CHURCH FRONT RANGE

USE VARIANCE APPLICATION APPLICATION NUMBER UVAR-25-0002

MAY 14, 2025



PROJECT STATEMENT

CHURCH OF THE FRONT RANGE (COTFR) IS SEEKING APPROVAL FROM THE CITY OF COLORADO SPRINGS OF A USE VARIANCE TO ALLOW A NEW CHILDCARE USE IN THE EXISTING R-E (SINGLE FAMILY ESTATE) ZONING DISTRICT.

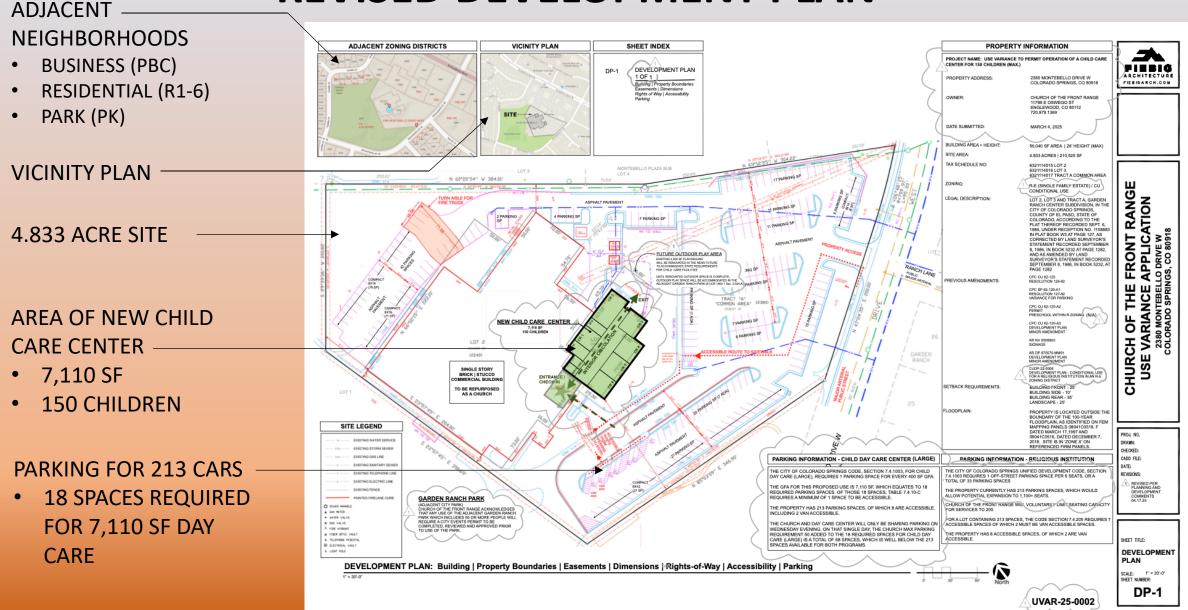
THE NEW CHILD CARE CENTER WILL OPERATE OUT OF THE EXSTING CHURCH OF THE FRONT RANGE FACILITY (DBA REVOLUTION CHURCH) AND SERVE A MAXIMUM OF **150 CHILDREN.**

THE NEW CENTER WILL HAVE THE FOLLOWING HOURS OF OPERATION:

