



ROCKRIMMON CHRISTIAN SCHOOL

Planning Commission April 9, 2025

Staff Report by Case Planner: Drew Foxx



Quick Facts

Applicant

Woodmen Valley Chapel

Property Owner

Woodmen Valley Chapel

Developer

N/A

Address / Location

260 E Woodmen Rd

TSN(s)

6307001024

Zoning and Overlays

MX-N/CR/HS-O/AF-O/WUI-O/CU
(Mixed-Use Neighborhood Scale,
Condition of Record, with Hillside,
USAFA, and Wildland Urban
Interface Overlays and a
Conditional Use)

Site Area

8.39 Acres

Proposed Land Use

Child Daycare Center

Applicable Code

Unified Development Code

Located in Council District 1

Project Summary

A Conditional Use to allow a large childcare facility in the MX-N (Mixed-Use Neighborhood Scale) consisting of 8.39 acres located at 260 E Woodmen Road.

File Number	Application Type	Decision Type
CUDP-25-0002	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Dodder Addition (Ord. 81-132)	June 9 th , 1981
Subdivision	Woodmen Valley Chapel Sub Fil No 2	December 2, 2003
Master Plan	N/A	N/A
Prior Enforcement Action	None	N/A

Site History

This site is part of the Woodmen Valley Chapel development that was originally approved in 2003 with the latest amendment approved in September of 2004 for the approval of a two-story, 40,000 sq. ft. building to include a religious institution, administrative offices, classrooms, and a recreational center. The overall development also consists of a worship center, additional general office uses, and a playground. The overall site was annexed into the City of Colorado Springs in 1981 via the Dodder Addition annexation and later platted into a subdivision on December 2nd of 2003 to become known as Woodmen Valley Chapel Subdivision Filing No. 2. (See Attachment 1 – Project Statement)

Applicable Code

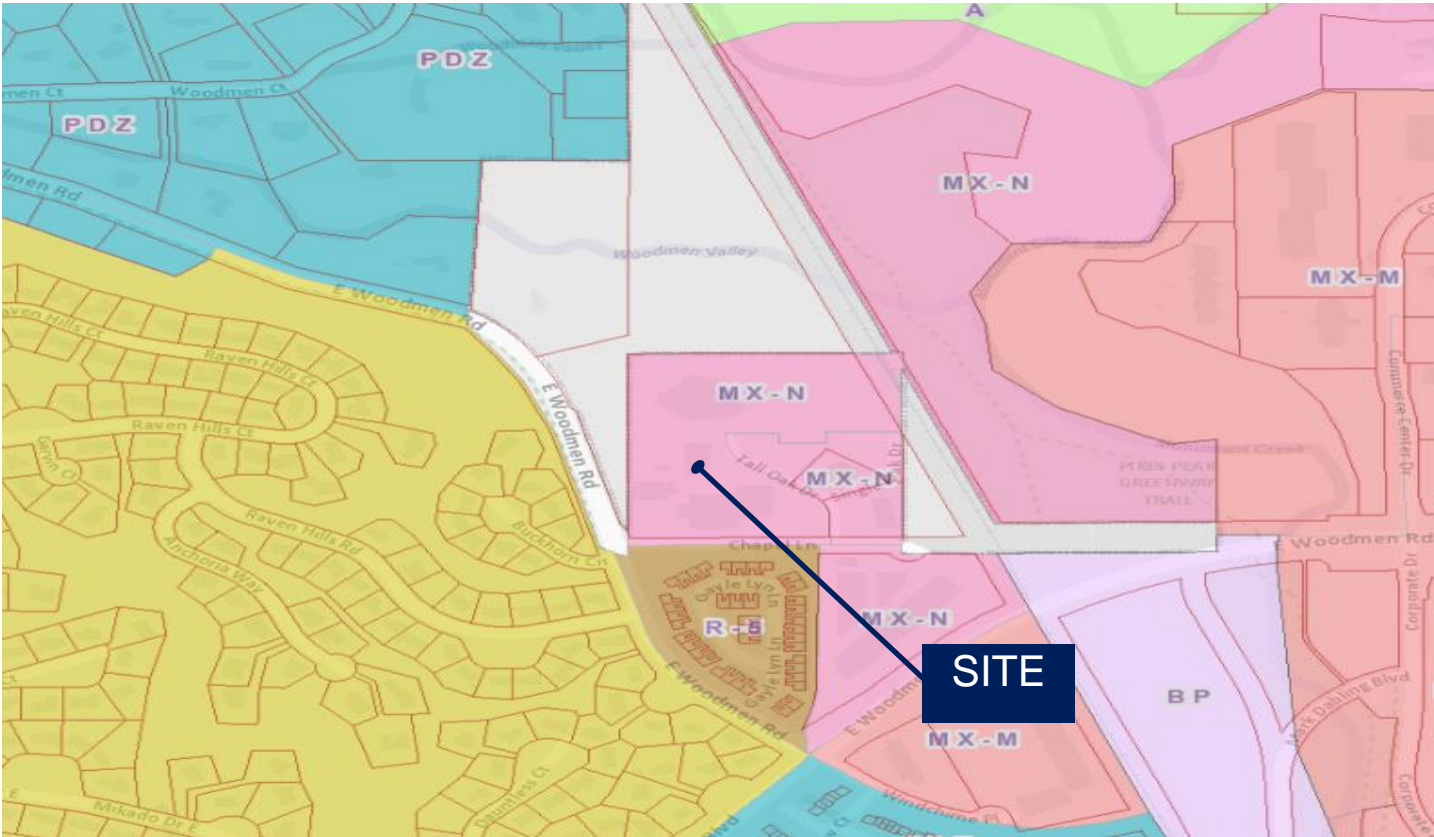
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code (UDC).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	A-5 (Agricultural)	Vacant	El Paso County Jurisdiction
West	R 1-6/HS-O/SS-O (Single-Family – Medium with Hillside and Streamside Overlays)	Single-Family	None
South	R-5/HS-O (Multi-Family High with Hillside Overlay)	Multi-Family	None
East	MX-N (Mixed-Use Neighborhood Scale)	Open Space	None

