

# Society of Classical Christian Education

PRE-24-0838

Project Statement:	<p><b>Applicant and Applicant Location:</b>                  Charis Ministries Building C Office Space located at 10285 Federal Dr., Colorado Springs, CO 80908 has office space available to lease to a new tenant for a three year lease term. The Society of Classical Christian Education (SoCCE) is a 501C3 (non-profit) religious organization that conducts chapel service daily and provides a <b>complementary use</b> with Charis Ministries, which is a Religious Institution. SoCCE has four units; Scholastic (Christian academics- called Twelve Stones), Mimetic (discipling), Tonic (community, encouragement &amp; edification), and Prosaic (records, accounting, administration).</p> <p><b>Number of Students:</b>                  Initially, Twelve Stones projects 30 students and eight staff to be on-site daily during the week, Monday-Friday. Over the three (3) year lease term, Twelve Stones intends to grow in size. Anticipated growth by year 3 could be as high as 200 students.</p> <p><b>Days and Hours of Operation:</b>                  Twelve Stones will operate five (5) days of the week, Monday-Friday, between the hours of 7:30AM-4:30PM and is not open on Saturdays and Sundays. Therefore, there will be no overlap in parking requirements with the Religious Institute operating next door. The building is currently being leased by Charis Ministries who leases the remaining space marked 'leased' as seen in APPENDIX C – floor plan. They operate Monday-Thursday.</p> <p><b>Parking:</b>                  According to the Development Plan City File Number (AR DPA 97-00400-A3MJ17 CPC CU 17-00149) in APPENDIX A for the Charis Christian Center, there are 365 existing spaces available on the property including eight ADA parking spaces, which more than allows for the parking needs of SoCCE and Charis Ministries during the weekdays.</p> <p>Parking space required was calculated using UTC city code 7.4.1003: <b>PARKING SPACE REQUIREMENTS BY USE and Table 7.4.10-A:</b></p>																		
	<table border="1" style="width: 100%; border-collapse: collapse; background-color: #2e5496; color: white;"> <tr> <td colspan="2" style="padding: 5px;"><b>Table 7.4.10-A</b></td> </tr> <tr> <td colspan="2" style="padding: 5px;"><b>Minimum Off-Street Parking Requirements</b></td> </tr> <tr> <td colspan="2" style="padding: 5px;">DU= Dwelling Unit</td> </tr> <tr> <td colspan="2" style="padding: 5px;">GFA = Gross Floor Area</td> </tr> <tr> <td colspan="2" style="padding: 5px;">N/A = Not Applicable</td> </tr> <tr> <td style="padding: 5px;"><b>Use Types</b></td> <td style="padding: 5px;"><b>Minimum Spaces</b></td> </tr> <tr> <td style="padding: 5px;">Religious Institution</td> <td style="padding: 5px;">1 per 6 seats in main assembly area</td> </tr> <tr> <td