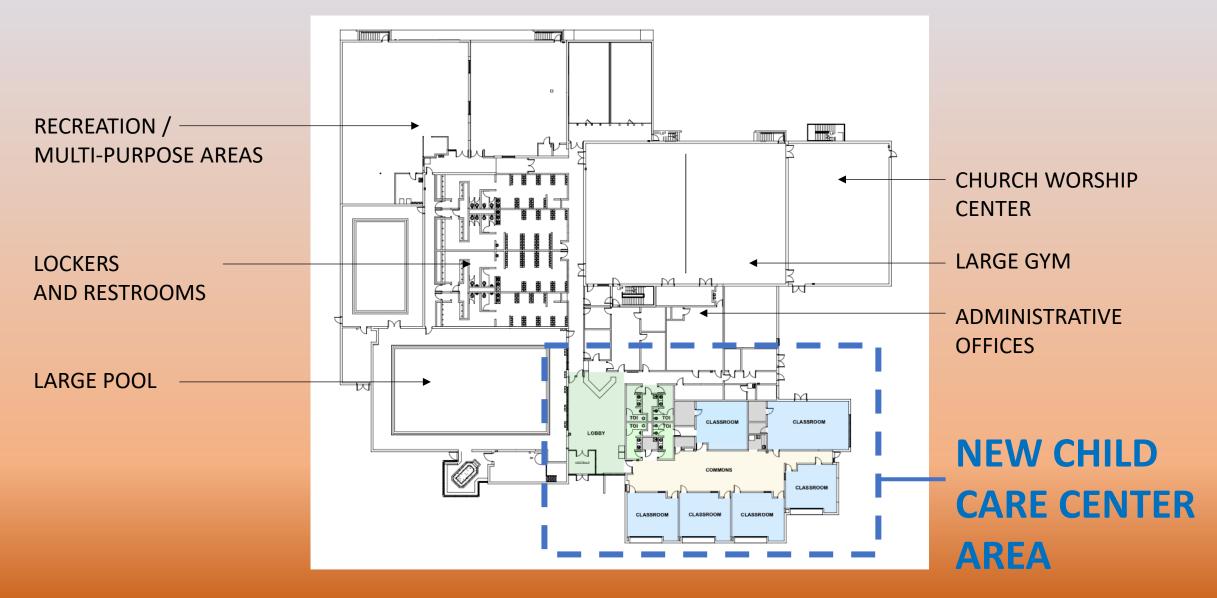
- SUMMER (JUNE AUGUST): 8:00AM 5:00PM
- SCHOOL YEAR (AUGUST MAY): 3:00PM 9:00PM

CHURCH OF THE FRONT RANGE INTENDS TO LIMIT IMPROVEMENTS TO REPAIRS TO THE EXISTING BUILDING IN ORDER TO OCCUPY IT "AS IS", WITH THE EXCEPTION OF ANY MODIFICATIONS REQUIRED TO MEET REGULATORY STANDARDS FOR A LICENSED CHILDCARE CENTER. NO BUILDING PERMIT IS ANTICIPATED.

REVISED DEVELOPMENT PLAN



CHILD CARE CENTER FLOOR PLAN



SITE / LANDSCAPING PLAN

EXISTING BUILDING ELEVATIONS (UNCHANGED)

SITE LIGHTING – FULLY SHIELDED AND DOWNCAST

4.833 ACRE SITE

BUILDING FOOTPRINT 56,040 SF

EXISTING LANDSCAPING

- IRRIGATED TURF GRASS
- DECIDUOUS TREES
- CONIFEROUS TREES
- ORNAMENTAL GRASSES
- FLOWERING SHRUBS
- DECIDUOUS SHRUBS





CHURCH OF THE FRONT RANGE (COTFR) INTENDS TO MEET EACH OF THE SIX (6) THE COLORADO SPRINGS UNIFIED DEVELOPMENT CODE (UDC) CRITERIA FOR GRANTING A USE VARIANCE IN THE FOLLOWING MANNER:

UDC CRITERIA 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.

COTFR RESPONSE: The R-E zoning district is generally for large residential lots, therefore this Use Variance is required to **allow the church to use the building in its full capacity** to provide much-needed, affordable after-school childcare for under-resourced families. Following is a representative sample of those needs:

- In El Paso County, 28% of families with kids under 18 are led by single parents (primarily mothers)
- Nearly 40% of these moms spend over a third of their income on housing
- The new Child Care Center will be located in Colorado Springs School District 11 only **15%** of this District's 22,000 students currently have access to after-school programs
- Conversely, *denial* of the Use Variance would prevent the church from being able to offer these additional services and restrict the building from being used to its full potential



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UDC CRITERIA 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

COTFR RESPONSE: The building, which includes large recreational and educational spaces within its walls, would be vastly underutilized if it were restricted to providing only twice-weekly church services. The Use Variance permitting licensed childcare on the property is essential in order to allow the Owner to greatly **expand its services to the community to include education, recreation, social skills and nutrition**.

UDC CRITERIA 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.

COTFR RESPONSE: As opposed to being detrimental to public welfare, statistics show that transforming underutilized buildings into active businesses or community programs has been shown to **significantly improve public welfare and have a positive impact on property values**, as well as decreased crime, increased public safety, and catalyzed community development.



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UDC CRITERIA 4: That the hardship is not the result of the applicant's own actions.

COTFR RESPONSE: Since purchasing the property in 2022, COTFR has grown to understand the real and critical needs of families living in the surrounding community, including a primary need for low-cost after-school childcare. Rather than ignoring this hardship, it is our desire to address it head-on by applying for this Use Variance in order to expand the church's ability beyond the currently allowed approved land uses, and to work with City, State and Local agencies to actively pursue establishing a licensed Child Care Center to serve the Garden Ranch community.

