

TRACE CHURCH - CONDITIONAL USE

Planning Commission December 12, 2024

Staff Report by Case Planner: Chris Sullivan



An areal image identifying the site location and its surroundings.

Quick Facts

Applicant

Yow Architects

Property Owner

Trace Christian Church

Developer

Yow Architects

Address / Location

4330 Mark Dabling Boulevard

TSN(s)

6330205007

Zoning and Overlays

Current: LI (Light Industrial)

Site Area

5.93 Acres

Land Use

Existing: Religious Institution

Proposed: Elementary or

Secondary School

Applicable Code

UDC

Project Summary

A Conditional Use to allow the addition of an Elementary or Secondary School use in the LI (Light Industrial) zone consisting of 5.93 acres located at 4330 Mark Dabling Boulevard.

File Number	Application Type	Decision Type
CUDP-24-0017	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Young's Addition	April 1967
	Holland Park Addition #4	January 1961
	Pate's Addition	September 1966
Subdivision	Budweiser Subdivision Filing No. 2	November 1997
Master Plan	N/A	
Prior Enforcement Action	N/A	

Site History

The subject site includes one (1) lot totaling 5.93 acres. This was a former distribution center for Anheuser-Busch company built in 1978 with an overall floor area of approximately 61,000 square-feet and contains related site improvements related to parking and landscaping. In January of 2024, the site was converted to a religious institution by Conditional Use approval granted by City Planning Commission.

Applicable Code

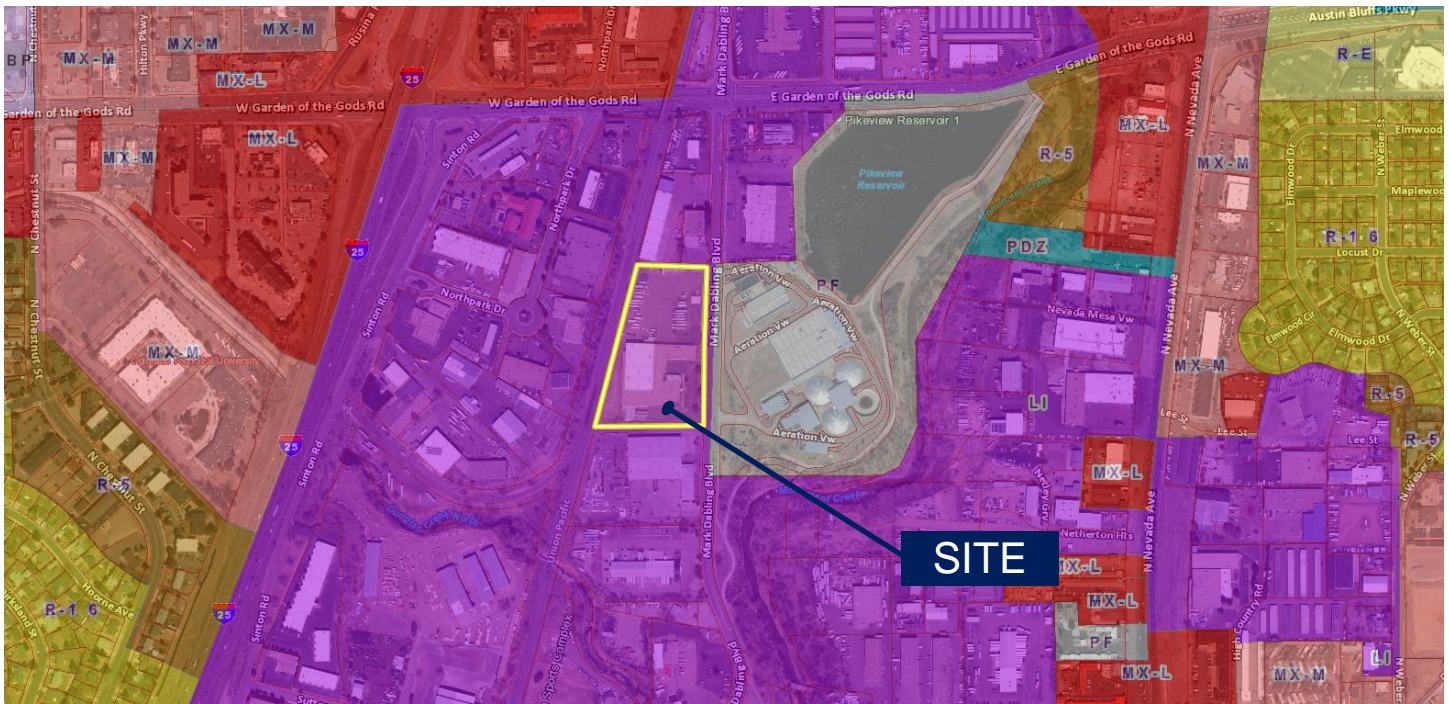
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project and are subject to review under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	LI	Warehouse / Storage	
West	LI	Warehouse / Storage	Union Pacific Railway
South	LI	Warehouse / Storage	
East	PF	Water Recovery Facility	Pikes Peak Greenway Trail

