

# Y|O|W ARCHITECTS

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## **4330 Mark Dabbling**

### **Lot 1 Budweiser Subdivision Filing No. 2**

### **Land Use Statement (TSN: 6330205007)**

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#### **Project Description:**

YOW Architects proposes to submit an application for a Development Plan Minor Modification and Conditional Use to allow for a Christian school within the existing building. The school shall consist of 14 classrooms. We anticipate approximately 30 staff members and 200 students. The 200 students would consist of 160 middle school and elementary students along with 40 high school students. The site was previously zoned (M1) and was recently changed to (LI) Light Industrial. The 5.93 Acre site is currently used by Trace Church. The church in the space has typical Sunday services; three different services, and smaller group events throughout the week. The religious institution currently in the building has an 800 seat sanctuary.

The parking requirement for the school would be as follows, 1 space per 6 high school student, 1 space per 20 elementary students, and 1 per each faculty member. This would give us a parking requirement of 45 spaces. With the existing parking lot to the north of the building that contains 300 parking spaces there are more than enough spaces to accommodate the proposed school. We anticipate that there shall be a drop off line created within the parking lot; this shall alleviate any traffic concerns during peak times. There are not any anticipated exterior improvements anticipated. There are interior improvements to the existing church to convert Sunday school rooms to classrooms for the school. We are not proposing any exterior playground areas.

#### **Consistency with the City's codes and plans:**

This application shall be consistent with the overall Comprehensive Plan. This application is consistent with the surrounding area. This surrounding area is a largely industrial zoned area. This use shall have a lower impact to the surrounding area as most of the industrial zone properties. These impacts would be traffic, noise, and utilities. This use shall have less noise from truck traffic and industrial processes than the surrounding properties. This use shall not have any fumes or smells that may be received from neighboring properties that industrial uses may have.

#### **Adequate ingress and egress:**

The existing curb cuts are adequate for the amount of traffic anticipated for this use. During peak times when school is concluded traffic shall be allowed to enter and exit the site effectively. At all other times the traffic impacts shall be minimal.

#### **Capacities:**

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This use request shall not create a burden on the capacities of the existing infrastructure. The use would not have a detrimental impact on streets, utilities, or schools in the area.

**Impacts on the permitted uses:**

As mentioned previously this use would not have a detrimental impact on the permitted uses in the surrounding area. This use is appropriate for the area with access in and out of the site. The impact on utilities is less than the previous use within the building.

**Conclusion:**

This Conditional Use 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 to amend.

This project is harmonious with adjacent land uses and will serve the community with a place of education for the surrounding area. 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