UVAR-25-0002 – Revolution Church Childcare Center Use Variance

City Council

REGULAR MEETING – June 10, 2025

COLORADO SPRINGS
OLYMPIC CITY USA

Revolution Church Childcare Center – Use Variance

QUICK FACTS

Address:
2380 Montebello Drive West

Location:
Northwest of N Academy Blvd and N Union Blvd

Zoning and Overlays
R-E (Single-Family Estate) CU (Conditional Use)

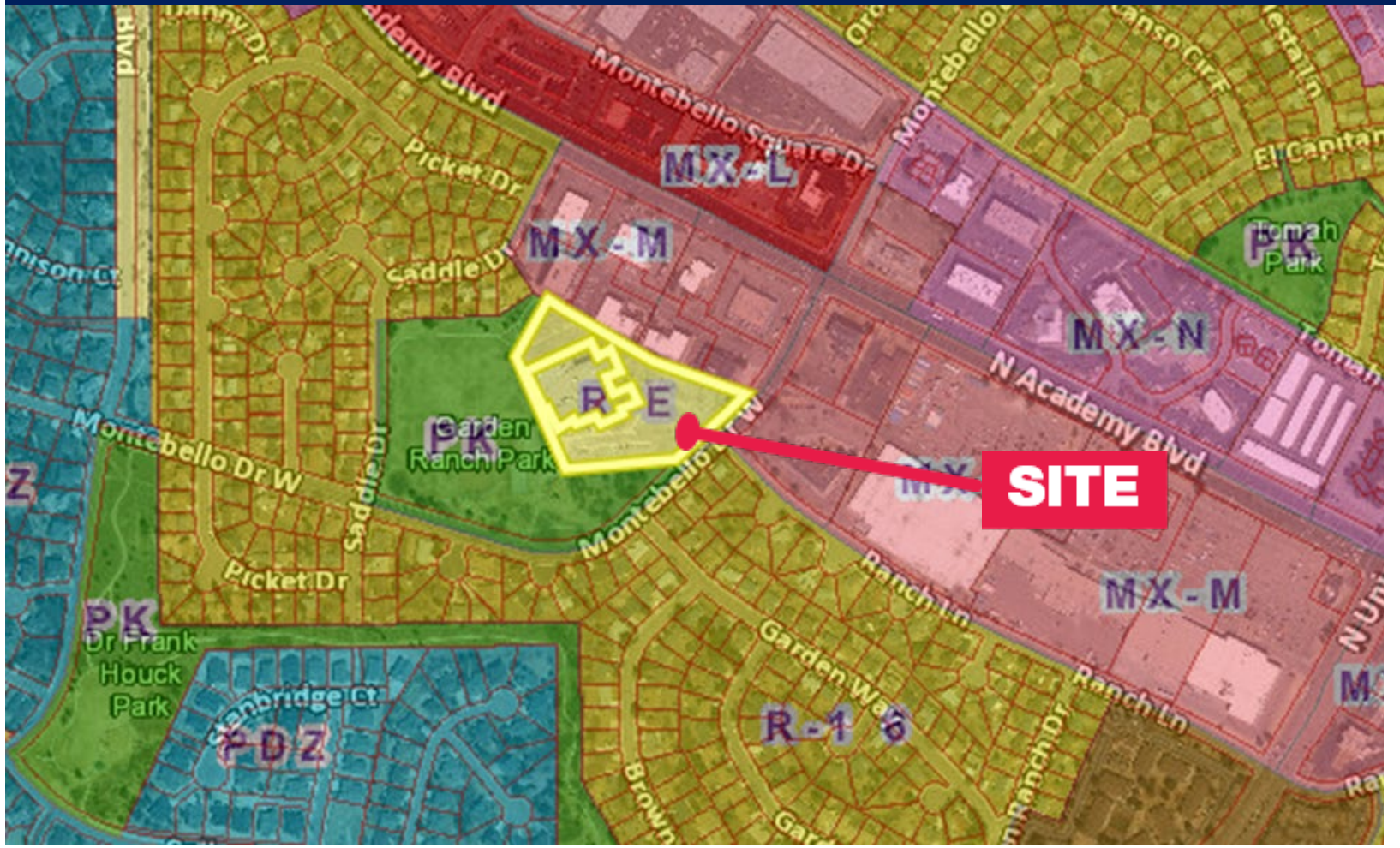