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Two – Initial Submittal / City Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	153
Number of Comments Received	None

Timeline of Review

Initial Submittal Date	January 21, 2025
Number of Review Cycles	Two
Item(s) Ready for Agenda	March 14, 2025

Agency Review

Traffic Impact Study

City Traffic Engineering provided the following comment via email to City Planning regarding the implementation of a large childcare facility on the associated site and the potential impact on the adjacent roadway systems in addition to the submitted traffic memo (see Attachment 2 – Traffic Memo):

“The addition of this day care traffic is expected to have a minimal impact (38 highest peaks and 184 average daily traffic) to traffic operations for the existing and surrounding roadway system. Although Woodmen Road is classified as a Minor Arterial, the current average daily traffic including the additional traffic of the proposed day care can classify Woodmen Road as a major collector street.”

Additional Comments:

- Traffic Engineering agrees with the Traffic generation letter (study) findings.
- The addition of site-generated traffic is expected to be minimal and will create no negative impact to traffic operations for the existing and surrounding roadway system.
- The site plan shows no changes to existing access points. All existing access points meet the City Traffic Criteria Manual guidelines.

School District

No comments received.

Colorado Springs Utilities

No comments received.

El Paso County Planning Department

No comments received.

Conditional Use Permit with a Land Use Statement

Summary of Application

Woodmen Valley Chapel proposes a large childcare facility (preschool) within an existing building for sixteen (16) or more children under the age of sixteen (16) years of age. Currently, the existing building is utilized on the weekends for an elementary aged Sunday school program. The large childcare facility will operate Monday through Friday from 8:00 AM – 4:30 PM, while the existing program operates on Saturdays and Sundays. Three classrooms will be utilized within the building to support the large childcare facility with fifteen children per class. The students will utilize the playground on the east side of the building for outdoor activities.

Within the UDC, preschools are defined as an adult or childcare facility, therefore, this use shall be defined as a large childcare facility as it will accommodate more than sixteen (16) children under the age of sixteen (16) years of age. The property involving this use is located within the MX-N (Mixed-Use Neighborhood) zone district and requires that this proposed use be permitted conditionally per UDC 7.3.201: Base and NNA-O District Use Table. Therefore, a conditional use has been submitted by the applicant with an accompanying land use statement (**see Attachment 3 – Land Use Statement**), which is permitted through UDC Section 7.5.601.B.3: *“If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic.”* A separate development plan must be reviewed administratively subject to approval of the conditional use application and any conditions of approval imposed by the City Planning Commission. No physical changes are proposed to the building's gross floor area or the remaining property with the inclusion of this use. However, approval of a minor modification to the

associated development plan (See Attachment 4 - City File No. AR DP 03-00542-A1 (04)) shall be required and reviewed prior to approval of any building permit involving a change of occupancy.

