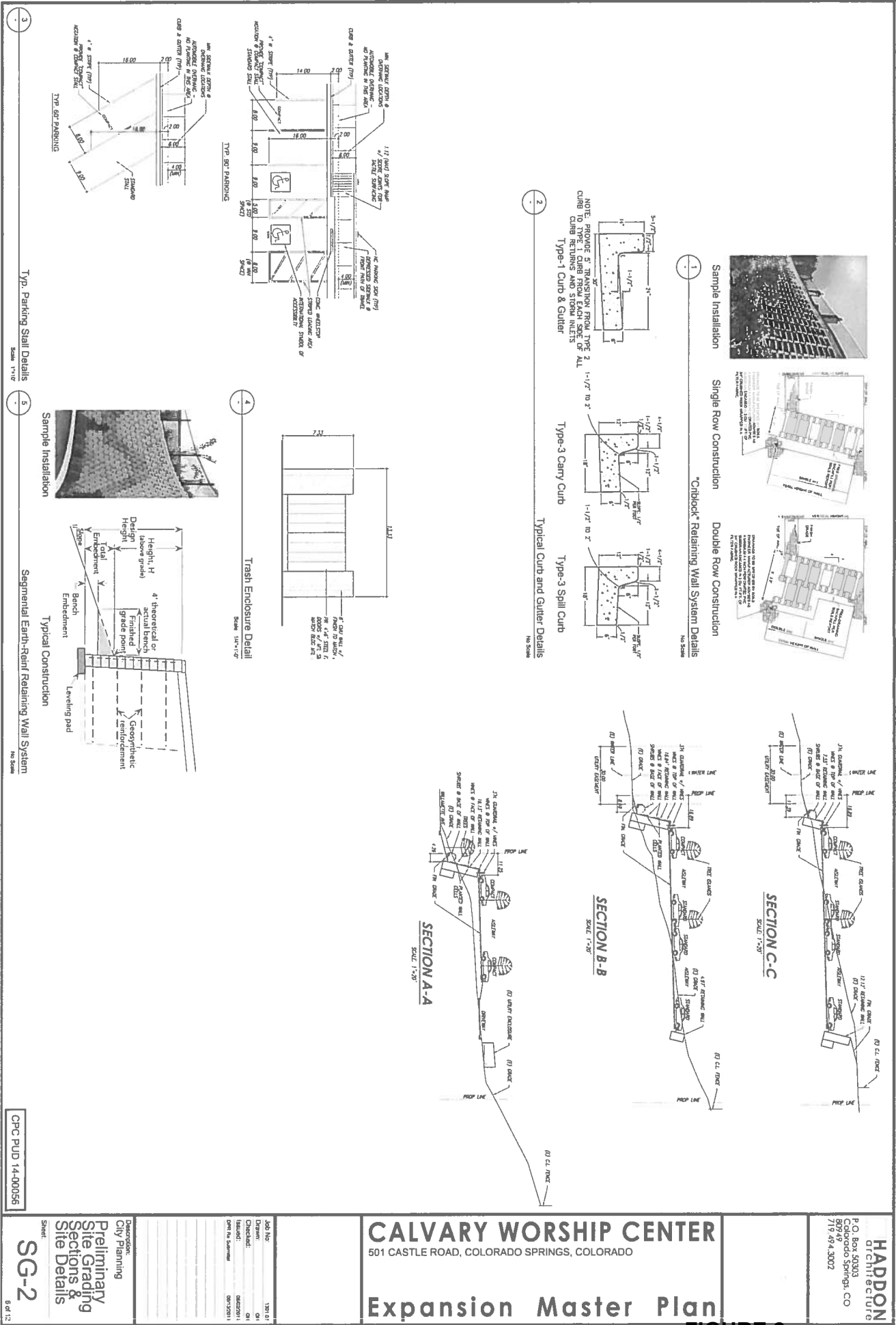
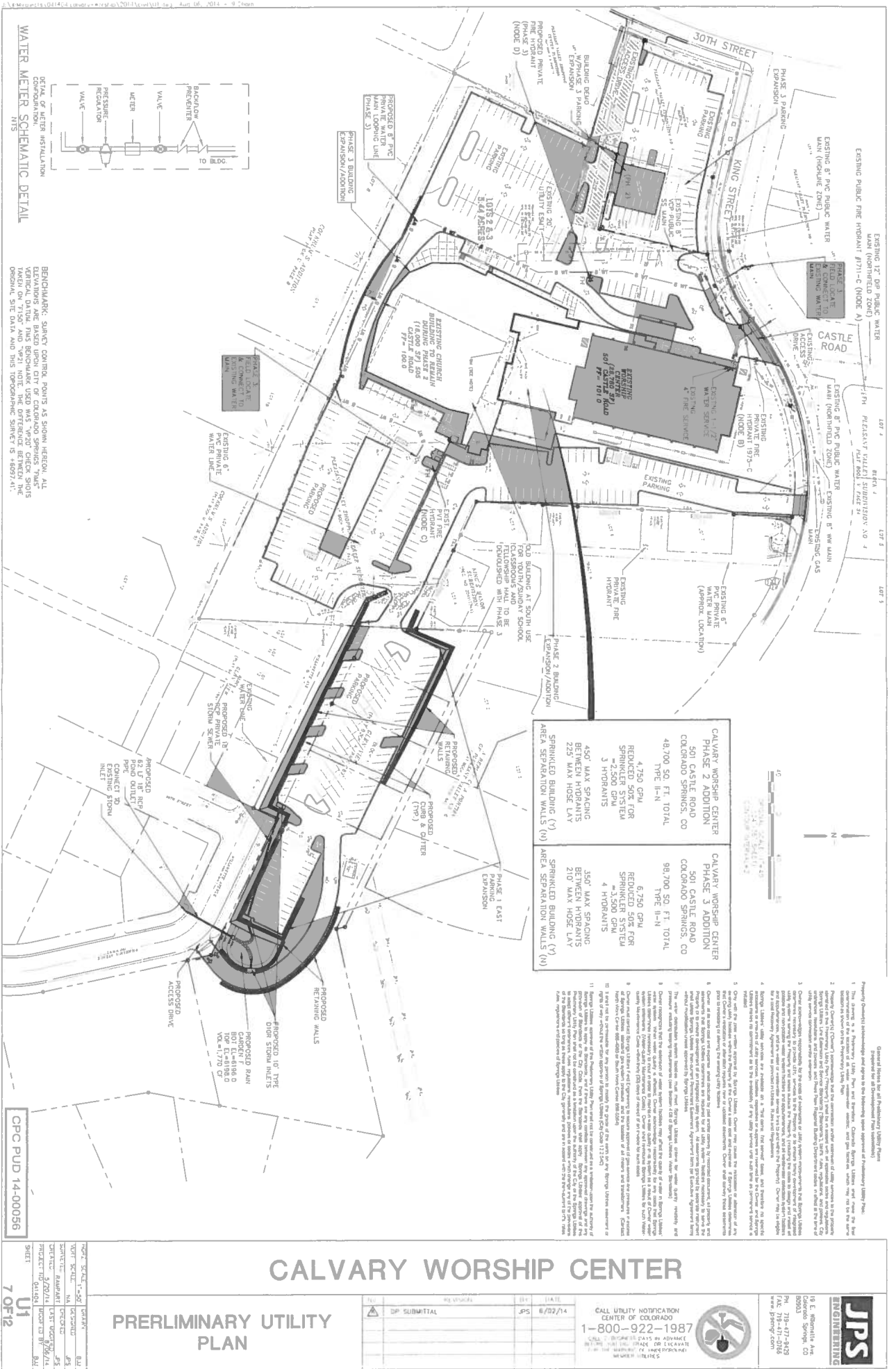