Site Area
4.83 acres

Proposed Land Use
Childcare Daycare Center, Large

APPLICATIONS

Use Variance

VICINITY MAP



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PROJECT SUMMARY

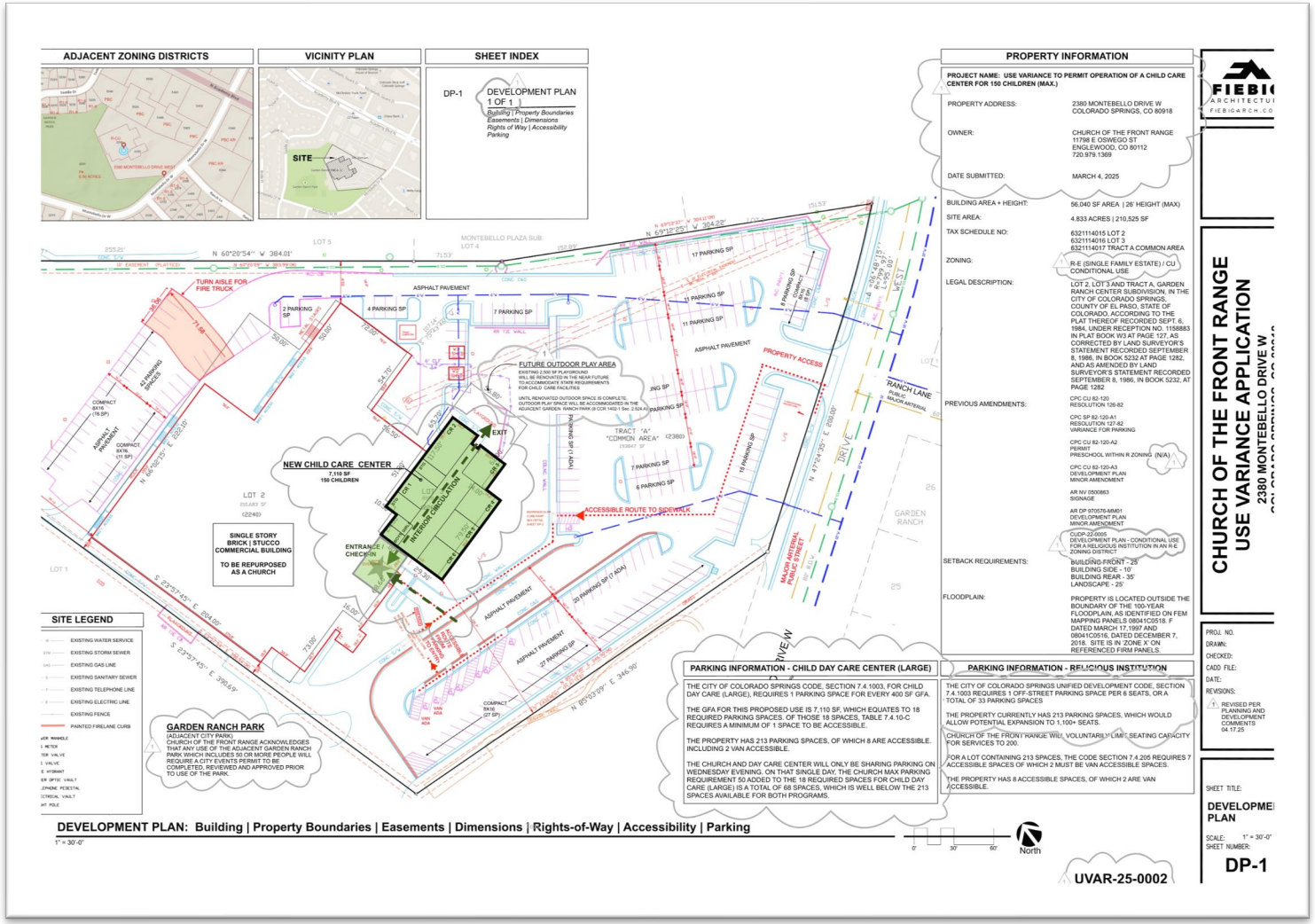
File #(s):

UVAR-25-0002

Project Proposal:

After-school childcare and summer camp program co-located within an existing religious institution.