style="padding: 5px;">School, Elementary, or Secondary</td> <td style="padding: 5px;"><i>Elementary or Junior High:</i> 1 per 20 students maximum capacity <i>Senior High:</i> 1 per 6 students maximum capacity</td> </tr> <tr> <td style="padding: 5px;">School, Higher Education</td> <td style="padding: 5px;">1 per 500 sf of GFA of classroom, research, and library area, plus 1 per 6 seats in largest assembly area</td> </tr> </table>	<b>Table 7.4.10-A</b>		<b>Minimum Off-Street Parking Requirements</b>		DU= Dwelling Unit		GFA = Gross Floor Area		N/A = Not Applicable		<b>Use Types</b>	<b>Minimum Spaces</b>	Religious Institution	1 per 6 seats in main assembly area	School, Elementary, or Secondary	<i>Elementary or Junior High:</i> 1 per 20 students maximum capacity <i>Senior High:</i> 1 per 6 students maximum capacity	School, Higher Education	1 per 500 sf of GFA of classroom, research, and library area, plus 1 per 6 seats in largest assembly area
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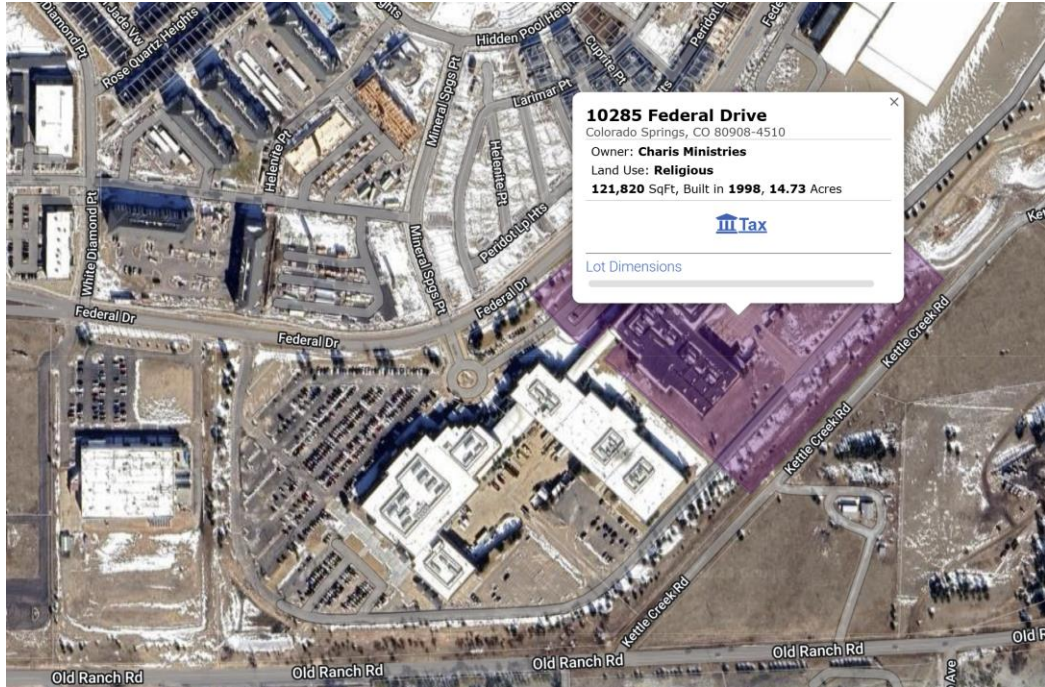
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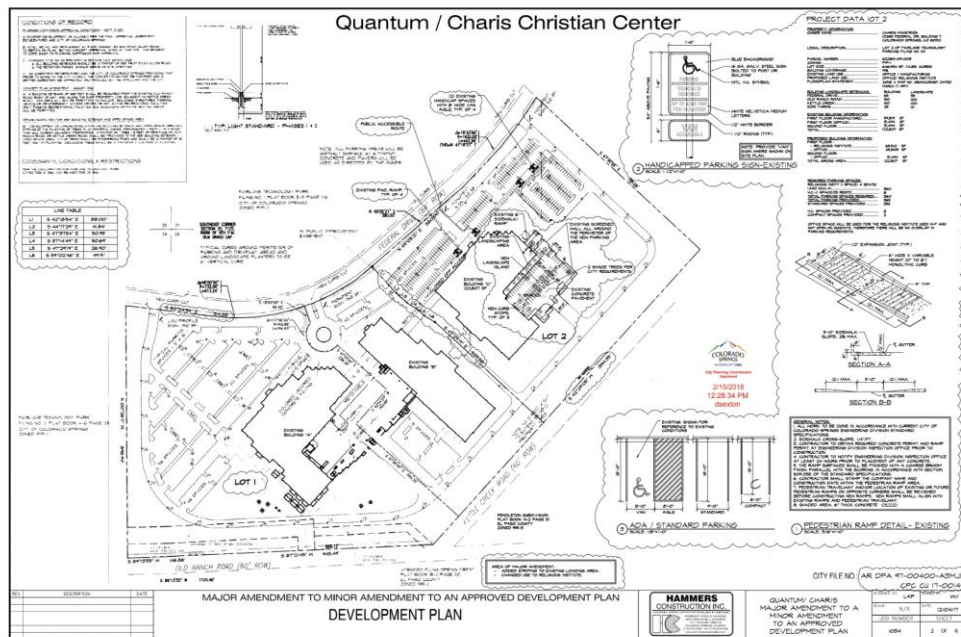
<p>Project Statement, cont.:</p>	<p>For the calculations, the most stringent ratio of the one parking space per every six students rule was used to calculate the total amount of parking spaces needed. There are 125 spaces on site that are not being required as part of the church use.</p> <p>Calculating the initial 30 students: Students <math>(30/6) = 5</math> parking spaces required daily of the existing 365 parking spaces.</p> <p>Calculating with 200 students: Students <math>(200/6) = 34</math> parking spaces required daily of the existing 365 parking spaces.</p> <p><b>Drop-off/Pick-up Circulation:</b> Drop off will begin at 8:30am and pick-up will begin at 3:30pm Monday – Friday. Please see circulation chart in APPENDIX B for visual reference. There will not be any back up on Federal Drive due to the length of the drop-off/pick-up route in the property parking lots.</p>
<p>Property Information:</p>	<p><b>Owner Name:</b> Charis Ministries, 10285 Federal Drive, Building C, Colorado Springs, Colorado, 80908</p> <p><b>Legal Description according to the El Paso County Assessor's Office:</b> LOT 2 FAIRLANE TECHNOLOGY PARK FIL NO 4A *** NEW PARCEL NUMBER FOR 2021 IS 62280-09-007 SWD REC #221068701(62280-09-006 LEFTOVER) ***</p> <p><b>Parcel Number:</b> See above in description for detailed information</p> <p><b>Lot Size:</b> 14.851 acres OR 646,934 sqft (information taken from the Development Plan)</p> <p><b>Zoning:</b> Business Park (BP)</p>

Legal Depiction:

Photo snapshot taken from Pikes Peak Multiple Listing Services (PPMLS)



Screenshot of the Building Development Plan City File Number (AR DPA 97-00400-A3MJ17 CPC CU 17-00149); more details in Appendix A.