FIGURE 2



WATER METER SCHEMATIC DETAIL
 RETN. OF WATER METER
 ALL LOCATIONS
 NTS

BENCHMARK: SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS TRAIL VERTICAL DATUM. THIS BENCHMARK USED WAS TYPED CHECK POINT ORIGINAL SITE DATA AND THIS TYPICAL BENCHMARK SURVEY IS 4602.41'

<p>CALVARY WORSHIP CENTER PHASE 2 ADDITION 501 CASTLE ROAD COLORADO SPRINGS, CO 48,700 SQ. FT. TOTAL TYPE II-N</p> <p>4,750 GPM REDUCED 50% FOR SPRINKLER SYSTEM = 2,500 GPM 3 HYDRANTS</p> <p>450' MAX SPACING BETWEEN HYDRANTS 225' MAX HOSE LAY</p> <p>SPRINKLER BUILDING (Y) AREA SEPARATION WALLS (W)</p>	<p>CALVARY WORSHIP CENTER PHASE 3 ADDITION 501 CASTLE ROAD COLORADO SPRINGS, CO 98,700 SQ. FT. TOTAL TYPE II-N</p> <p>6,750 GPM REDUCED 50% FOR SPRINKLER SYSTEM = 3,500 GPM 4 HYDRANTS</p> <p>150' MAX SPACING BETWEEN HYDRANTS 210' MAX HOSE LAY</p> <p>SPRINKLER BUILDING (Y) AREA SEPARATION WALLS (W)</p>
--	--

General Notes for all Preliminary Utility Plans

1. Engineer's responsibility is limited to the design of the utility system shown on these plans. The Engineer is not responsible for the design of the building or other structures shown on these plans.
2. The utility system shown on these plans is based on the information provided by the client and other sources. The Engineer is not responsible for the accuracy or completeness of this information.
3. The utility system shown on these plans is based on the information provided by the client and other sources. The Engineer is not responsible for the accuracy or completeness of this information.
4. The utility system shown on these plans is based on the information provided by the client and other sources. The Engineer is not responsible for the accuracy or completeness of this information.
5. The utility system shown on these plans is based on the information provided by the client and other sources. The Engineer is not responsible for the accuracy or completeness of this information.

CPC PUD 14-00056

DATE	BY	REVISION
6/22/14	JP	DP SUBMITTAL

CALVARY WORSHIP CENTER
 PRELIMINARY UTILITY PLAN

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-6198
 718-471-0168
 www.cocolorado.com

19 E. Wadsworth Ave.
 Colorado Springs, CO
 80903
 Phone: 719-471-4499
 Fax: 719-471-0168
 www.jrps.com

FIGURE 2

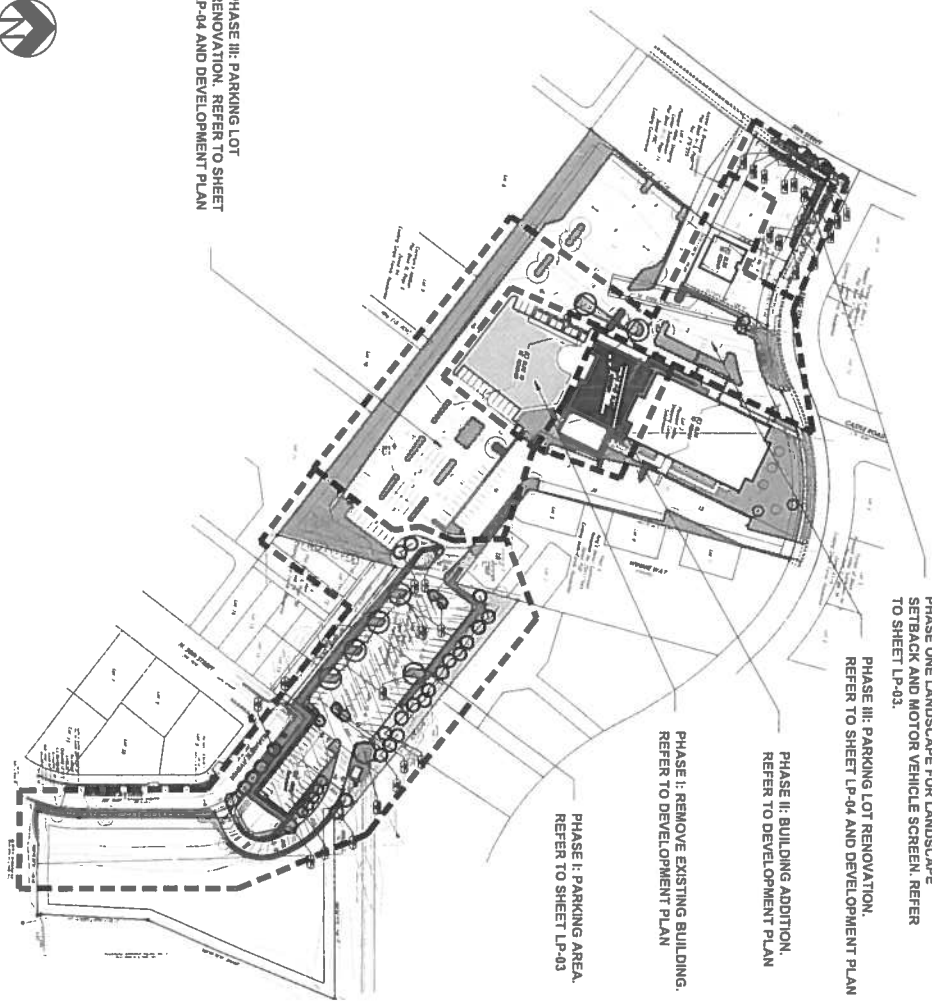


OVERALL LANDSCAPE PLAN

PHASE I, II AND III

IRRIGATION SYSTEM DESCRIPTION NOTE
 ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO IRRIGATE ALL PLANTING AREAS AND TO MAINTAIN SOIL MOISTURE AT ALL TIMES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE ALL PLANTING AREAS AND TO MAINTAIN SOIL MOISTURE AT ALL TIMES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE ALL PLANTING AREAS AND TO MAINTAIN SOIL MOISTURE AT ALL TIMES.