SITE PLAN



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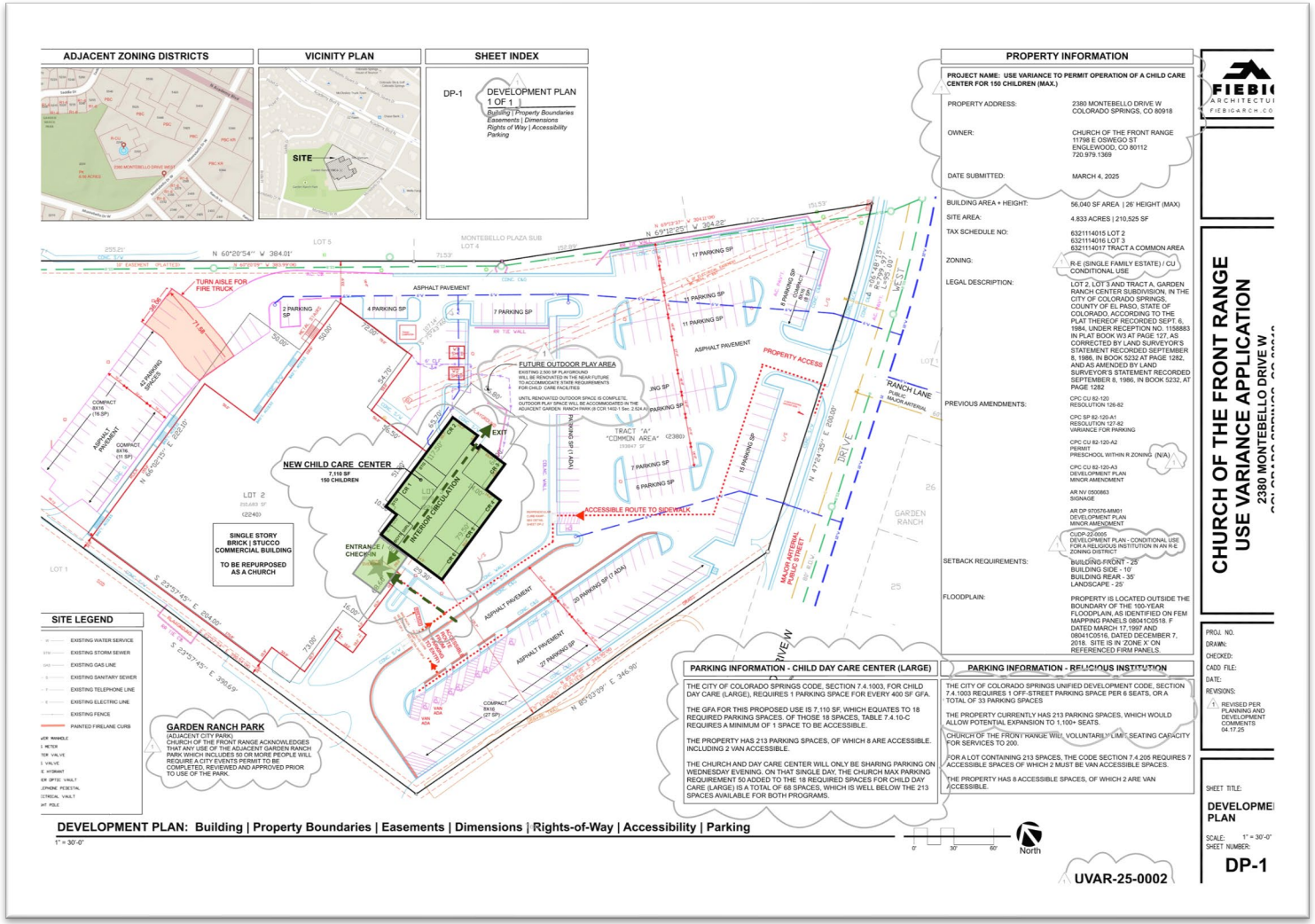
Additional Information

- Non-profit organization providing care is not directly affiliated with the church.
- Maximum of 150 elementary-aged children
- Evening care on weekdays during school year between hours of 3:00 PM – 9:00 PM
- Daycare on weekdays during summer months between hours of 8:00 AM – 5:00 PM
- Staggered pickup and drop-off times.
- Existing classroom and gymnasium facilities onsite will be used for interior programming, while the immediately adjacent Garden Ranch Park will be primary outdoor play space.

