



June 14, 2024

Project Statement: Zone Change & Land Use Plan for:

Briargate Church Assembly of God
9550 Otero Road
Colorado Springs, CO 80920

The proposed project consists of an existing 2 story 9,600 SF total Church on lot 20, Except the South 30 feet thereof, Block B, Amended Filing of Spring Crest, a subdivision recorded December 07, 1959, under Reception Number 136096: TOGETHER WITH that Right of Way Granted to El Paso County in a deed recorded April 25, 1963 in Book 1957 at page 298 of the records of El Paso County, Colorado. Said parcel contains an area of 7.73 acres, more or less.

Justification:

The applicant is requesting a Zone Change to MX-M (Mixed Use Medium Scale) from the current Zoning of A (Agricultural) that was approved when the property was annexed on February 26th, 2019. The Church body is fundraising to move forward with the proposed phase II development of expanding the existing building that was reflected in the development plan CPC DP-18-00036-A1MN 20 approved on 03 June 2021. The Church does not have any future development intent on the western half of their property and therefore wishes to subdivide for other parties to pursue development. Prior to subdividing the property, the City has requested that we rezone the property to reflect the updated zoning.

The property sits on the Voyager Parkway corridor with RR-2.5 property to the north and RR-5 property with a church use to the east. The voyager ROW is under Federal ownership for the USAFA property. Present zoning maps the properties to the southeast as A with TCA Central Campus the prime user. The property on the southwest in undeveloped land zoned PIP1/CR HR or BP (Business Park). The remaining properties south along the Voyager Parkway corridor are a mix of BP and MX-M zoning. We feel that the property makes a logical extension of this zoning mix along the corridor.

There is no proposed public easement that would be vacated during the rezone process. The Church will provide access and utility easements as deemed necessary for future development of the proposed lots on the western end of the property.

The applicant requests to modify the zoning from the existing A (Agriculture) zoning to the new zoning of MX-M to allow for the continuation of the commercial zoning to the south of the property.

Rezone requires a Land Use Plan to accompany the zoning request. Attached is the proposed Land Use Site Plan that would allow for the options of lower density, smaller building footprint type development per the MX-M zoning in lieu of a higher density and multi-story residential development per the R-4 zoning. The Church does not want to propose development that may block their and or the adjoining properties of the views they enjoy. The feeling is that if only R-4 development is allowed, taller multi-story structures would be needed to optimize the land use. Traffic impact from MX-M uses would be less than higher density residential uses.

Regards,

Sincerely,

Keith E. Moore

KEM-ARCHITECTURE+PLANNING, PLLC

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