PHASE III: PARKING LOT RENOVATION. REFER TO SHEET LP-04 AND DEVELOPMENT PLAN



PHASE ONE LANDSCAPE FOR LANDSCAPE SETBACK AND MOTOR VEHICLE SCREEN. REFER TO SHEET LP-03.

PHASE III: PARKING LOT RENOVATION. REFER TO SHEET LP-04 AND DEVELOPMENT PLAN

PHASE II: BUILDING ADDITION. REFER TO DEVELOPMENT PLAN

PHASE I: REMOVE EXISTING BUILDING. REFER TO DEVELOPMENT PLAN

PHASE I: PARKING AREA. REFER TO SHEET LP-03

FINAL LANDSCAPE PLAN SUBMITTAL NOTE
 THE FINAL LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF DENVER FOR REVIEW AND APPROVAL. THE FINAL LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF DENVER FOR REVIEW AND APPROVAL.

CITY AFFIDAVIT NOTE
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS AFFIDAVIT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A RESIDENT OF THE CITY OF DENVER AND I AM QUALIFIED TO MAKE THIS STATEMENT.

EXISTING SITE SITE CATEGORY CALCULATIONS

Category	Area (sq ft)	Weight	Weighted Area (sq ft)
Category 1	10,000	1	10,000
Category 2	20,000	2	40,000
Category 3	30,000	3	90,000
Category 4	40,000	4	160,000
Category 5	50,000	5	250,000
Total	150,000	Average	550,000

PHASE I, II AND III SITE CATEGORY CALCULATIONS

Category	Area (sq ft)	Weight	Weighted Area (sq ft)
Category 1	10,000	1	10,000
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Category 3	30,000	3	90,000
Category 4	40,000	4	160,000
Category 5	50,000	5	250,000
Total	150,000	Average	550,000

FERTILIZER NOTE
 SOIL TESTS FOR THIS SITE IS REQUIRED TO BE CONDUCTED BY THE SOIL SERVICE OF THE COUNTY AND RECOMMENDED BY THE LOCAL RESOURCES CONSERVATION SERVICE. SOIL TEST REPORT AND RECOMMENDATIONS WILL BE SUBMITTED WITH THE LANDSCAPE PLAN.

UTILITIES NOTE
 ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE CITY OF DENVER. THE UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE CITY OF DENVER.

DOCUMENT DISCLAIMER NOTE
 THIS DRAWING IS THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. PLANS ARE NOT FOR CONSTRUCTION OR BIDDING PURPOSES.

CPC PLD 14-00056

CALVARY WORSHIP CENTER
 PHASE I-III
 COLORADO SPRINGS, CO

PREPARED FOR:

HIGHER GROUND DESIGNS
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

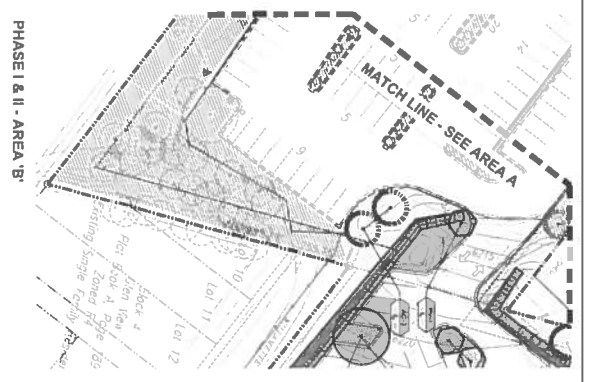
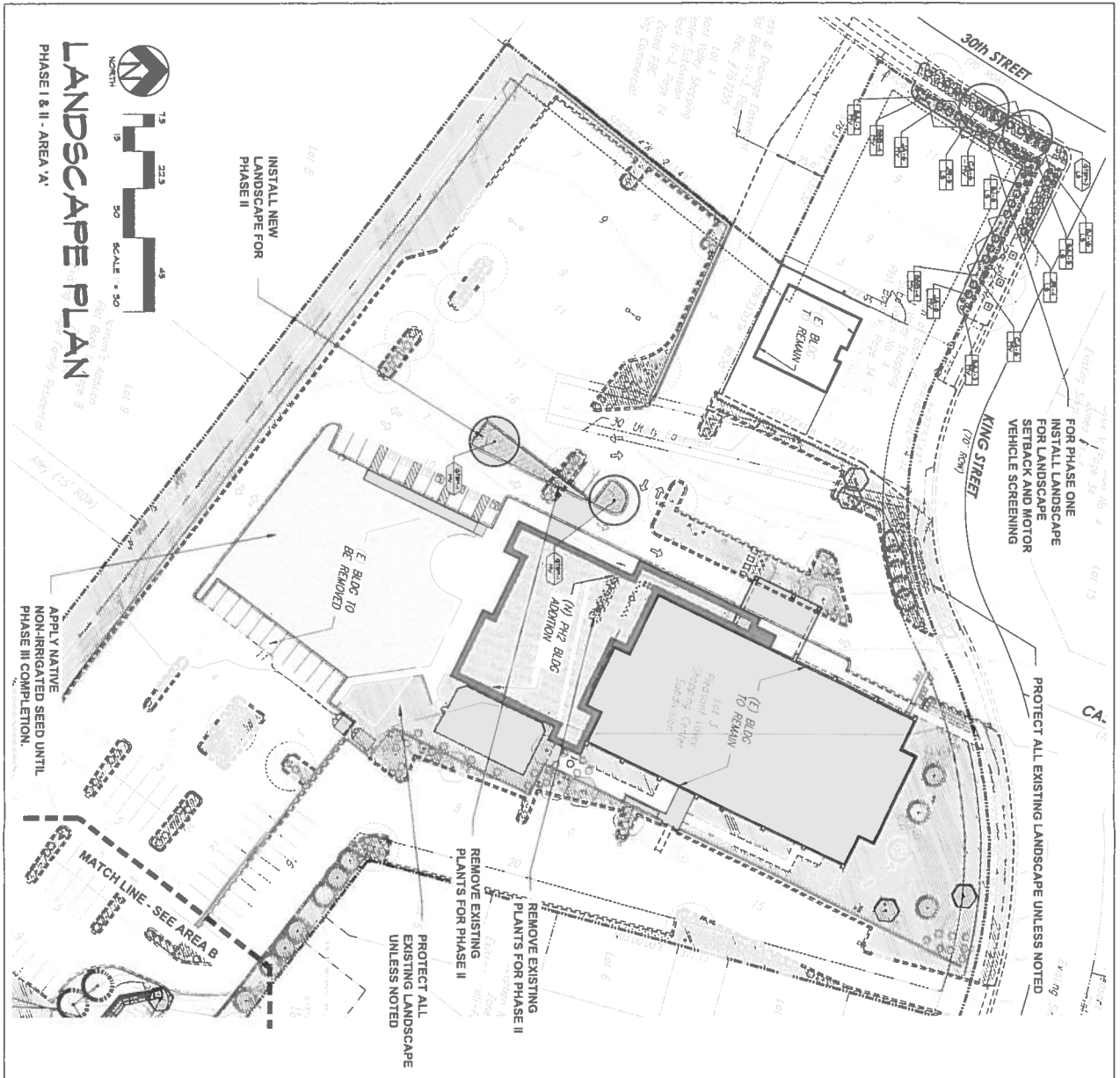
3616 BERECIA LANE, STE. 111
 COLORADO SPRINGS, CO 80917
 Phone 719-477-5660
 Fax 719-586-1122

