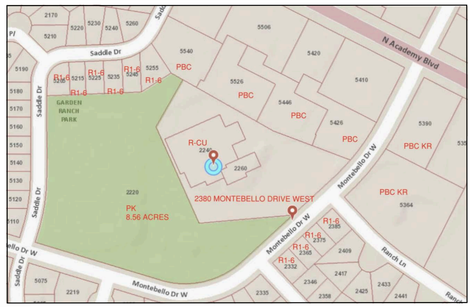
ADJACENT ZONING DISTRICTS



VICINITY PLAN

SHEET INDEX

DP-1 — DEVELOPMENT PLAN 1 OF 1

Building | Property Boundaries
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PROPERTY INFORMATION

PROJECT NAME: USE VARIANCE TO PERMIT OPERATION OF A CHILD CARE CENTER FOR 150 CHILDREN (MAX.)

PROPERTY ADDRESS:	2380 MONTEBELLO DRIVE W COLORADO SPRINGS, CO 80918
OWNER:	CHURCH OF THE FRONT RANGE 11798 E OSWEGO ST ENGLEWOOD, CO 80112 720.979.1369
DATE SUBMITTED:	MARCH 4, 2025
BUILDING AREA + HEIGHT:	56,040 SF AREA | 26' HEIGHT (MAX)
SITE AREA:	4.833 ACRES | 210,525 SF
TAX SCHEDULE NO:	6321114015 LOT 2 6321114016 LOT 3 6321114017 TRACT A COMMON AREA
ZONING:	R-E (SINGLE FAMILY ESTATE) / CU CONDITIONAL USE
LEGAL DESCRIPTION:	LOT 2, LOT 3 AND TRACT A, GARDEN RANCH CENTER SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED SEPT. 6, 1984, UNDER RECEPTION NO. 1158883 IN PLAT BOOK W3 AT PAGE 127, AS CORRECTED BY LAND SURVEYOR'S STATEMENT RECORDED SEPTEMBER 8, 1986, IN BOOK 5232 AT PAGE 1282, AND AS AMENDED BY LAND SURVEYOR'S STATEMENT RECORDED SEPTEMBER 8, 1986, IN BOOK 5232, AT PAGE 1282
PREVIOUS AMENDMENTS:	CPC CU 82-120 RESOLUTION 126-82 CPC SP 82-120-A1 RESOLUTION 127-82 VARIANCE FOR PARKING CPC CU 82-120-A2 PERMIT PRESCHOOL WITHIN R ZONING (N/A) CPC CU 82-120-A3 DEVELOPMENT PLAN MINOR AMENDMENT AR NV 0500863 SIGNAGE AR DP 970576-MM01 DEVELOPMENT PLAN MINOR AMENDMENT CUDP-22-0005 DEVELOPMENT PLAN - CONDITIONAL USE FOR A RELIGIOUS INSTITUTION IN AN R-E ZONING DISTRICT
SETBACK REQUIREMENTS:	BUILDING FRONT - 25' BUILDING SIDE - 10' BUILDING REAR - 35' LANDSCAPE - 25'
FLOODPLAIN:	PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100-YEAR FLOODPLAIN, AS IDENTIFIED ON FEM MAPPING PANELS 08041C0518. F DATED MARCH 17,1997 AND 08041C0516, DATED DECEMBER 7, 2018. SITE IS IN 'ZONE X' ON REFERENCED FIRM PANELS.

FIEBIG ARCHITECTURE
FIEBIGARCH.COM

CHURCH OF THE FRONT RANGE
USE VARIANCE APPLICATION
2380 MONTEBELLO DRIVE W
COLORADO SPRINGS, CO 80918

PROJ. NO.
DRAWN:
CHECKED:
CADD FILE:
DATE:
REVISIONS:
1 REVISED PER PLANNING AND DEVELOPMENT COMMENTS 04.17.25

SHEET TITLE:
DEVELOPMENT PLAN
SCALE: 1" = 30'-0"
SHEET NUMBER:
DP-1

SITE LEGEND

- W — EXISTING WATER SERVICE
- STM — EXISTING STORM SEWER
- GAS — EXISTING GAS LINE
- S — EXISTING SANITARY SEWER
- T — EXISTING TELEPHONE LINE
- E — EXISTING ELECTRIC LINE
- EXISTING FENCE
- PAINTED FIRELANE CURB
- SEWER MANHOLE
- GAS METER
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- ELECTRICAL VAULT
- LIGHT POLE