UDC CRITERIA 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.

COTFR RESPONSE: Because use of the building as a Child Day Care Center is not an allowed land use in an R-E zoning District (UDC 7.3.201), a strict application of the Unified Development Code without approval of the requested variance would prohibit the property from being used to provide these essential childcare services to the surrounding district.



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UDC CRITERIA 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.

COTFR RESPONSE: It is our understanding that the Use Variance application is the appropriate vehicle for requesting approval of a use of land or a structure that is not listed in UDC 7.3.2 as a Permitted or Conditional Use in the zoning district where the property is located. Church of the Front Range is not requesting this variance in any way to avoid development costs or compliance with the established UDC requirements. On the contrary, the church is applying for this variance in order to be able to proceed with the considerable investment required to establish and operate this new licensed Child Care Center on the property.



ADDITIONALLY, WE UNDERSTAND THAT **UDC SECTION 7.3.302.A** ALSO INCLUDES THE FOLLOWING **THREE (3) USE-SPECIFIC STANDARDS FOR CHILDCARE USES**.

EACH OF THESE CRITERIA IS LISTED BELOW, ALONG WITH THE COTFR RESPONSE SHOWING HOW THIS STANDARD HAS BEEN MET:

(1) This use shall provide the minimum square footage of indoor and outdoor space pursuant to state requirements.

COTFR REPONSE: The new Child Care Center will be licensed and regulated by the Colorado Department of Early Childhood. As such, the Center will adhere to all state regulations regarding indoor and outdoor square footage requirements for a childcare center

(2) No part of the required outdoor space shall be situated within any front building setback.

COTFR REPONSE: The required outdoor space for the new Child Care Center is located in the adjacent public park (Garden Ranch Park) which is a considerable distance from any front building setbacks.



ADDITIONALLY, WE UNDERSTAND THAT **UDC SECTION 7.3.302.A** ALSO INCLUDES THE FOLLOWING THREE (3) USE-SPECIFIC STANDARDS FOR CHILDCARE USES.

EACH OF THESE CRITERIA IS LISTED BELOW, ALONG WITH THE COTFR RESPONSE SHOWING HOW THIS STANDARD HAS BEEN MET:

(3) The required outdoor space shall be screened from adjacent residential properties when necessary to reduce play area sounds.

COTFR REPONSE: The required outdoor space for the initial opening phase of the new Child Care Center is located in the adjacent public park (Garden Ranch Park) which is approximately 400' from the closest residential property, and heavily screened by dense trees, shrubs, and vegetation.

Additionally, the new Child Care Center will only allow 30 children (max.) to be outdoors at one time, with a minimum of two adult supervisors. We do not anticipate that this small group of supervised children will cause any significant noise disruptions to the surrounding neighborhood.

CONCLUSION

CHURCH OF THE FRONT RANGE (COTFR) RESPECTFULLY REQUESTS THE CITY OF COLORADO SPRINGS AND THE PLANNING COMMISSION TO CONSIDER OUR REQUEST FOR APPROVAL OF **A USE VARIANCE TO ALLOW A CHILDCARE USE IN THE R-E (SINGLE-FAMILY ESTATE) ZONE** SERVING THE GARDEN RANCH COMMUNITY AND THE SURROUNDING NEIGHBORHOODS.

COTFR COMMITS TO MEETING THE STANDARDS SET FORTH IN THE COLORADO SPRINGS UNIFORM DEVELOPMENT CODE (UDC) REGARDING THIS USE, AND TO SUPPORT THE COMPREHENSIVE VISION OF THE COLORADO SPRINGS PLANNING AND DEVELOPMENT DEPARTMENT AS SET FORTH IN PLAN**COS** – TO ESTABLISH:

- VIBRANT NEIGHBORHOODS
- UNIQUE PLACES
- THRIVING ECONOMY
- STRONG CONNECTIONS
- RENOWNED CULTURE, AND
- MAJESTIC LANDSCAPES

WE ARE GRATEFUL FOR THIS OPPORTUNITY TO PARTNER WIITH THE CITY OF COLORADO SPRINGS IN THIS INITIATIVE TO ESTABLISH A NEW, VIBRANT CHILD CARE CENTER IN THE GARDEN RANCH COMMUNITY, AND WE LOOK FORWARD TO AN ONGOING, THRIVING RELATIONSHIP WITH THE CITY AS WE CONTINUE TO DEVELOP THIS CAMPUS.