

Y|O|W ARCHITECTS

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4330 Mark Dabling
Lot 1 Budweiser Subdivision Filing No. 2
Conditional Use
Project Statement

Project Description:

YOW Architects proposes to submit a Conditional Use request. This plan shall propose to move a religious institution into the existing building located at 4330 Mark Dabling. The site was previously zoned (M1) and was recently changed to (LI) Light Industrial. The 5.93 Acre site is currently used by Anheiser Busch for shipping and warehousing. We intend to move a religious institution into the existing warehouse building. The church that is interested in the space has typical Sunday services; three different services, and smaller group events throughout the week. The church shall remodel the warehouse to create an 800 seat sanctuary. We propose to move the religious institution into the building and the church would have an 800 seat sanctuary. We propose to restripe to the existing parking area to allow for 308 parking spaces. The new parking requirement for the city is 1 parking space per 6 seats in the sanctuary which would be 133 spaces required. This would allow for more than adequate parking for the new use in the building.

This application shall comply with the three review criteria below:

The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),

This application shall comply with all use-specific standards set forth in Part 7.3.3. With this application we are requesting a use of Religious Institution.

The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and

This request is compatible with the existing and planned uses in the surrounding area. The site was previously zoned (M1) and was recently changed to (LI) Light Industrial. The area is mostly occupied by industrial businesses. The property is currently being used as a distribution and warehousing facility. The existing roadway is constructed to handle heavy traffic loads. A religious institution shall not have a detrimental impact to surrounding areas; typically peak hours for religious purposes are different than the existing industrial uses in the area.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

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The existing infrastructure is more than able to handle the conditional use request. There shall not be a higher utility demand from the existing use, and the amount of traffic shall be less on average on a weekly basis, with a higher peak on Sundays. There are adequate ingress and egress for the site.

Conclusion:

This Conditional Use request complies with the provisions of the UDC and all applicable City regulations. This application is consistent with the Colorado Springs Comprehensive Plan. This application is also consistent with the conditions that the original approval that we intend.

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