



Quick Facts

Applicant

Colorado Springs
Conservatory

Property Owner

First United Methodist Church
of Colorado Springs

Address / Location

420 North Nevada Avenue

TSN(s)

6407428006

Zoning and Overlays

R-5 (Multi-Family High)

Site Area

1.53 acres

Land Use

Club, Lodge, and Service
Organization

Applicable Code

Unified Development Code

City Council District

3

Project Summary

The Applicant is proposing a Conditional Use ("CU") for a Club, Lodge, and Service Organization use in the R-5 (Multi-Family High) zone district. The organization is Colorado Springs Conservatory, a non-profit that provides music and theater education and programs for children to adults. The proposed use is in the south end of the existing First United Methodist Church building nearest the Nevada Avenue and Boulder Street intersection at 420 North Nevada Avenue (**See "Attachment 1-Vicinity Map"**).

File Number	Application Type	Decision Type
CUDP-25-0020	Conditional Use with a Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1871
Subdivision	Town of Colorado Springs	1871
Master Plan	Experience Downtown Master Plan	2016
Prior Enforcement Action	N/A	N/A

Site History



The property is within the 1871 Town of Colorado Springs Annexation, and Town of Colorado Springs subdivision. The property that is associated with this application is legally described as Lots 9 through 16, Block 42, Map of the Town of Colorado Springs, and together the lots total 1.53 acres (see “**Attachment 2 – Town of Colorado Springs**”). The property is developed with a church and parking lot. The church, First United Methodist Church of Colorado Springs, was originally established in 1871. The church as it exists today was completed in 1965. It is 330 feet north to south, and 185 square feet east to west with a total floor area of 130,000 square feet. Zoning of the property is R-5 (Multi-Family High). The R-5 zoning has been in place since 1951. A Religious Institution is a permitted use in R-5. The church is used for worship, administration, weddings, funerals, and special events (i.e., theatre,

concerts, lectures



Applicable Code

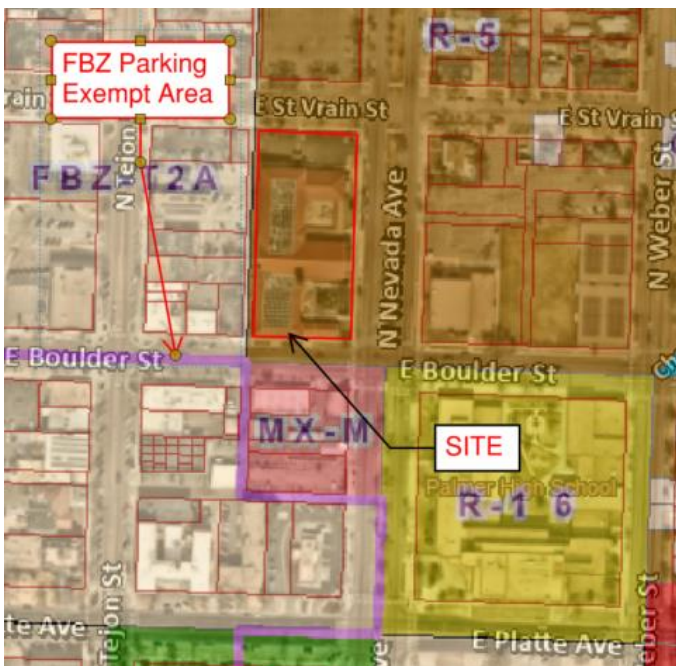
All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-5 (Multi-Family High)	Parking Lot	Parking Lot Use Variance for United Methodist Church of Colorado Springs (CPC UV 78-72-A1 (79)).
West	FBZ T2A (Form Based Zone - Transition Sector 2)	Mixed-Use	Restaurant, Retail, Office, Homewood Point Apartments
South	MX-M (Mixed-Use Medium Scale)	Mixed-Use	Personal and Business Services, Office, Cultural Facility (Art Gallery)
East	R-5 (Multi-Family High)	Public School	Palmer High School

Zoning and Context Maps (see “Attachment 3 - Zoning Map and “Attachment 4 - Context Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 times, Initial Review and Planning Commission Public Hearing
Postcard Mailing Radius	1,000 feet, and Downtown Partnership
Number of Postcards Mailed	133, mailed 2 times – Initial Review and Planning Commission Public Hearing.
Number of Comments Received	No public comments.

Public Engagement

Public engagement for this application was the City's required public notice requirements for the Conditional Use application. Postcards were sent to property owners of record within 1,000 feet of the site and a poster was placed on the property. As indicated above, no public comment was received for the application. The Downtown Partnership was notified because, like property owners, a registered community, neighborhood, or homeowners association are notified when an application is in or within 1,000 feet of its covered area.