SITE PLAN



TIMELINE OF REVIEW

Initial Submittal Date	March 6, 2025
Number of Review Cycles	2
Item(s) Ready for Agenda	April 23, 2025
Approval Recommended by Planning Commission	May 14, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences *(Posters / Postcards)*	Initial Submittal / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	194 Postcards
Number of Comments Received	4

PUBLIC ENGAGEMENT

- Staff received three comments from neighborhood stakeholders during the initial review. One comment was in support of the proposal and two were in opposition. Concerns included noise, traffic, parking, and overcrowding of the adjacent Garden Ranch Park.
- One comment was received prior to the Planning Commission hearing. This comment included questions about the state licensure process but did not voice support or opposition.

AGENCY REVIEW

Traffic Engineering

Per Traffic Engineering, a Traffic Impact Study (TIS) was not required for this site. Additionally, the traffic engineer stated that all nearby roadway systems are built to the ultimate design.

Engineering Development Review

City Engineering Development Review had no comments.

Parks

City Parks indicated that the use of any City of Colorado Springs park site with fifty people or more requires a City event permit to be completed, reviewed, and approved as necessary based on the details of the application. Parks had no other comments or concerns regarding the proposal.

Planning Landscape

City Landscape Architect staff reviewed the previously approved landscape plan from 2022 and requested several administrative changes be made to reflect current conditions. No landscaping changes to the site are required.

Economic Development

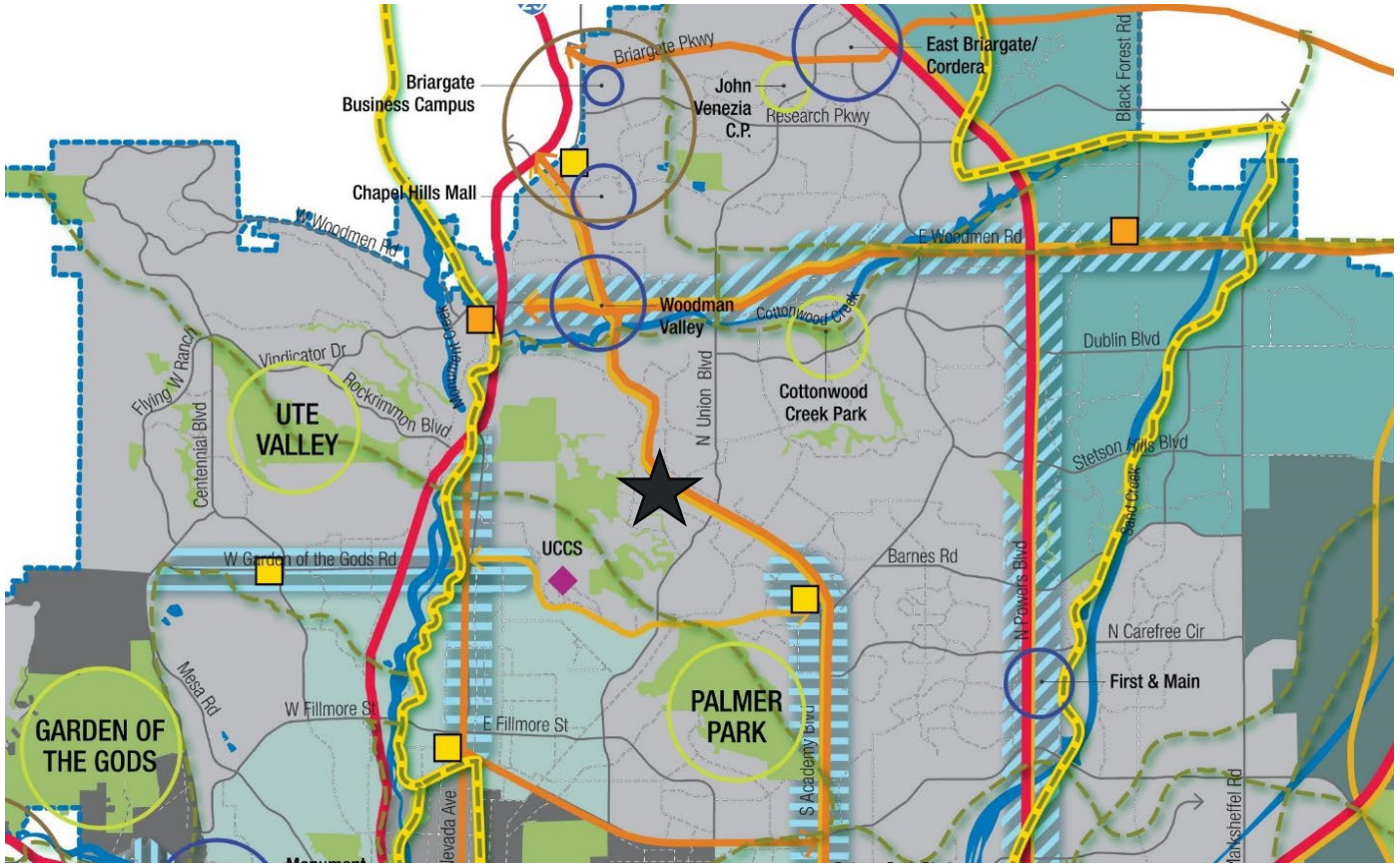
City Economic Development had no concerns with the proposal in relation to the site's position within the Pikes Peak Enterprise Zone. Economic Development noted that childcare facilities are beneficial for supporting a growing workforce within the City.

