



290 E. Woodmen Rd., Colorado Springs, CO 80919
719.388.5000 • info@woodmenvalley.org
woodmenvalley.org

Rockrimmon Christian Preschool @ Woodmen Valley Chapel Project Statement

Project Statement:

The building at 260 E. Woodmen Road is currently used as the Elementary Sunday School building at Woodmen Valley Chapel-Rockrimmon Campus. Elementary Sunday School is used on Saturday evening during one service and on Sunday morning for two services.

The proposed conditional use request is to use this same building for use by Rockrimmon Christian Preschool (RCP) during the week Monday through Friday from 8 am to 4:30 pm. Thus, this proposed conditional use would be during days and times when the building is not currently being used.

Rockrimmon Christian Preschool follows the same school calendar as Academy School District 20 (ASD20). Rather than waiting for the district to declare the last day of school, RCP finishes the school year on the third Friday in May. We follow ASD20 for weather closures and delays, as well. In addition to the regular school year, RCP remains open for seven summer camps June through July, with the exception of Memorial Day week, the week of the 4th of July, and the first two weeks of August.

The preschool is proposing to inhabit the three classrooms on the lower level of the building that exit directly to the fenced playground. El Paso County Health Department and the Department of the Fire Marshall have both conducted preoperational visits with very few "fixes" suggested. Because the building is already approved for Sunday School use, there were no major changes when considering a move toward this proposed conditional use.

The three classrooms will be part of a rotation for three separate classes of approximately fifteen students per class. Some of these students will be full day, while some of these students will be half-day. Because enrollment is based on need and we are adding a third classroom from two in this new location; one class will be all full time students, one class will be half-day students, and one class may be a mix of both. Students will rotate to each of the three classrooms in the morning with two teachers to receive their curriculum. In the afternoon, full day students will spend the afternoon in one or two designated classrooms for lunch time, rest time, enrichment, and then time on the playground.

Drop off and pick up will require parents to physically walk their students into the school using the double doors at the front of the building. Students with disabilities who are unable to use the stairs to access the lower level will be able to access the preschool from the playground. *There remains a possibility that all students may access the preschool from the playground as weather permits. The Rockrimmon campus already provides more than ample parking for parents.



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Rockrimmon Christian Preschool @ Woodmen Valley Chapel Justification of Project

Justification of Project:

- A. In terms of Use-Specific Standards, this proposed conditional use complies with the requirements for sprinkler systems in childcare/preschool environments. The three classrooms that exit directly to the playground are the only classrooms that will be inhabited by RCP. Each of the three proposed classrooms provide ample indoor square footage, in compliance with state regulations of 30 square feet of floor space per student. The playground is located at the rear (East) of the building, and no area of the playground is situated within any front building setback. Additionally, the playground is situated such that there is no area visible to nearby residents and the surrounding building provides adequate sound suppression for outdoor activities. The playground square footage provides ample space, in accordance with state regulations of 75 square feet per student and accommodates well over 33% of the licensed preschool capacity of 15 students. Should the preschool need more space it is understood that the building would then require the installation of a sprinkler system. Additionally, each classroom will have one toilet re-installed at the existing site to accommodate the Colorado Department of Early Childhood regulation of one toilet per 15 students. The building also has separate staff bathroom facilities, as well as two ADA accessible bathrooms with four stalls each.
- B. Because Rockrimmon Christian Preschool will operate during days and times that the Elementary Sunday School building is not currently in use, this mitigates many potential adverse impacts including traffic pattern impacts. As far as size, scale, and height, RCP will inhabit an existing building already in compliance. As well, because the building is already used for students, the proposed conditional use is compatible with the existing use.
- C. With Woodmen as the main thoroughfare, the street provides adequate capacity to serve the proposed conditional use. The sidewalks near the building and around the campus are ample for foot traffic between buildings and to and from the various parking lots.