NEW CHILD CARE CENTER
7,110 SF
150 CHILDREN

SINGLE STORY BRICK | STUCCO COMMERCIAL BUILDING
TO BE REPURPOSED AS A CHURCH

FUTURE OUTDOOR PLAY AREA
EXISTING 2,500 SF PLAYGROUND WILL BE RENOVATED IN THE NEAR FUTURE TO ACCOMMODATE STATE REQUIREMENTS FOR CHILD CARE FACILITIES

UNTIL RENOVATED OUTDOOR SPACE IS COMPLETE, OUTDOOR PLAY SPACE WILL BE ACCOMMODATED IN THE ADJACENT GARDEN RANCH PARK (8 CCR 1402-1 Sec. 2.524.A)

GARDEN RANCH PARK
(ADJACENT CITY PARK)
CHURCH OF THE FRONT RANGE ACKNOWLEDGES THAT ANY USE OF THE ADJACENT GARDEN RANCH PARK WHICH INCLUDES 50 OR MORE PEOPLE WILL REQUIRE A CITY EVENTS PERMIT TO BE COMPLETED, REVIEWED AND APPROVED PRIOR TO USE OF THE PARK.

PARKING INFORMATION - CHILD DAY CARE CENTER (LARGE)

THE CITY OF COLORADO SPRINGS CODE, SECTION 7.4.1003, FOR CHILD DAY CARE (LARGE), REQUIRES 1 PARKING SPACE FOR EVERY 400 SF GFA.

THE GFA FOR THIS PROPOSED USE IS 7,110 SF, WHICH EQUATES TO 18 REQUIRED PARKING SPACES. OF THOSE 18 SPACES, TABLE 7.4.10-C REQUIRES A MINIMUM OF 1 SPACE TO BE ACCESSIBLE.

THE PROPERTY HAS 213 PARKING SPACES, OF WHICH 8 ARE ACCESSIBLE. INCLUDING 2 VAN ACCESSIBLE.

THE CHURCH AND DAY CARE CENTER WILL ONLY BE SHARING PARKING ON WEDNESDAY EVENING. ON THAT SINGLE DAY, THE CHURCH MAX PARKING REQUIREMENT 50 ADDED TO THE 18 REQUIRED SPACES FOR CHILD DAY CARE (LARGE) IS A TOTAL OF 68 SPACES, WHICH IS WELL BELOW THE 213 SPACES AVAILABLE FOR BOTH PROGRAMS.

PARKING INFORMATION - RELIGIOUS INSTITUTION

THE CITY OF COLORADO SPRINGS UNIFIED DEVELOPMENT CODE, SECTION 7.4.1003 REQUIRES 1 OFF-STREET PARKING SPACE PER 6 SEATS, OR A TOTAL OF 33 PARKING SPACES

THE PROPERTY CURRENTLY HAS 213 PARKING SPACES, WHICH WOULD ALLOW POTENTIAL EXPANSION TO 1,100+ SEATS.

CHURCH OF THE FRONT RANGE WILL VOLUNTARILY LIMIT SEATING CAPACITY FOR SERVICES TO 200.

FOR A LOT CONTAINING 213 SPACES, THE CODE SECTION 7.4.205 REQUIRES 7 ACCESSIBLE SPACES OF WHICH 2 MUST BE VAN ACCESSIBLE SPACES.

THE PROPERTY HAS 8 ACCESSIBLE SPACES, OF WHICH 2 ARE VAN ACCESSIBLE.

DEVELOPMENT PLAN: Building | Property Boundaries | Easements | Dimensions | Rights-of-Way | Accessibility | Parking

1" = 30'-0"

0' 30' 60' North

UVAR-25-0002