

ZONE CHANGE/ LAND USE PLAN:
BRIARGATE CHURCH- ASSEMBLY OF GOD
LOT 20 EX S 30 FT BLK B SPRING CREST AMD FIL
9550 OTERO AVENUE, COLORADO SPRINGS, COLORADO 80920

OWNER/APPLICANT

OWNER: BRIARGATE CHURCH-ASSEMBLY OF GOD
9550 OTERO AVE
COLORADO SPRINGS, CO 80920
CONTACT: SCOTT BOTTOMS
(719) 528-6060
e-mail: scott@cabag.org

APPLICANT: KEM-ARCHITECTURE+PLANNING
901 CROWN RIDGE DRIVE
COLORADO SPRINGS, CO 80904
CONTACT: KEITH MOORE
(719) 377-7737
e-mail: keith@kem-arch-plan.com

PROJECT INFORMATION

SITE AREA: 7.73 AC (336,718.8 SF)
DEVELOPMENT NAME: BRIARGATE CHURCH
ASSEMBLY OF GOD - ADDITION
TAX SCHEDULE NO: 62290 07 020
PROPERTY ADDRESS: 9550 OTERO AVE
COLORADO SPRINGS, CO, 80920
LAND USE: RELIGIOUS WORSHIP
CITY ZONING: A (AF-O)
LEGAL DESCRIPTION: LOT 20, EXCEPT THE SOUTH 30 FT
THEREOF, IN BLK B AMD FILING OF
SPRING CREST, A SUBD RECD DEC 7,
1959 IN PLAT BOOK B-2 AT PAGE 20
UNDER REC NO 136086, OF THE
RECORDS OF EL PASO COUNTY,
COLORADO SAID PARCEL CONTAINS AN
AREA OF 8.26 ACRES, MORE OR LESS.

LOT COV. EX: 2.851%
LOT COV. PROP.: -
IMPERVIOUS AREA: EX. CHURCH. SIZE 5,600 S.F.
LANDSCAPED AREA
PAVED AREA

SITE PARKING CALCULATION

	REQUIRED	PROVIDED
450 SEATS SANCT. (1 SPACE PER 4 SEATS)	113 PS	131 PS
HANDICAP SPACES (INCL 101-150 SP, 5 REQ)	5 PS	5 PS
TOTAL SPACES (EXISTING & NEW):	118 PS	136 PS

BUILDING SETBACKS: 25 FEET
FRONT SETBACK: 10 FEET
SIDE SETBACKS: 35 FEET
REAR SETBACK:

PROPOSED MX-M (AF-O) ZONE:

ZONE DISTRICT: 2.5 AC MIN
MINIMAL DISTRICT SIZE: 7.73 AC (EXISTING)
PROPOSED DISTRICT SIZE: (336,718.8 SF)

LOT STANDARDS
LOT AREA: NA
SETBACKS
FRONT/SIDE STREET: 20 FT
SIDE: 20 FT
REAR: 15 FT
FRONT PARKING: 20 FT
BUILDING HEIGHT: 50 FT
MAX

PROPOSED LOT USE/SIZES:
USE LOT SIZE
LOT 1: RELIGIOUS 3.9 AC
LOT 2: PERMITTED USES 1.22 AC
LOT 3: PERMITTED USES 1.22 AC
LOT 4: PERMITTED USES 1.29 AC

PROHIBITED USES per LUP:

USES DEFINED BY THE UDC
MARIJUANA RELATED SERVICES TO INCLUDE:
MEDICAL MARIJUANA CULTIVATION FACILITY
MEDICAL MARIJUANA PRODUCTS MANUFACTURER
MEDICAL MARIJUANA STORE
MEDICAL MARIJUANA TESTING
RETAIL MARIJUANA CULTIVATION FACILITY
RETAIL MARIJUANA PRODUCTS MANUFACTURER
RETAIL MARIJUANA STORE
RETAIL MARIJUANA TESTING
INDUSTRIAL HEMP TO INCLUDE:
INDUSTRIAL HEMP PRODUCTS MANUFACTURE - NON HAZARDOUS
INDUSTRIAL HEMP CULTIVATION FACILITY
ADULT ENTERTAINMENT
HOOKAH BAR
DETOXIFICATION CENTER

1 LAND USE SITE PLAN
LUP.01 SCALE: 1" = 40'-0"

FLOOD PLAIN STATEMENT:

This Site is located in an area of minimal flood hazard (zone X) per FEMA Map No 08041C0506S, Dated Dec 7, 2018

GEOHAZARD DISCLOSURE STATEMENT:

"This property is subject to the findings summary and conclusions of a GEOLOGIC HAZARD EXEMPTION Prepared by RMG ENGINEERS, Dated June 17th, 2024. A copy of said report has been placed within file LUP.24-0012 or within the subdivision file of the CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM File. Contact the PLANNING AND DEVELOPMENT TEAM, 30 South Nevada Ave, Suite 701, COLORADO SPRINGS, CO if you would like to review said WAIVER."

