
CATHOLIC DIOCESE OF COLORADO SPRINGS MINISTRY CENTER (NEWMAN CENTER)

PROJECT STATEMENT

MAY 2018; REVISED JUNE 2018

REQUEST

N.E.S. Inc. on behalf of the Catholic Diocese of Colorado Springs requests approval of the following application:

1. A Conditional Use Permit for a Religious Institution - Ministry Center (Newman Center) which will consist of worship and student center

LOCATION

The site is located at 4785 Stanton Road. The property is 3.35 acres located in the City of Colorado Springs. The property is zoned R HS (Hillside Overlay). The property is on the southern edge of the Eagle Rock neighborhood immediately adjacent to the University of Colorado – Colorado Springs (UCCS). The following are surrounding land uses and Zoning:

- North: Vacant (UCCS) and Single-Family Estate properties, R HS
- South: Vacant (UCCS), R PUD HS
- West: Vacant (UCCS) and Single-Family Estate properties, R HS.
- East: Single-family estate lots, R HS.

PROJECT DESCRIPTION

The Catholic Campus Ministry Center (CCMC) serves to support the spiritual life of the Catholic college population of the Diocese of Colorado Springs. The Diocese currently rents space at UCCS to provide student ministry. Bible study and discussion groups are offered near UCCS. Similar Newman Centers and student ministry buildings are in close proximity to residential neighborhoods adjacent to universities and colleges throughout the nation.

The Ministry Center/Newman Center (“Center”) will provide a central and accessible location adjacent to UCCS to provide services to college students. The location of this property is important since it provides convenient pedestrian/bike access from UCCS residential/housing areas. The property is also strategically located for future access to UCCS shuttles, via



the UCCS master planned connector road between Stanton Road and University Village. Freshman and sophomores typically are not allowed vehicles on campus so the proximity of the property to the population it serves is essential.

While the building is available to the entire Diocese, the primary demographic and constituency will be students of the University of Colorado at Colorado Springs. The building will not serve a commercial purpose. There are no plans to rent the space at this time.

PROJECT JUSTIFICATION

A. Conditional Use Permit

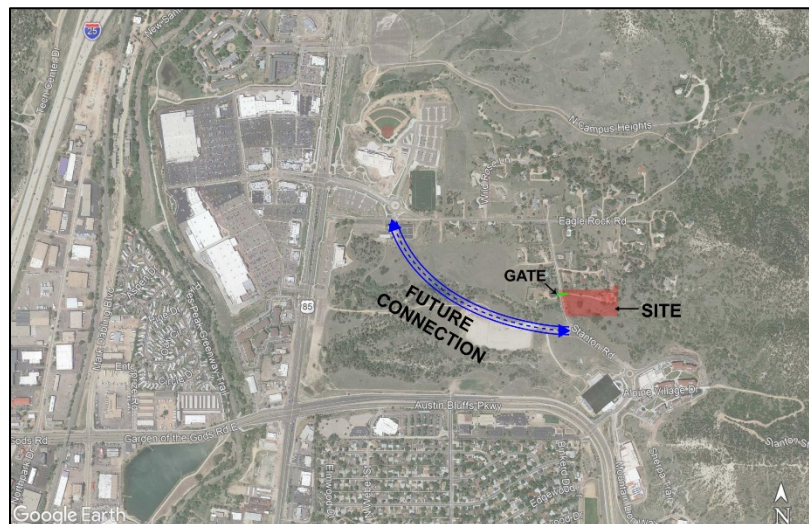
The property is improved with an approximately 1,600 square foot existing single-family residence, a corral, and a small, approximately 96 square foot shed. The residence will remain on site, however, the shed and corral will be removed. The proposed Newman Center has a footprint of approximately 8,000 square feet. The uses within the proposed building include approximately 3,000 square feet of sanctuary/worship space, office space for up to 6 staff, a café/study space, kitchen and great hall, and conference room space for bible study classes.

Access

Access to the site is off Stanton Road. Stanton Road is a public road that connects to Austin Bluffs Parkway to the south, through UCCS, and connects with Eagle Rock Road to the north, which ultimately connects to North Nevada Avenue.

Currently Eagle Rock and Stanton Road not only provides access to the residents in the Eagle Rock neighborhood, it has provided through traffic for UCCS staff and students trying to avoid the capacity issues on Austin Bluffs Parkway and North Nevada Avenue.

To help address the issue of traffic through the neighborhood, the City of Colorado Springs will be installing a gate on Stanton Road near the northwest corner of the Property. The gate will be located north of the Property driveway, thus providing vehicular access only from the south. The City's gate will prevent traffic associated with the Newman Center from entering/exiting through the neighborhood. Only emergency service vehicles will be allowed access through the gate. The fence will have openings on both sides of the fence to allow for pedestrian and temporary UCCS maintenance 'gators' access. The gap will be too narrow for vehicular access. With the future installation of the connector road by UCCS, these gaps will be blocked by bollards. The gate will not be removed when the connector road is constructed. Installation of the gate by the City is anticipated to be in June 2018.