CO NUMBER: 480-14

PROJECT: LP-01

SHEET NO: 8 of 12

FIGURE 2



GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	Decorative Rock to match existing Pflr to include shrubs and annuals if grass to meet 75% cover
	Decorative Rock to match existing Pflr to include shrubs and annuals if grass to meet 75% cover
	Organic Mulch - Cascade Cedar 4" Depth (no weed barrier) Pflr to include shrubs and ornamental grass to meet 75% cover
	Non-Irrigated Native Seed
	Irrigated Native Seed

UTILITIES NOTE

CONFIRM THE LOCATION OF UTILITIES THROUGH THE FIELD. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN.

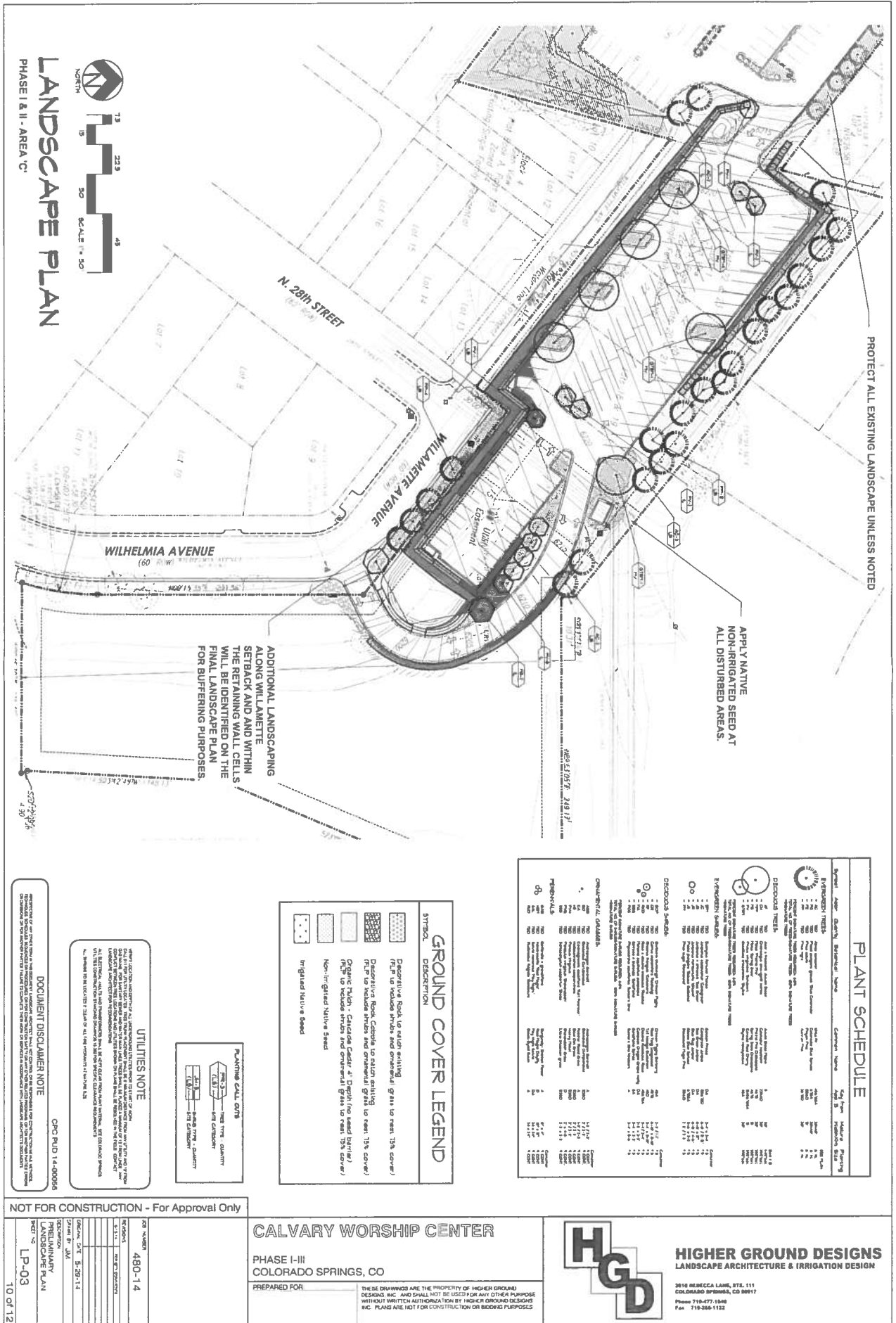
CONFIRM THE LOCATION OF UTILITIES THROUGH THE FIELD. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE PLAN.