Zoning Map



An aerial image identifying the site location, zoning, and its surroundings.

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 occurrences
Postcard Mailing Radius	1000'
Number of Postcards Mailed	45 postcards
Number of Comments Received	0 comments received

Public Engagement

This application was noticed on two occasions. The first notice was completed as the application was beginning its administrative review and a subsequent notice was completed to alert the neighboring property owners of the upcoming public hearing. No public comments were received for this application.

The related Development Plan Minor Modification application (DEPN-24-0131) has completed its public notice at the beginning of its administrative review. No comments were received on this application as well.

Timeline of Review

Initial Submittal Date	August 2024
Number of Review Cycles	3
Item(s) Ready for Agenda	November 2024

Agency Review

Agency reviewers did not have any major comments regarding the proposed use. Comments received on this project were primarily related to site design and improvements which are to be reviewed and resolved under the concurrent development plan minor modification application (DEPN-23-0131). Agency reviewers have no objections to this use.

Conditional Use Application

Summary of Application

Yow Architects proposed to add a Christian School to their Religious Institution which would be classified as an Elementary or Secondary School use under City Code. The use will consist of 14 classrooms with the anticipation of 200 students (160 middle school/elementary and 40 high school students) and 30 staff members. The church is typically active on Sundays with three services and smaller groups throughout the week. The school would operate during the weekdays with no anticipation of conflicts with the church. This use will utilize the existing parking facilities and allows for onsite stacking for school drop-off. The Conditional Use application is supported by a land use statement. Subsequently the applicant has submitted a minor modification to the approved development plan to be administrative review.

Application Review Criteria

UDC Code Section 7.5.601

- 1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).
Elementary or Secondary Schools must comply with Use-Specific standards that are included in City Code Section 7.3.302.B. This standard specifically requires that, “all principal and accessory buildings shall be set back at least fifty (50) feet from the property line.” However, it was found that this set back requirement would have an adverse impact on the ability of Elementary or Secondary Schools to occupy pre-existing structures and create a real barrier toward developing new structures. As such, it is the determination that this standard shall be disregarded and shall be amended in the future.
- 2. 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
The Applicant has indicated that there will be no major changes to the building, which means the size, scale, and height of the building will remain the same. All other exterior site improvements shall be reviewed and documented in the development plan minor modification application (DEPN-24-0131). The conversion of the existing structure into a Religious Institution is not anticipated to generate any impacts to traffic. This location is ideal for a large Elementary or Secondary School because it offers adequate capacity for traffic and the height of traffic generated by this use is offset from adjacent uses. The site has direct access to Mark Dabling Boulevard (minor arterial), and is located between Interstate-25 and the Nevada Avenue corridor. Additionally, this site is within reasonable distance of the Pikes Peak Greenway Trail and the North Douglas Creek Trail, which can offer an alternative option to vehicle trips. Traffic Engineering does not have any comment regarding this conversion. The review of the associated development plan record (DEPN-24-0131) will ensure that the conversion of the site

meets all relevant UDC Code Sections such as ensuring that the site provides adequate parking, lighting, and internal circulation for vehicles and pedestrians.