Application Review Criteria

This conditional use application is required to meet the application review criteria as defined in Section 7.5.601.C.2. This application meets the review criteria as described below:

A. The application complies with any use-specific standards for the use in Use-Specific Standards 7.3.302.A:

Adult or Child Day Care Center:

- a. *This use shall be located on a collector street with direct access to a Major or Minor arterial roadway and shall meet all requisite state and City licensure requirements.*
 - i. Per City Traffic Engineering, the current average daily traffic and expected increase in traffic from the proposed day care use can classify Woodmen Road as a collector street.
- b. *In the A or R-E zone districts, an Adult or Child Day Care Center, Small shall only be permitted as accessory to a principal residential use.*
 - i. This use is located within the MX-N (Mixed-Use Neighborhood Scale) zone district.
- c. *In the A zone district, an Adult or Child Day Care Center, Large shall only be permitted as accessory to a principal residential use.*
 - i. This use is located within the MX-N (Mixed-Use Neighborhood Scale) zone district.
- d. *This use shall provide the minimum square footage of indoor and outdoor space pursuant to state requirements. No part of the required outdoor space shall be situated within any front building setback. The required outdoor space shall be screened from adjacent residential properties when necessary to reduce play area sounds.*
 - i. The State of Colorado regulates that at least 30 sq. ft. of indoor-floor space and 75 sq. ft. of outdoor space is provided per student. According to the approved development plan, the structure that is proposed to support this large childcare facility is two stories and 6,064 sq. ft. in size, where 1,350 sq. ft. of total indoor floor space is required. The associated existing playground and outdoor activities area located on the rear, east side of the building is approximately 7,745 sq. ft. in size, where 3,375 sq. ft. is required. It should be considered that not all the students are scheduled to be within the outdoor space at one time according to the applicant's project statement. The adjacent residential properties to the west of the site are screened from the outdoor activities area by the existing building and landscaping, therefore, meeting the requirements for screening of the required outdoor space.

B. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible.

- a. The proposed large childcare facility is compatible with the existing and planned uses in the surrounding area as the building subject to this proposed use is currently utilized on the weekends as a Sunday school during church services and this common development known as the Woodmen Valley Chapel supports other civic uses and community programs. The building directly to the north is an existing religious institution and the buildings directly to the south support an existing chapel and Sunday school. To the west of this site exists a single-family subdivision and is separated by a minor arterial road (E Woodmen Road). A potential adverse impact of the proposed use would involve the noise that may be derived from the outdoor play area; however, this play area is located on the east side of the building and therefore greatly mitigates any adverse noise impact on the residential area to the west of E. Woodmen Road. Furthermore, City Traffic Engineering has confirmed that the multimodal traffic impacts resulting from this proposed use are expected to have a minimal impact. No changes to the size, scale, height, and density of the development are occurring with the inclusion of this use.

C. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

- a. The existing infrastructure and public improvements within the surrounding area are adequate for serving this proposed use and no burdens are expected to occur on these existing systems.

After evaluation of the conditional use permit, City Planning finds that the application meets this review criteria.