CSPD

CSPD shared several recommendations for the applicant to improve the safety of the site, including ensuring adequate lighting. These recommendations were acknowledged by the applicant.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

SITE LOCATION

Majestic Landscapes
- Parks & Open Space
- Complete Creeks
- Primary Trail Network
- Legacy Loop & Ring the Springs

Thriving Economy

Renowned Culture

Activity Centers
- Mature/Redeveloping
- New/Developing
- Reinvestment Area & Community Hub

Strong Connections
- Intercity Corridors
- City Priority Corridors
- Smart Corridor
- Bike Network
- Park-N-Ride
- Transit Hub

Vibrant Neighborhoods
- Downtown
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Newer Developing Neighborhood
- Future Neighborhood
- Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.527.E Use Variance

Criteria for Approval

The City Council may approve the application or approve it with conditions if Council finds that the following criteria have been met:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the Use Variance would result in undue property loss and not solely a mere inconvenience or financial disadvantage;
2. That the Use Variance is necessary for the preservation and enjoyment of a property right of the and if not approved, the property or structure cannot yield any beneficial use;
3. That the Use Variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property
4. That the hardship is not the result of the applicant's own actions;
5. That because of these conditions, the application of the UDC prohibition on the requested use on the subject property would effectively prohibit or unreasonably restrict the use of the property;
6. That the Use Variance is not being requested primarily to avoid the time or expense of complying with UDC standards generally applicable to similar properties and development.

Statement of Compliance

[UVAR-25-0002]

After evaluation of the Use Variance, the application meets the review criteria .

CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

UVAR-25-0002 –Revolution Church Childcare Center

Should the City Council wish to approve the Use Variance application, the following motion is suggested:

Approve the Use Variance to establish a Child Day Care Center, Large use in the R-E (Single-Family Estate) zone district based upon the findings that the request complies with the Use Variance criteria as set forth in City Code Section 7.5.527.

Should the City Council wish to deny the Use Variance application, the following motion is suggested:

Deny the Use Variance to establish a Child Day Care Center, Large use in the R-E (Single-Family Estate) zone district based upon the findings that the request does not comply with the Use Variance criteria as set forth in City Code Section 7.5.527.

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