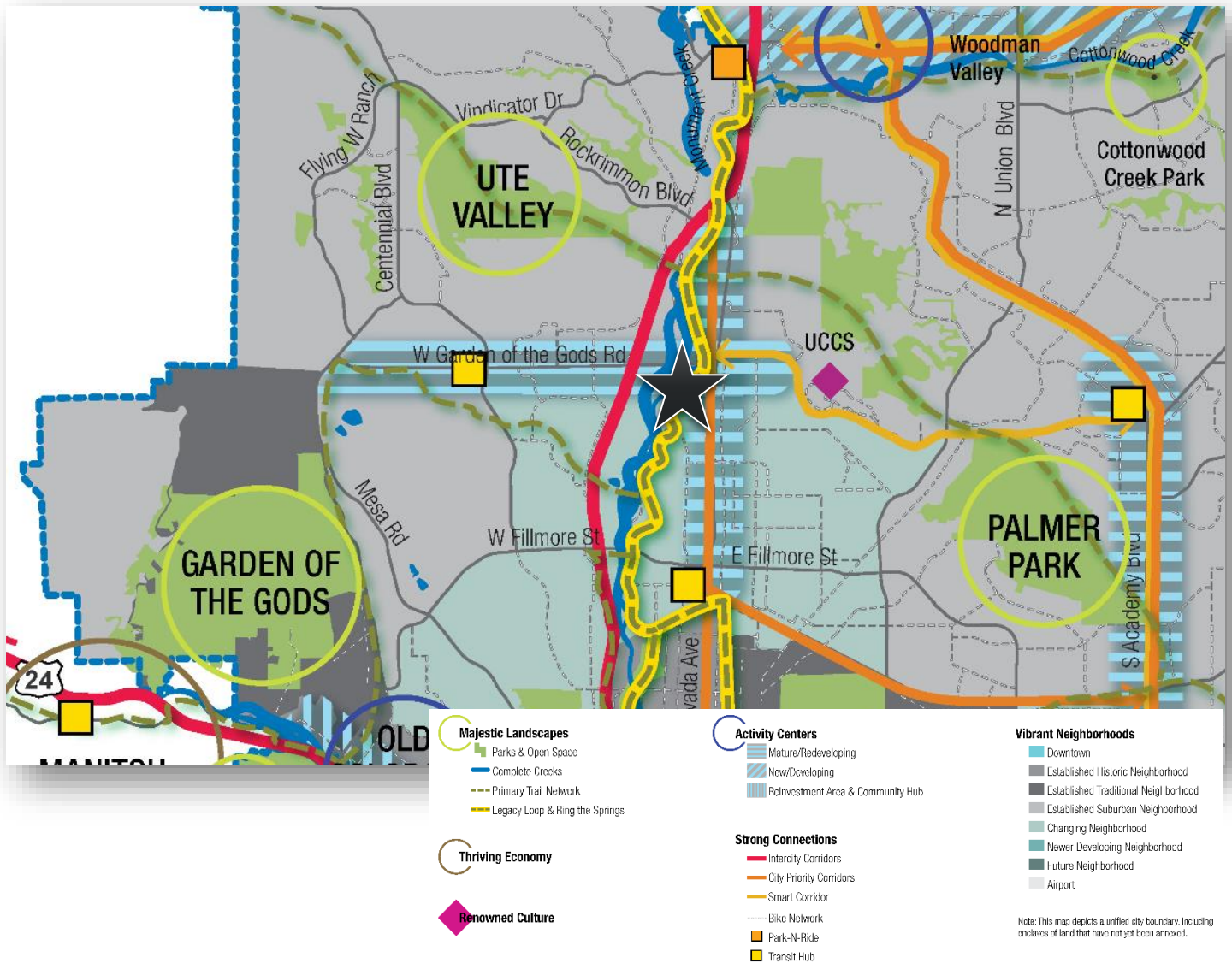
3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

The review of this conditional use by review agencies has indicated that this site has adequate capacity to facilitate this change of use. Preliminary reviews of the associated development plan minor modification (DEPN-23-0313) have indicated that minimal site improvements will be needed (subject to change).