Timeline of Review

Initial Submittal Date	July 1, 2025
Number of Review Cycles	1 review cycle
Item(s) Ready for Agenda	August 18, 2025

Agency Review

The application was reviewed by Engineering, Traffic, Stormwater, Fire and CSU, and none of the agencies had any issues or concerns for the proposed use.

Conditional Use and Development Standards Adjustment

Summary of Application

The Colorado Springs Conservatory Conditional Use application is proposed for the property located at 420 North Nevada Avenue. The property is legally described as Lots 9-16, Block 42, Town of Colorado Springs. The parcel is zoned R-5 and is 1.53 acres in size. It is a developed property with a Religious Institution (First United Methodist Church of Colorado Springs). The church has 130,000 square feet of gross floor area. In addition, there is a 32-space parking lot on the north side of the building, and off-site parking lot at St. Vrain Street and Nevada Avenue that contains 96 parking spaces. Also, there are a total of 40 on-street parking spaces adjacent to the church and its off-site parking lot.

The proposed Conditional Use is to allow a Club, Lodge, and Service Organization use in the R-5 zone district. More specifically, the use is a service organization, Colorado Springs Conservatory. Colorado Springs Conservatory is a non-

profit that provides music and theater education and programs for children to adults. The conservatory has been in existence for over 30 years. A Club, Lodge, and Service Organization is not a permitted use in the R-5 zone district but is allowed as a Conditional Use with City Planning Commission review and approval (**see “Attachment 5 - Project Statement”, “Attachment 6 - Land Use Statement” and “Attachment 7 - Site Plan”**).

The site has primary access to North Nevada Avenue and from East St. Vrain St., East Boulder St., and the alley on the west side of the church. The property is located on a transit route with bus stops adjacent to the site on north and south-bound Nevada Avenue and is near designated bike routes. The property is served by Colorado Springs Utilities with Water, Wastewater, Gas and Electric. The area is mixed-use with civic, commercial and residential uses of varied densities and building sizes. Parking for the property is available in both church parking lots, nearby public parking lots and on-street parking (**see “Attachment 8 – Parking Analysis”**). Any drop-off and pick-up of students, children or adults, is accommodated from the available parking spaces, alley, and pedestrian, bike and transit options (**see “Attachment 7 – Site Plan”**).

Colorado Spring Conservatory will occupy the first floor and basement of south wing of the church, totaling 13,226 square feet. No exterior or interior improvements are necessary for the Applicant to occupy these portions of the building for its use (**see “Attachment 6 – Land Use Statement”**).

UDC Section 7.5.601, Conditional Use

An application for Conditional Use is subject to the following Criteria for Approval:

Section 7.5.601.C.2 Criteria for Approval

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

Club, Lodge, and Service Organization, Religious Institution, and Elementary and Secondary Schools uses are subject to the following additional use-specific standards:

- The minimum lot area for a Club, Lodge, Service Organization, or Religious Institution shall be two-and-half (2.5) acres if the principal auditorium in the use has a capacity of no more than three hundred (300) people, or four (4) acres if the capacity is larger than three hundred (300) people.
- All principal and accessory buildings shall be setback at least fifty (50) feet from the property line.

The property and buildings, as they currently exist, have been used as a Religious Institution since the late 1950's and is an allowable use in the R-5 zone district. The property and building do not meet the use-specific standards as they were enacted in 2023 with the adoption of the UDC. The building and its floor spaces do not have to be enlarged or altered, or the property enlarged to accommodate the Colorado Spring Conservatory. The Colorado Springs Conservatory is allowed but only after review and approval by the Planning Commission. The applicable use-specific standards for the Club, Lodge, and Service Organization use are not directly applicable to this application as the new use occupies existing interior space and is being accommodated with no physical change to the property or the building. While these two use specific standards can be considered by the Planning Commission when evaluating this request, Staff finds that the adaptive reuse of an existing conforming building in an urban, mixed-use context, does not warrant full implementation of these standards.

- b. Describe how the size, scale, height, density, 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 property where the proposed use is located is zoned R-5, and it is compatible in size, scale, density and height with adjacent and surrounding uses and buildings. It is served by a developed street system that is adequate for the proposed use. It is also served by other transportation options. To ensure compatibility and potential impacts the conditional use should be limited to the area of the building that Colorado Springs Conservatory is occupying within the church. The proposed conditional use is compatible with the neighborhood.

- c. Describe how 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 proposed use does not require changes or improvements to the existing City infrastructure, and review agencies determined the existing systems to be adequate to serve the proposed use.

The City Planning Staff finds that the approval criteria of UDC Section 7.5.601.C.2, which are applicable to a Conditional Use are met with this application.

Statement of Compliance

CUDP-24-0005

City Planning has reviewed the proposed Conditional Use for Colorado Springs Conservatory and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.5.601.C.2. with the following conditions of approval:

1. The Conditional Use for Colorado Springs Conservatory is applicable to the building area and floor area as depicted by the Site Plan and Land Use Statement.