



March 31, 2026

William Gray
Land Use Review Division-City Planning
30 S. Nevada Avenue
Colorado Springs, CO 80903

Re: First Lutheran Church, Application for:
Minor Amendment to approved Development Plan (AR CU 92-007-A3MN07)

Dear William,

CRP Architects is requesting an amendment to the existing Site Development Plan on behalf of First Lutheran Church for their currently developed property. The subject site area occurs in the south half of the existing development. An addition is proposed to the primary structure of the existing church development. The existing main building has been developed in 3 phases (1964, 1979, and 1993). The most recent development of the property has been an addition to the Peel House (Jewett mansion) with minor site changes as a Minor Amendment (AR CU 92-7-A4MN19), circa 2019. The project was constructed and completed for the addition to the mansion in accordance with the Site Development Plan amendment. The primary facet of the planned amendment of the Development Plan is a proposed addition to the west side of the existing facility. The current proposal is submitted as a Minor Amendment with a proposed addition with a footprint area of less than 3000 square feet to the existing building which has an existing area of 14,246 square feet. The church campus is divided by an existing alley, with the majority of the development on the west side of the alley and consists of the entire half block west of the alley. With the other structures on this side of the block, the developed structures have a total area of 21,694 square feet. There are no variances needed with the Amendment.

DEVELOPMENT PLAN PROJECT STATEMENT

Description

General use on the 1.74 +/- acre site consists of an existing church building with a total of 14,246 square feet of floorplate area, and 2 historic structures circa 1905 to the north, and an open-air columbarium. The carriage house is one of the historic structures and is approximately 2,096 SF primarily used for grounds maintenance and storage. The original mansion was renovated with a small addition in 2019 and is located in the north central portion of the site, consisting of 5,172 SF in floorplate area. The primary use of the mansion has been for church and community meetings, in addition to some class spaces and offices for Lutheran Refugee Services. No work and no changes are proposed for these structures. An adjacent property to the east and across the alley is also owned and used by the church, consisting of 0.26 acres and no modifications are proposed on that property. The proposed amendment is for an addition to the main

church building. The proposed addition is for the purpose of occupant circulation and common space configured to current handicapped accessibility and life-safety standards. The focus of the building addition is for expansion of the church narthex, which is essentially an entrance foyer or vestibule. Measuring less than 7 feet in depth, the current narthex is woefully inadequate. The other inclusions in the program of the addition are a replacement stairway and replacement elevator which will serve the three existing floors (basement, main, and upper floors). A new entrance vestibule is also proposed, located centrally on the site, and the existing entrance walkway to an existing sanctuary entrance will be removed. The current yard setback of the existing building is approximately 61'. The proposed building has a variable plan boundary, and the resulting setback will vary from 34' to 45'. The zoning minimum setback is 25'. The proposed building expansion occurs over 49 percent of the existing total western building frontage. The addition has a floorplate area of approximately 2800 square feet.

The church site is bounded by North Cascade Avenue, East Buena Ventura Street, and East Caramillo Street, and off-site parking occurs on all 3 streets. The east side is bounded by the north/south alley running between Caramillo and Buena Ventura; onsite parking is served from this alley. The other onsite parking occurs in the brick paved yard to the north of the mansion, with access from Caramillo Street. The proposed addition will not be increasing the occupant load, hence the parking tabulation remains unchanged, and parking alterations are not planned. Public walkway improvements were made on N Cascade Avenue with the 2019 renovation and addition to the mansion.

The addition to the main building will modify the building facade that is facing N. Cascade Avenue. Approximately half of the addition will occur in front of the 1964 phase 1 building, and the other half will occur and replace a portion of the 1993 phase 3 building. The site pedestrian circulation paths are slightly modified with the proposal, and namely the pedestrian routes become more centralized or unified, with the elimination of two routes no longer providing needed access. The existing bell tower, which has been a feature of the site development, will be eliminated and replaced with an articulated building façade of the addition that is carefully and thoughtfully prescribed to compose with the existing building.

Existing Development to the east of the site consists of three residences. To the north and the south and across the streets are single family residences. To the west and across the street and median are single family residences as well as one multi-family unit.

Justification

The church use of the site aligns with the historic use of the site over the past 68 years, albeit the church development commenced about 60 years after the development of the North End Historic district and is hence a non-contributing development to the North End standards. The church has served continually as an asset to the North End community, and to the community at large. The proposed addition adds less than 4% of building footprint to the site and retains approximately 68% of open space. There are currently 2 main entrances to the church worship facility from Cascade Avenue which are to be consolidated into one, simplifying the site circulation and restoring some landscape area. The planned upgrades for current accessibility standards will ensure the longevity of the community presence of the church, enhancing the welcoming environment. Although the church facility does not have the turn-of-the-century architecture,

the original building has a distinctive design which is desirable. The proposed addition expands a complimentary and distinctive façade to a broader expanse with the replacement of a rather non-distinctive portion of the existing building façade. Hence the church facility will continue to be a very attractive asset to the community in a greater manner. The proposed expansion is consistent with the existing site use, responsive to the existing site and structure conditions, sensitive to the building aesthetic, and the program improvements to the existing facility will provide benefit to the neighborhood as well as to the church.

The proposed addition is in compliance with the building setbacks (25' front , 15' side), landscape buffers, and maximum lot coverage requirements of the zoning ordinance

Issue List

A Pre-Application Meeting was held on of 1/13/26. The issues cited with the development.

- The church development is non-contributing to the Old North End Historic district.
- The existing Conditional Use should stand
- The site is on an existing Bike Route and an existing Bus Route
- In regard to the Old North End context, the addition should respect the neighborhood and existing facility with the size and form

The Minor Amendment submittal includes the 5 sheets of the minor Amendment formerly processed (2007), with the revisions incorporated. Additionally, a site plan detail has been prepared for the south half of the side where alterations are proposed. Please feel free to contact me should you have any questions or comments regarding this application for a minor amendment to the Site Development Plan.

Sincerely,
CRP Architects



Bruce W. Smith, AIA