A vehicle turn-around is proposed on the Property just north of the gate to allow for vehicles to turn around upon reaching the gate. Major improvements to Stanton and Eagle Rock Roads are not anticipated by the City.

Newman Center General Operation

The sanctuary/worship space will provide for up to 300 seats at full build out. Currently there are 30 participants, however, it is anticipated that attendance will increase with a permanent facility. The program is projected to reach its capacity of up to 300 individuals in 10-15 years.

Hours of activity/operation have not yet been established but will generally occur between 10 am to 8 pm. There may be occasional events or church services that will occur in the evening hours. The building will be open 7 days a week. The largest gathering during the week will be Sunday Mass. It is expected that Sunday Mass will grow over the current 30 participants after the Center is open. This growth will be gradual. Weekly dinners are provided for students, currently attracting 20 participants. The weekly dinners also anticipated to gradually grow with a new Center. Programs and activities at the Center will not be loud or run late and no alcohol will be allowed. Consistent with the policies of the Diocese of Colorado Springs, there will be no smoking or drugs allowed on the Property.

The existing residential house on the Property will serve as a residence for a caretaker or other staff members. No more than 4 people will live at the house at one time. The residents will be responsible and capable of keeping an eye on the Property and providing routine care of the building and Property.

B. Conditional Use Review Criteria

All Conditional Use applications are considered by the City on their own merits and do not set precedence for other similar type conditional uses. In accordance with Section 6.5.704 of the City Code, the Planning Commission shall consider the following criteria for Conditional Use application reviews.

1. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

The proposed use will not injure the value or quality of the surrounding neighborhood. The majority of the program activities will occur within the current and proposed structures. Since the property is immediately adjacent to UCCS, the Newman Center will provide a modest buffer to the UCCS growth in the surrounding area. The proposed use and proposed building will provide a land use transition between the urban density of the multi-story UCCS residential dormitories and the single family residential units.

A neighborhood meeting was held on March 30, 2018, to present the project and obtain feedback from the neighborhood. Some feedback has been incorporated into the Development Plan. In addition, the Applicant has worked with the immediate adjacent neighbors to the north to address buffering and landscaping. A 6' fence will be installed along the north property boundary in addition to plantings as illustrated on the Landscape Plan.

The proposed Newman Center does not substantially injure the value and quality of the adjacent residential homes and the adjacent Eagle Rock neighborhood. The Applicant has made an effort to

maintain an open dialogue with the adjacent property owners to address their concerns to the maximum extent possible without injuring the viable of this project.

2. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

The Newman Center, falls under the definition of “Religious Institutions” in the City Code. In the R zone district (Estate, Single Family), Religious Institutions are a Conditional Use.

In addition to the general development standards, such as setbacks and building height, in the R zone district, the following additional standards also apply to Religious Institutions apply:

1. *Minimum lot area:*
 - a. *Principal auditorium capacity of not more than three hundred (300) seats: 2.5 acres.*
 - b. *Principal auditorium capacity of three hundred one (301) or more seats: Four (4) acres.*
2. *Setbacks from any public right of way line:*
 - a. *Principal or accessory buildings: Fifty feet (50').*

This Conditional Use request provides a service to UCCS students. The proposed Newman Center provides a transitional use between UCCS and the neighborhood. This conditional use request is consistent with the intent and purpose of the Zoning Code to promote public health, safety, and general welfare.

3. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

The proposed use is consistent with the Comprehensive Plan of the City. The site is within a larger area designated as “General Residential” on the City’s 2020 Land Use Map. The adjacent designations is “Candidate Open Space” and “Major Institutional”. The proposed use provides an appropriate transition between uses that provide varied intensities and scale in this area. The proposed use is low impact and will not impact the surrounding residential area. The site will provide transition between the residential neighborhood and UCCS.

C. Review Criteria for Development Plan:

The development plan shall be consistent with the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Code and is compatible with the land uses surrounding the site. A Development Plan has been provided as part of this request. A development plan shall be reviewed in accordance with the following criteria (Section 7.5.502.E of the Code):

- 1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding, neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.**

The Development Plan provides details of the proposed Newman Center. The Newman Center has been sited on the property based on the retention of the existing residence, existing drainage along the south of the property and overall typography of the site. The building will be brick material with asphalt shingles. The earth tone colors of the building materials will blend into and be harmonious to the surrounding

neighborhood and environment. The height of the Center does not exceed building height in the Hillside Overlay as calculated by the City. The property is 3.35 acres of which the limits of existing and proposed disturbance is 1.9 acres.

2. The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

There are no applicable City-adopted plans for this area. The property lies within the Hillside Overlay zone. A Land Suitability Analysis has been conducted for the site.

3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirements.

The proposed Newman Center meets dimensional standards, such as setbacks, building area, and building height, in the R zone district.

4. The project grading, drainage, flood protection, storm water quality and storm water mitigation comply with the City's drainage criteria manuals and the drainage report prepared for the project on file with the City Engineering Department.

A Drainage Report has been prepared by Classic Consulting Engineering. Full adherence to current City Drainage Criteria will be accomplished by providing two (2) Full Spectrum Detention facilities that will also include Stormwater Quality treatment. A significant off-site basin that is currently routed thru the site in a natural drainage swale will be preserved as the southerly limits of the proposed site development.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

The parking area has been designed to accommodate the required City parking standards and designed to take in to consideration the topography of the site. For a 'Religious Institution', the City Code requires 1 parking space for every 4 seats which equates to 75 parking spaces for the Newman Center. As illustrated on the development plan, enough parking (76 spaces) will be provided. Parking on-site will be monitored through management regulations established for the Diocese so that only participants of the programs will be allowed to use the parking lot.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

The development plan illustrates and provides dimensions for parking stalls, drive aisles, loading/unloading areas, and dumpster area which meet the location and dimension standards set forth in the Code. The existing driveway will be closed and a new driveway constructed just to the south. The new location of the drive has been carefully designed to address slope and drainage on-site, as well as provide better access to the site of Stanton Road.

7. The project provides landscape areas, landscape buffers, and landscape materials as set forth in this chapter and the landscape design.

The Preliminary Landscape Plan illustrates proposed landscaping for the site which meet minimum landscape standards. The Applicant had met with the immediate neighbors to the north to discuss acceptable and adequate buffering. It was agreed upon that a 6' fence would be installed in addition to landscaping. Existing vegetation along the north property boundary will be retained to the maximum extent possible.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

The property lies within the Hillside Overlay zone. A Land Suitability Analysis has been prepared which addresses the natural features on-site. Overall, the project does not impact the natural features associated with the site. The project preserves, protects, and mitigates the natural features to the maximum extent possible. The limit of disturbance has been delineated on the development plan.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

ADA access and movement has been accommodated on-site. Pedestrian walkways through the property have been identified on the Development and Landscape Plans. The building location and site design provides for safe, convenient pedestrian and vehicle circulation. ADA-accessible pedestrian access has been located adjacent to the Newman Center to the east. Walkways have been designed as to have minimal vehicle conflicts

10. The number, location, dimension and design of driveways to the site substantially comply with the City's traffic criteria manual. To the extent practicable, the project shares driveways and connect to drive aisles of adjoining developments.

The site is accessed by an existing driveway off Stanton Drive. The City of Colorado Springs will be installing a gate just north of the property on Stanton Road by June 2018. The purpose of this gate is to eliminate UCCS staff and student traffic through the adjacent Eagle Rock neighborhood. This will significantly minimize vehicle traffic on Stanton Road and will allow for a safer pedestrian and bike access to the site from UCCS to the property.

UCCS has plans to install a connector street from Stanton, just south of the property, around the neighborhood to the west and connect to the round-about on Eagle Rock Road near the ENT Center of the Arts and new athletic center. This connection road will provide access to UCCS shuttles, security and maintenance vehicles. A future shuttle stop may be located near an existing UCCS parking lot to the southwest of the site.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Spring Utilities, the project will extend the utilities to connect to the surrounding properties.

The Newman Center will be connected to CSU utilities, wastewater and water, that currently are located within Stanton Road. The current residence is serviced by a well and septic system. It is proposed that this residence will continue to use well and septic and not be required to connect to CSU utilities within Stanton Road.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrian and emergency vehicles in accordance with the City's traffic criteria manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

All the streets and drives provide logical, safe and convenient vehicular access to the Newman Center by its members. Access to the property will be via Stanton Road from the South off Austin Bluffs Parkway. This will include normal traffic to the Newman Center and all construction traffic during construction. A gate will be installed by the City just to the north of the property to minimize vehicle traffic through the adjacent neighborhood.

A Traffic Generation Letter prepared by LSC Transportation Consultants Inc. has been provided. In summary, vehicle traffic along Stanton Road will significantly decreased as a result of the installation of the gate by the City of Colorado Springs. The traffic from the Newman Center from Austin Bluffs Parkway to Stanton Road will be minimal.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

Off-site impacts have been reasonably addressed. A Photometric Plan has been provided with this Conditional Use Permit request. Lighting from the site will not spill into the adjacent neighborhood. The parking area pole fixtures are full cut off. The building lighting will not have any view of the LED source. The entire fixture on the building is enclosed top and bottom. The fixtures will appear as a residential wall mounted fixture.