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CALVARY WORSHIP CENTER		HIGHER GROUND DESIGNS LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
PHASE I-III COLORADO SPRINGS, CO		
PREPARED FOR: 480-14	DATE: 5-20-14	3810 REBECCA LANE, STE. 111 COLORADO SPRINGS, CO 80917 Phone 719-471-1646 Fax 719-286-1122
NOT FOR CONSTRUCTION - For Approval Only		

FIGURE 2



NOT FOR CONSTRUCTION - For Approval Only

PROJECT NUMBER	480-14
PREPARED FOR	CALVARY WORSHIP CENTER PHASE I-III COLORADO SPRINGS, CO
DRAWN BY	JMI
CHECKED BY	JMI
DATE	5-20-14
SHEET NO	LP-03
TOTAL SHEETS	10 of 12

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

2818 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone: 719-477-1840
Fax: 719-266-1122

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FIGURE 2

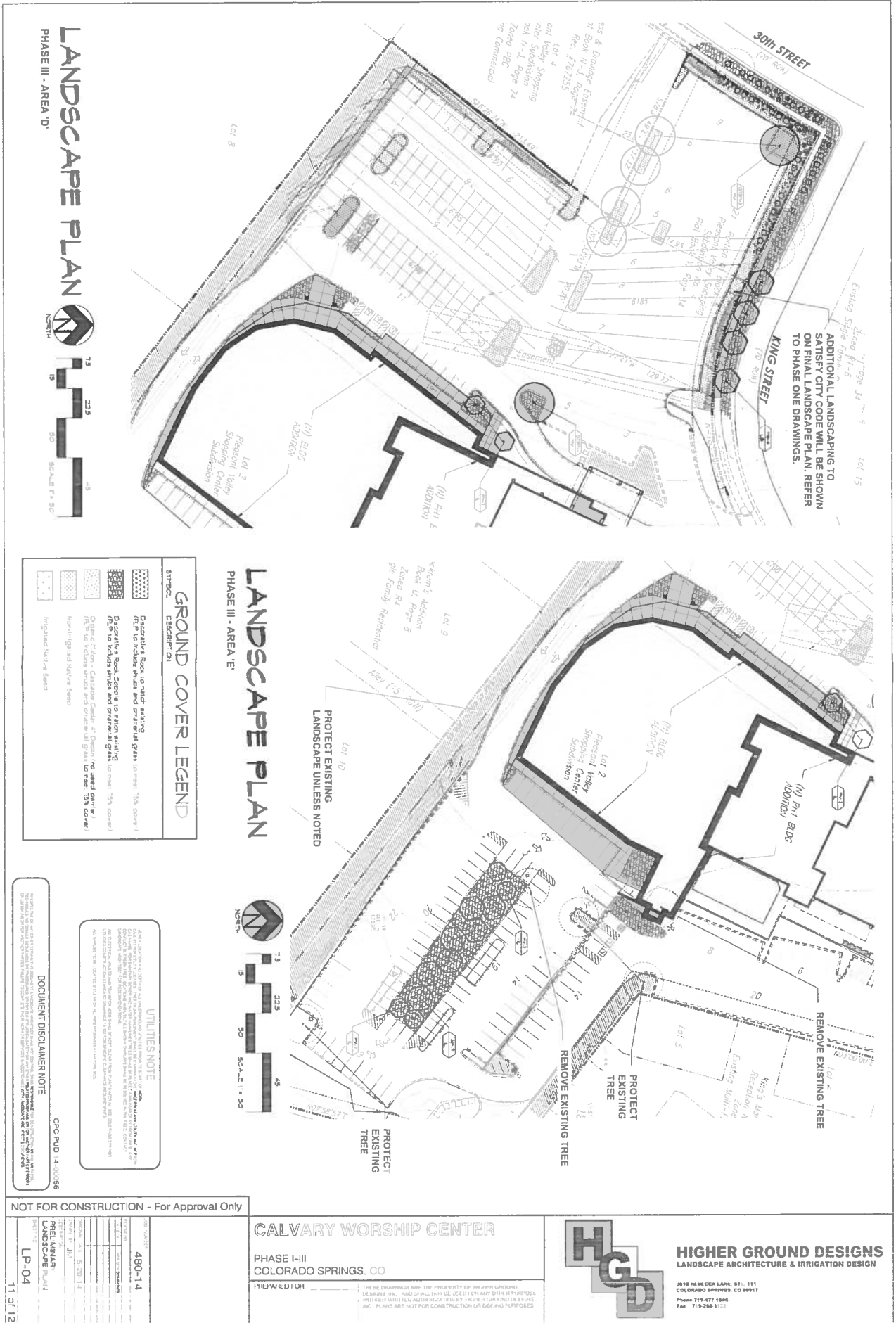
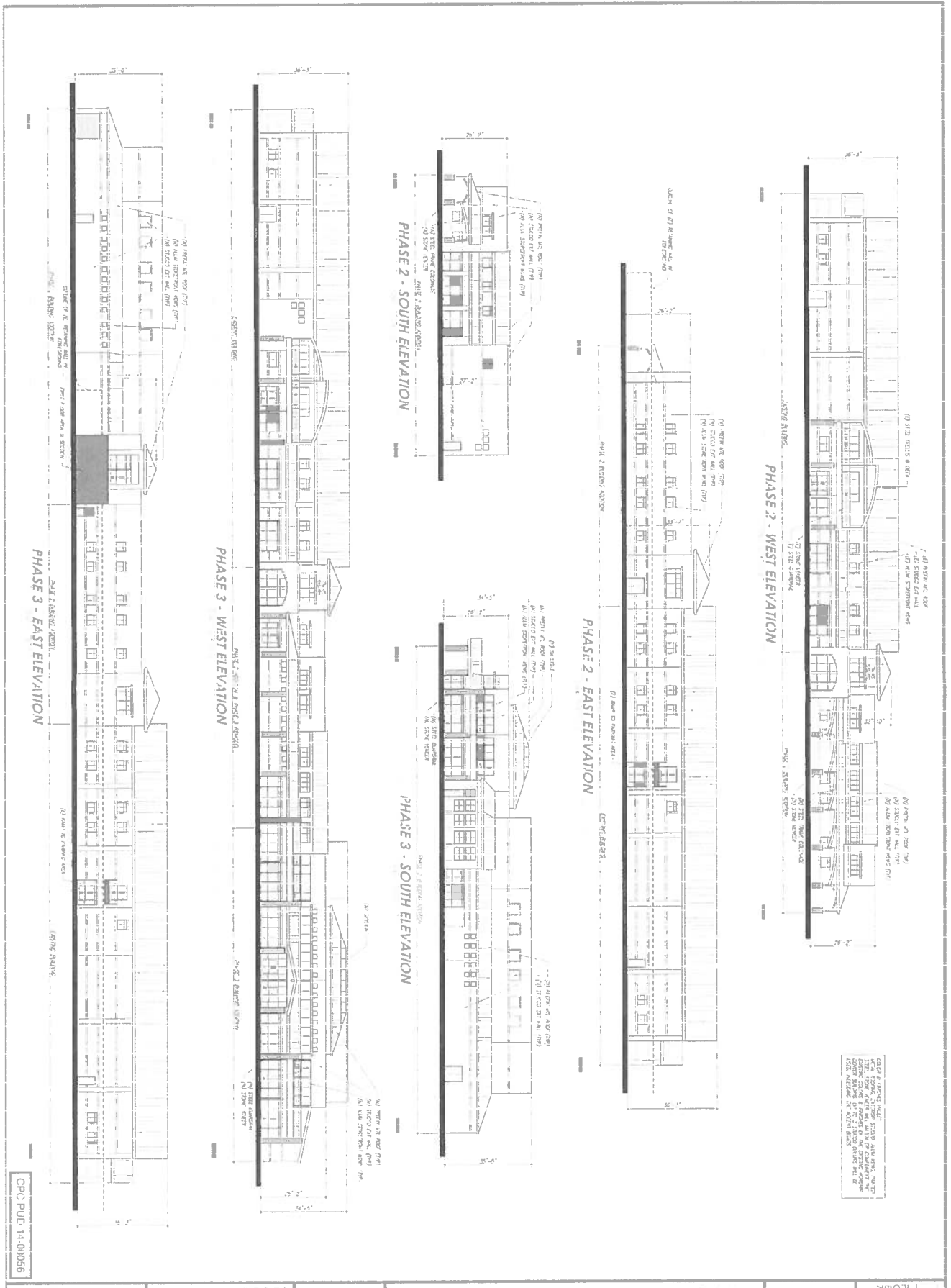