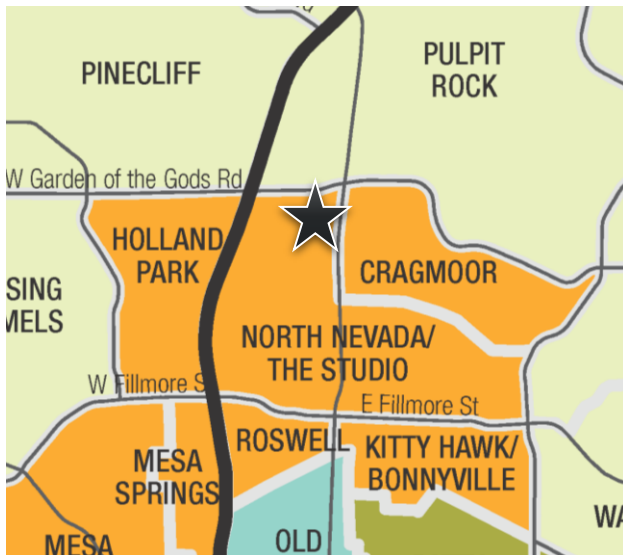
After evaluation of the Trace Church Conditional Use, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

The site is not subject to any overlays or other guiding plans.



The subject site is located in the Mature / Redeveloping Typology on the PlanCOS Vision Map. This is in an area that is evolving with in-fill development and adaptive re-use along the North Nevada Corridor.



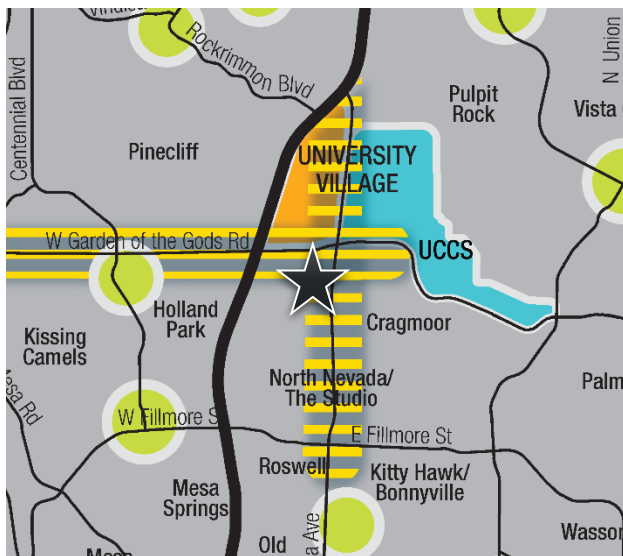
Predominant Typology



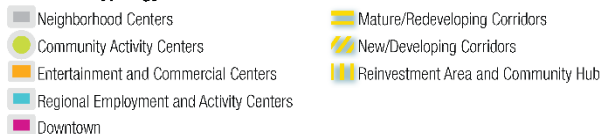
Vibrant Neighborhoods

The subject site is located just west of the “Creative Districts and Corridor” which overlays the North Nevada corridor.

This project furthers **Strategy RC-5.A-1** which encourages meaningful relationships with non-profits and religious institutions in order to create community spaces.



Predominant Typology



Unique Places

The subject site is generally located within a “Mature / Redeveloping Corridor” which extends along Garden of the Gods Road and the North Nevada Avenue corridor.

The adaptive re-use of this site is supported by **Policy UP-2.A:** “Support infill and land use investment throughout the mature and developed areas of the city”.

Statement of Compliance

CUDP-24-0017 – Trace Church Conditional Use

After evaluation of the Trace Church Conditional Use, the application meets the review criteria.