

Land Use Statement for 4625 Ranch Dr – Proposed Half-Day Preschool

Property Overview

Address: 4625 Ranch Dr, Colorado Springs, CO 80918

Current Use: Beth-El Mennonite Church

Current Zoning: PDZ

Parcel ID: 63214-02-023

Lot Size: Approximately 10.17 acres

Building Size: Approximately 16,719 square feet

Proposed Use

We propose the adaptive reuse of the existing church facility to operate a half-day preschool serving up to 24 children per day, ages 3–5. The program will operate Monday through Thursday from 8:45 AM to 12:30 PM. No physical renovations are planned. The facility's layout already includes classroom and shared space appropriate for child-centered programming. The proposed indoor area for the preschool would be 810 SQFT and outdoor area 4750 SQFT. The church will continue to operate as normal and use the classrooms when they are not in use by the preschool.

A Change of Occupancy is being pursued as required by the City of Colorado Springs to bring the facility into compliance with use as an E (Educational) occupancy under the International Building Code.

Site Utilization

Interior: The preschool will operate entirely within the existing building footprint. No interior construction is planned.

Outdoor Space: The property includes ample green space suitable for supervised outdoor play and backs up to an open area.

Parking: The site has ample existing off-street parking, easily accommodating staff and families for pick-up and drop-off without affecting traffic on surrounding streets.

Traffic, Access & Neighborhood Compatibility

The building is located on a main arterial road, ensuring convenient access. It is set apart from adjacent residential areas and borders open space, ensuring that its use will not disturb neighboring homes. Operating hours are limited to weekday mornings, avoiding both rush hour traffic and evening activity.

Surrounding Context

The property is located within a largely residential area, with a commercial shopping district just a few blocks away that includes a grocery store and other neighborhood services. The preschool serves as a transitional, low-impact commercial use that supports nearby families without altering the residential character of the area.

Planning Alignment

This proposal supports Colorado Springs' planning priorities, including:

Vibrant Neighborhoods: This proposed preschool will strengthen the Garden Ranch neighborhood by providing a safe and beautiful space for the youngest members and their families to come together for support and community. Garden Ranch is a diverse neighborhood, one in which the applicant herself lives! This preschool would be a great community-based option for families.

Unique Places: This preschool would be an asset to the neighborhood and creates a unique place for children to learn. Because of its proposed location, it would give children regular access to the beautiful open space that backs up to the church's property. Education in the great outdoors is a large focus of what our preschool would do.

Thriving Economy: This preschool would support the idea of entrepreneurship and thus a thriving economy. With its efficient use of an existing building and low-impact neighborhood development, it will add to the community without causing extra burdens. The applicant is currently a preschool teacher and small business owner in hopes of expanding entrepreneurship within the community.