FIGURE 2



NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS
 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC)

CALVARY WORSHIP CENTER
 551 CASTLE ROAD, COLORADO SPRINGS, COLORADO

HADDEN
 P.O. BOX 703
 COLORADO SPRINGS, CO 80901
 719.454.1111

City Planning
 Preliminary Building Elevations

Sheet: A-1

CPC PUD 14-00056

FIGURE 2

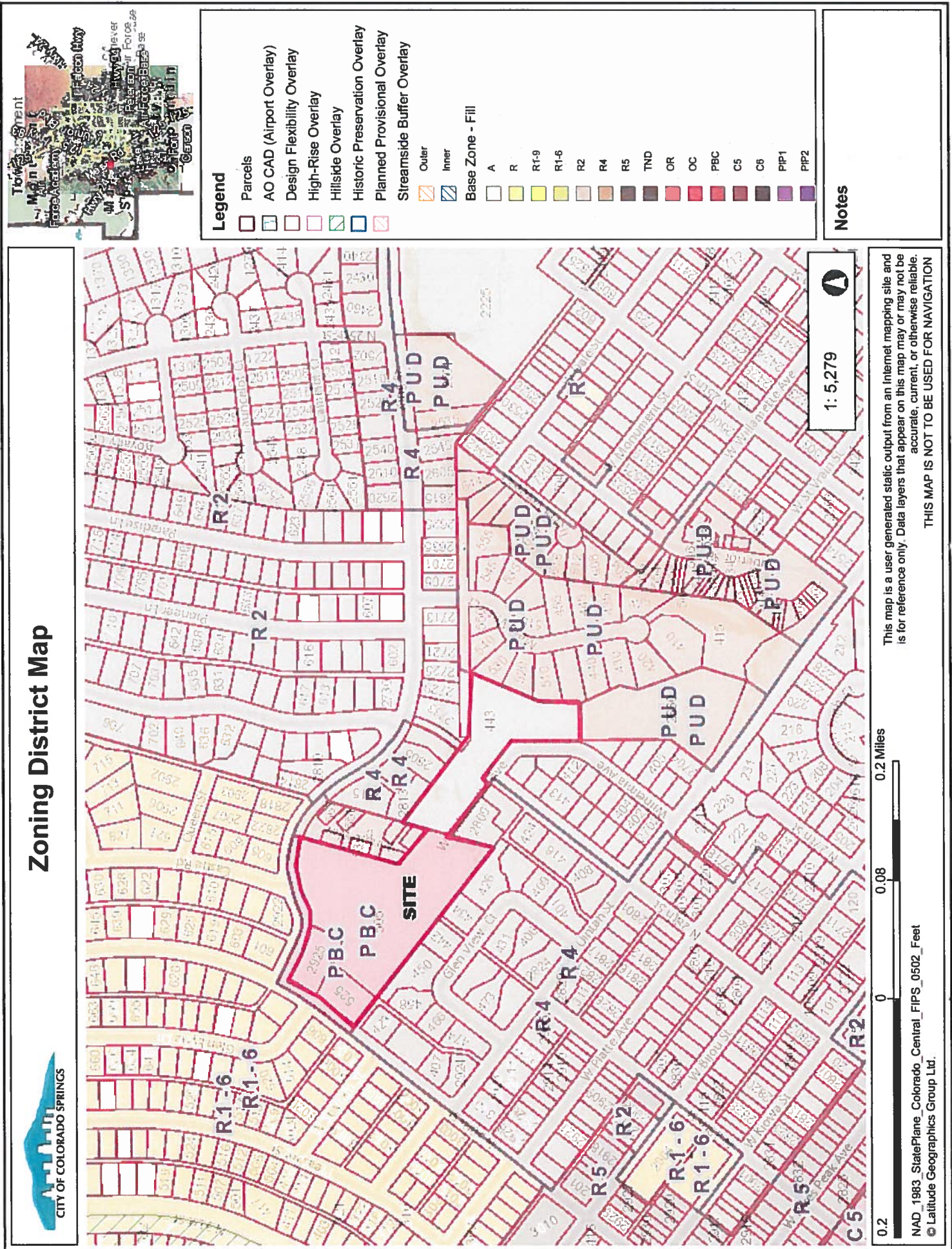


FIGURE 3

APPENDIX A

Slope Stability Analysis

Data input values utilized in our slope stability analyses and graphical outputs are presented below. The output illustrates the three different scenarios, "existing", "construction", and "construction – saturated", with results determined utilizing the Simplified Bishop methodology. The graphical outputs present a color-coded distribution of the FOS determined by iterative calculations. The Global Minimum, for each scenario, is presented with the numeric value of FOS notes.

Detailed results of the slope stability analyses are presented in Appendix A.

SLOPE STABILITY RESULTS		
		Bishop Method
Scenario	Saturated	Lowest Calculated FOS ¹
Existing	No	1.84
Construction	No	1.44
Construction - Saturated	Yes	1.13
Final (post-construction)	No	1.63

¹FOS – Factor of Safety

Commonly accepted minimum values of FOS are 1.5 for long-term stability, 1.3 for short-term events (e.g. foundation excavations, temporary construction, etc.), and 1.1 for transient events (e.g. flooding, spring thaw, etc.).