SKYLINE TRAIL DEDICATION NOTE:

"THE SKYLINE TRAIL (20' P.I.E.) WILL BE BUILT BY THE DEVELOPER AT TIME OF ADJACENT DEVELOPMENT"

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:

The parties responsible for this plan have familiarized themselves with all the current accessibility criteria and specifications and the proposed plan reflects all site elements required by applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of the plan by the City of Colorado Springs does not assure compliance with ADA or any Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

PARK LAND DEDICATION NOTE:

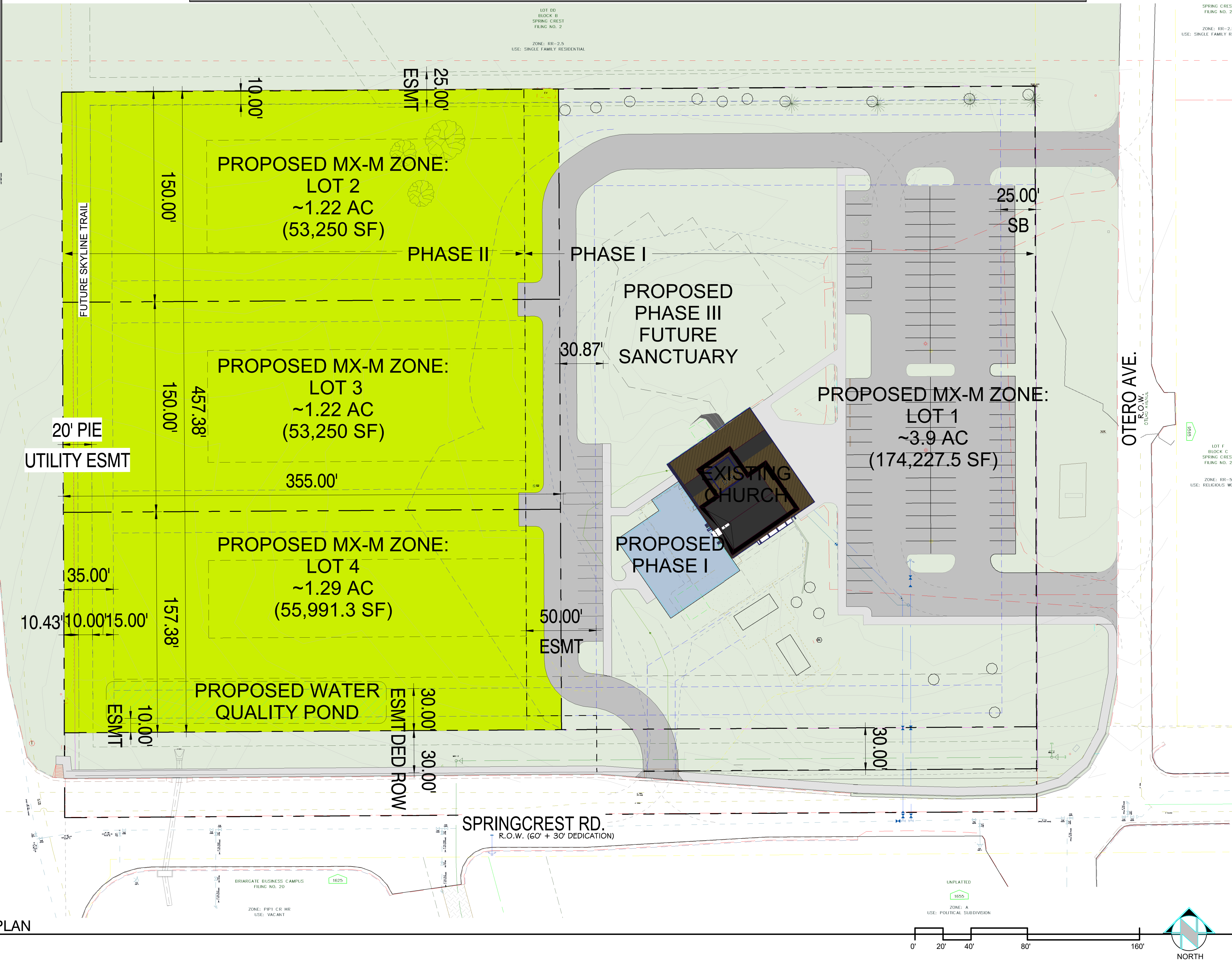
"ANY RESIDENTIAL USE IS SUBJECT TO THE PARK LAND DEDICATION ORDINANCE AND WILL BE EVALUATED AT TIME OF DEVELOPMENT PLAN SUBMITTAL"

SCHOOL FEE DEDICATION NOTE:

"ANY RESIDENTIAL DEVELOPMENT WILL PAY SCHOOL FEES IN LIEU OF LAND DEDICATION"

TRAFFIC ENGINEERING:

"The developer will be responsible for the roadway improvements along Springcrest Road shown in Exhibit 1-a & 1-b of the LSC TIS."



0' 20' 40' 80' 160'



CITY FILE NO: LUP.24-0012

CITY PLANNING APPROVAL: