

# Y|O|W ARCHITECTS

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**4330 Mark Dabbling**

**Lot 1 Budweiser Subdivision Filing No. 2**

**Conditional Use and Development Plan Minor Mod (TSN: 6330205007)**

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**Site Background:**

YOW Architects proposes to submit an application for a Development Plan Minor Modification and Conditional Use to allow for a Christian school within the existing building. The school shall consist of 14 classrooms. We anticipate approximately 30 staff members and 200 students. The 200 students would consist of 160 middle school and elementary students along with 40 high school students. The site was previously zoned (M1) and was recently changed to (LI) Light Industrial. The 5.93 Acre site is currently used by Trace Church. The church in the space has typical Sunday services; three different services, and smaller group events throughout the week. The religious institution currently in the building has an 800 seat sanctuary.

**Use:**

We intend to move a Christian school into the existing religious institution. The school shall operate during the week while there are not any full services happening with the existing church.

**Parking:**

The parking requirement for the school would be as follows, 1 space per 6 high school student, 1 space per 20 elementary students, and 1 per each faculty member. This would give us a parking requirement of 45 spaces. With the existing parking lot to the north of the building that contains 300 parking spaces there are more than enough spaces to accommodate the proposed school. We anticipate that there shall be a drop off line created within the parking lot; this shall alleviate any traffic concerns during peak times.

**Drainage:**

We do not intend to make any changes to the pervious area for the site; we feel the historic drainage shall not be changed. We feel that a drainage report is not necessary due to there are not being any changes proposed for the site

**Landscaping:**

The existing landscaping is in good condition and adds screening and aesthetic appeal to the existing building. We intend to provide the existing landscape plan on file to show what is on site. The existing parking area is currently screened by healthy evergreen trees, this landscaping shall all be kept to screen the proposed parking.

**Accessible Parking:**

4330 Mark Dabling

Page 2 of 2

8/20/2024

We are adding 6 ADA parking spaces on the north side of the building, this shall bring the site up to 8 ADA spaces, which are required for the 308 parking spaces to be provided

**Traffic:**

We intend to keep all of the access points into the site unchanged. We feel that Mark Dabling a minor arterial has enough capacity and infrastructure to support this change of use. We are not proposing any changes adjacent to or within the right of way.

This project is harmonious with adjacent land uses and will serve the community with more religious destinations. This project is a good addition for the area along Mark Dabling. Vehicular circulation encourages safe travel around and within the site. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site.

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Respectfully yours,



Brad Nichols / Planner  
YOW Architects PC