As noted in the above table, the evaluated slope was determined to meet the long-term FOS, both in its in-situ condition and in its final (post-construction) condition. The evaluated slope was also determined to meet the short-term FOS in its "construction" condition. When fully saturated (severe precipitation event, spring thaw, etc.) the FOS fell below the "short-term" value of 1.3 but was found to be above the "transient" minimum of 1.1.

In consideration of the results of the slope stability analyses performed, the results indicate the slopes are generally stable in their in-situ, or existing conditions. Further discussion is presented in the body of this report.

COLORADO GEOLOGICAL SURVEY

Colorado Geological Survey
1500 Illinois Street
Golden, Colorado 80401
Web site: www.coloradogeologicalsurvey.org



A Department of the
Colorado School of
Mines

Karen Berry
Acting State Geologist

EP-14-0020
Legal: SESW, Sec. 2, T14S, R67E, 6th M.

June 23, 2014

Mr. Mike Schultz
City of Colorado Springs
Community Development Dept.
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80901

**RE: Calvary Worship Center – Expansion Master Plan, City File CPC PUD 14-00056
Physical Address: N. 28th and Wilhelmia Avenue**

Dear Mike:

Thank you for the development plan submittal. At your request the Colorado Geological Survey (CGS) has provided a technical review of the development plan with regard to potential geologic hazards and geologic conditions that may impact the proposed land use. Included with your request were plan sheets and, pertinent to this review, a Geologic Hazard Study by RMG Engineers dated June 2, 2014 (Job #142903). The site is on south and west facing slopes, north of N. 28th Street and Wilhelmia Avenues. The land parcel, earlier proposed as Victoria Heights, was originally submitted for construction of residential units. This development plan was submitted to CGS for review a number of times in the early 2000s and those comments were addressed to Mr. Larson, who was the city planner of record for those earlier development plans. We were also asked to present comments at a neighborhood public meeting on August 19th, 2004.

We have reviewed the current development plan for the Calvary Worship Center and now find that the property is included in a larger parcel that also includes the church buildings in the older shopping area at King Street. The property within the steeper slope areas that we previously expressed concerns about long-term stability are now proposed to be an expansion of off-street parking for the church that is located in the current Pleasant Valley Shopping Center Subdivision. Included with this new development plan is a replat of the shopping center subdivision and the off-street parking parcel to create a single, church-owned development. Later construction will demolish an old structure and add two construction phases to enlarge the main church building. As we stated in previous reviews, potential slope instability and swelling soil/expansive or heaving claystone bedrock will be the major hazards that could impact the earlier Victoria Heights proposal. Those same hazards could potentially impact the new Calvary Worship Center Expansion Master Plan.

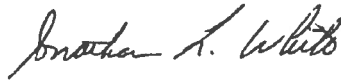
We have reviewed the RMG report and generally concur with its conclusions and recommendations for the off-street parking structures. Off-street parking at the toe of the slope is the best and most appropriate land use for this problematic parcel. However, there will be both cuts and fills to facilitate the parking lot so properly (i.e.,

conservatively) designed and constructed retaining walls will be extremely important. If they were to fail, ground movements could possibly impact homeowner's property above and the roadway below. We concur with the landscape plan showing only non-irrigated areas on the slopes above the retaining wall segments.

The RMG report only addresses the off-street parking lot and does not include the hazards and constraints that may impact the proposed construction phases of the church building. As mentioned in the RMG report, steeply dipping, potentially heaving, near-surface Pierre Shale occurs beneath the church building. Heave ridges were indentified and significant damage occurred to the older structures of the shopping subdivision. Site specific foundation investigation will be required to engineer foundations designed to mitigate swelling soils and heaving bedrock. The same will be true for pavements and slab-on-grades placed on the steeply dipping, near-surface, expansive bedrock.

The development plan and RMG reports appears to adequate address the potential hazards and provided site specific foundation designs are prepared for the building additions, CGS has no other concerns with the proposed subdivision as shown in the development plan. If you have any questions, please contact this office at (303) 894-2650 or e-mail: jwhite@mines.edu

