

# Y|O|W ARCHITECTS

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**4330 Mark Dabling**  
**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 DP amendment. This plan shall propose to move a religious institution into the existing building located at 4330 Mark Dabling. The site was previously zoned (M1) and was recently changed to (LI) Light Industrial. The 5.93 Acre site is currently used by Anheiser Busch for shipping and warehousing. We intend to move a religious institution into the existing warehouse building. The church that is interested in the space has typical Sunday services; three different services, and smaller group events throughout the week. The church shall remodel the warehouse to create an 800 seat sanctuary. We propose to move the religious institution into the building and the church would have an 800 seat sanctuary. We propose to restripe to the existing parking area to allow for 308 parking spaces. The new parking requirement for the city is 1 parking space per 6 seats in the sanctuary which would be 133 spaces required. This would allow for more than adequate parking for the new use in the building.

## **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.

## **Adequate ingress and egress:**

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

## **Capacities:**

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 Development plan amendment complies with the provisions of the UDC and all applicable City regulations. This application is consistent with the Colorado Springs Comprehensive Plan. This

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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 more religious destinations. 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