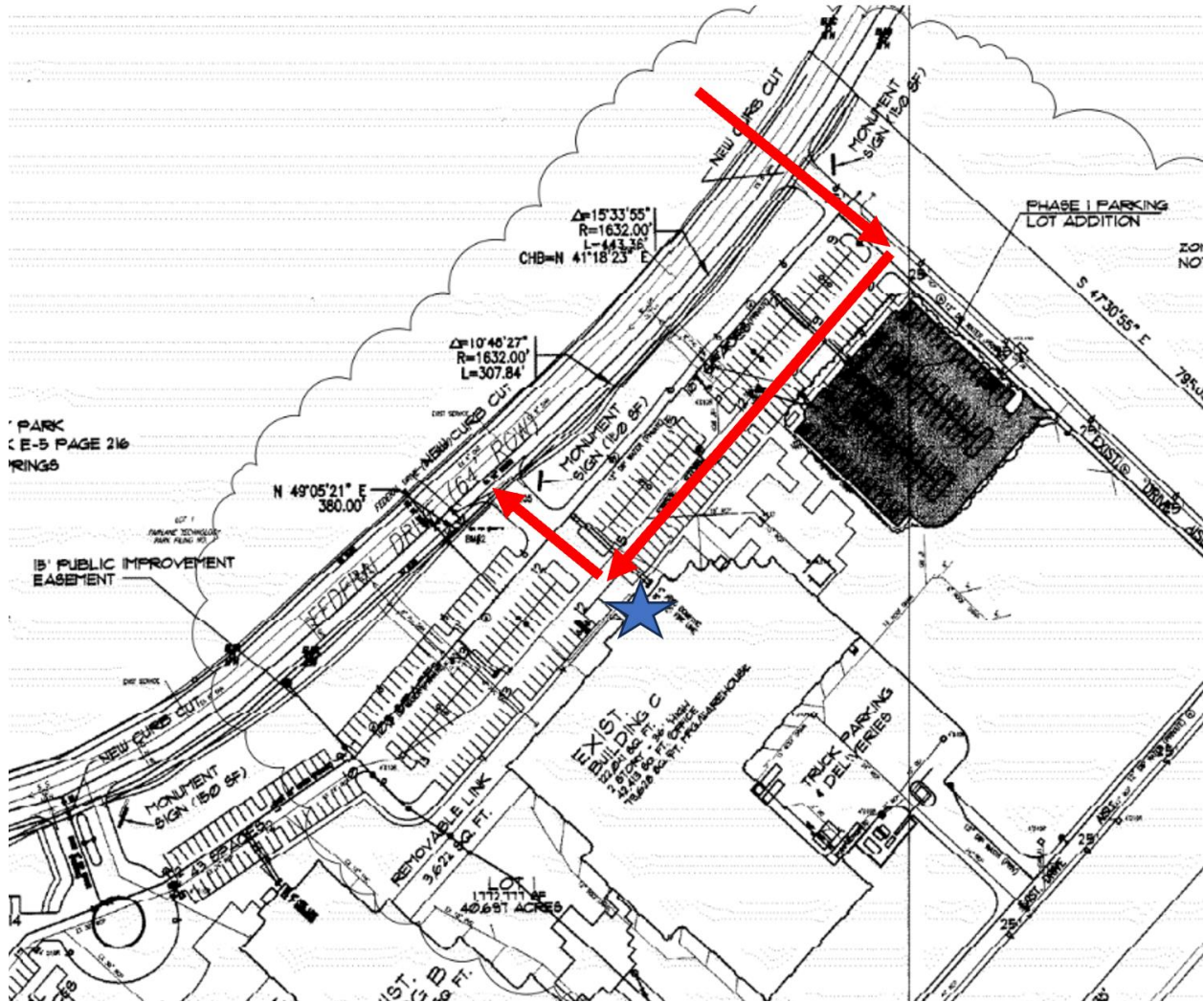






APPENDIX B

Drop-off/Pick-up Circulation



APPENDIX C

Floor Plan – UNIT1 AND UNIT2