Sincerely,



Jonathan L. White
Senior Engineering Geologist

Cc: LUR file

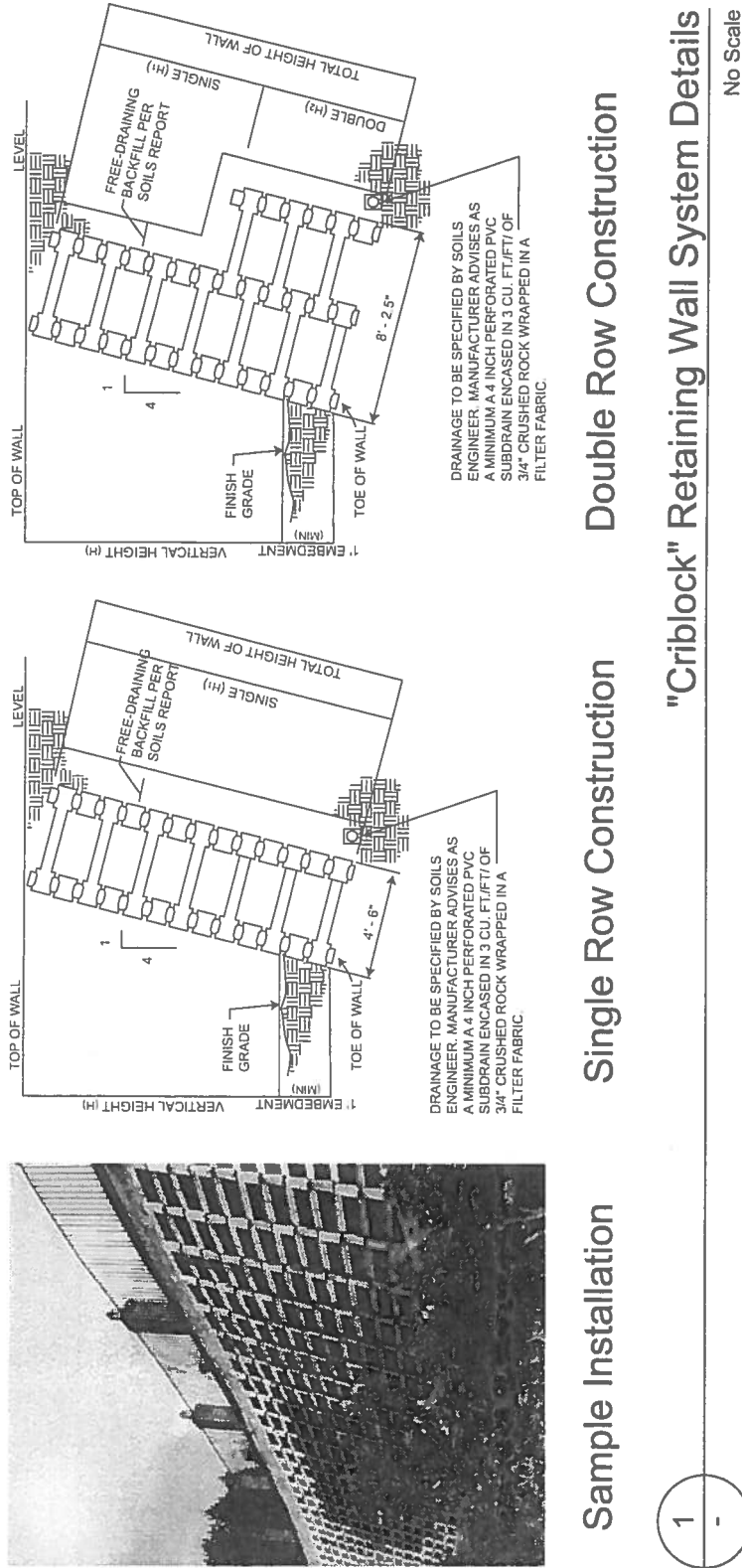


FIGURE 6

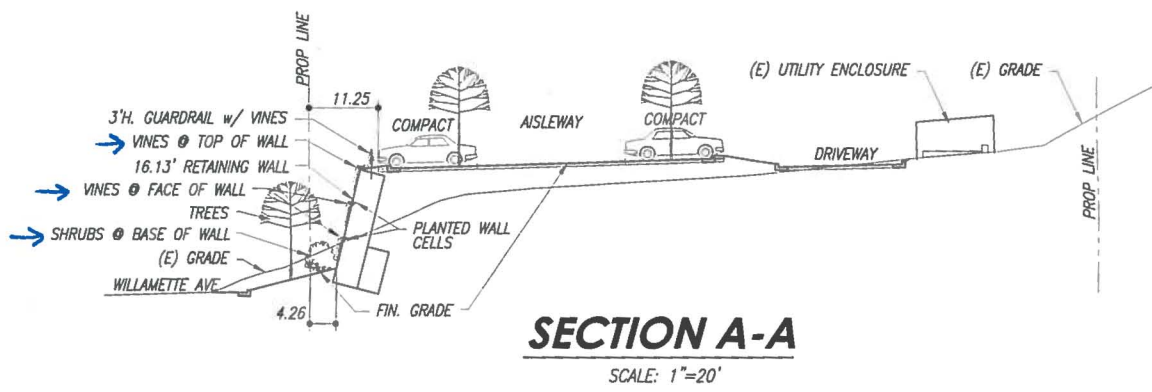
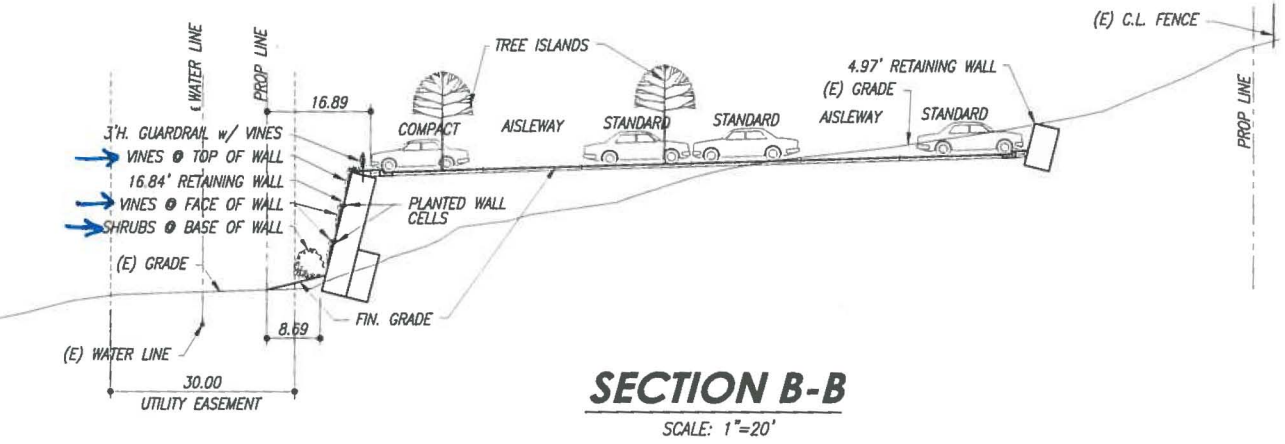
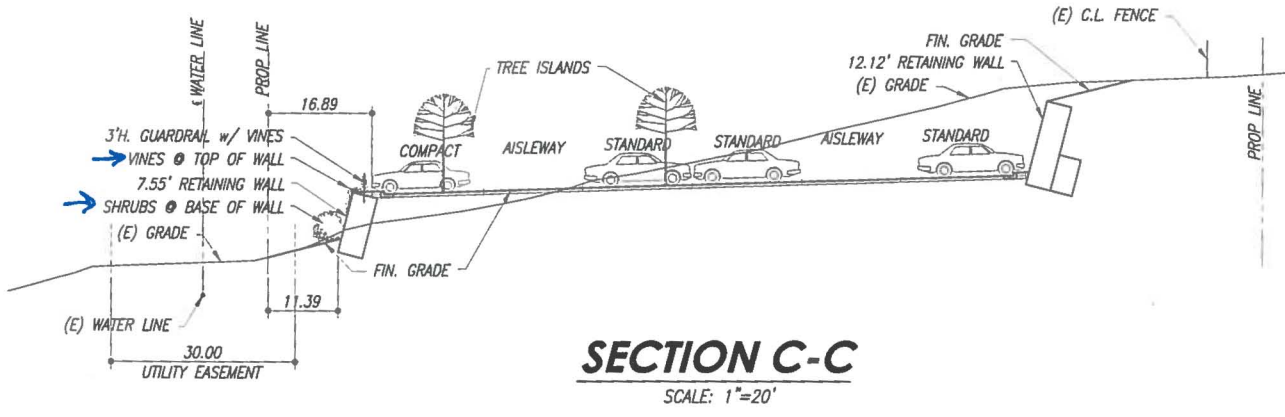


FIGURE 7