Compliance with Relevant Guiding Plans and Overlays

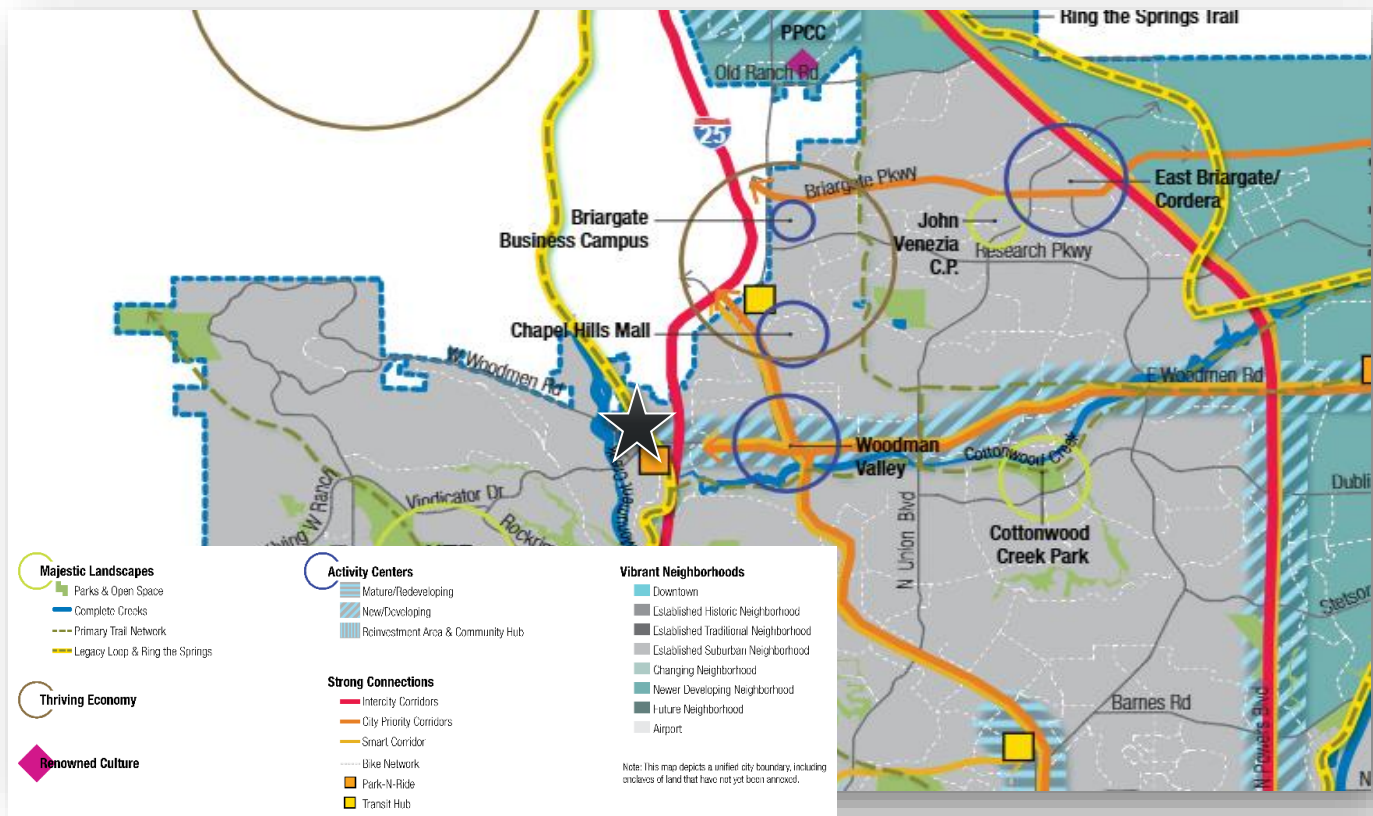
This site is located within the Hillside, USAFA, and Wildland Urban Interface Overlays and the proposed large day care does not propose any new structures or land disturbance; therefore, this application is not subject to the review criteria of the associated overlays.

Additionally, the following zone district conditions of record are applicable to this lot, however, had no implications on this request.

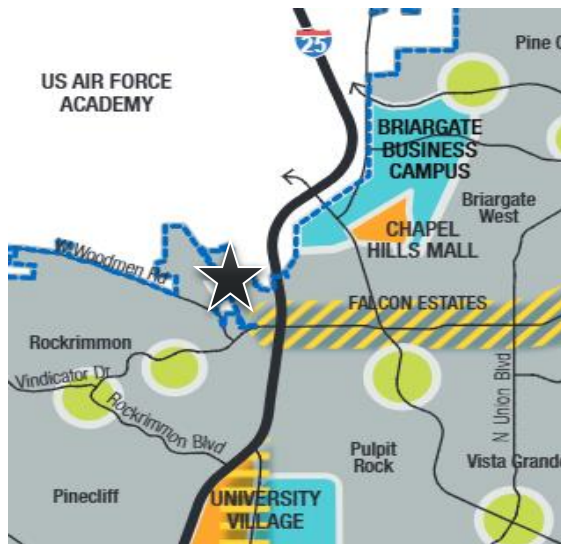
1. Woodmen Valley Chapel will participate in the improvement costs of Woodmen Road.
2. No restaurant uses allowed in the OC zone district.
3. A 25' landscape setback is required along Woodmen Road.

Compliance with PlanCOS

PlanCOS Vision



The subject site is located within PlanCOS Visions Map's typology of "Established Suburban Neighborhoods". This typology is used to describe areas where thoughtful redevelopment and infill is encouraged to provide continuous support of existing neighborhoods. The proposed conditional use supports PlanCOS through the following PlanCOS strategy and policies:



Predominant Typology

- | | |
|------------------------------------------|-------------------------------------|
| Neighborhood Centers | Mature/Redeveloping Corridors |
| Community Activity Centers | New/Developing Corridors |
| Entertainment and Commercial Centers | Reinvestment Area and Community Hub |
| Regional Employment and Activity Centers | |
| Downtown | |

Unique Places

The subject site is located just outside the Woodmen Road "new/developing corridor". This intent of this typology is to create unified and connected development with mixed-uses and serve as good transitions to surrounding areas. The incorporation of a large childcare facility into the associated structure supports a key strategy of this framework (**Strategy UP-2.A-4**) in that it supports reinvestment into this area with a use that is responding to the needs of the childcare market. This use is a creative design solution to fulfill a need for the local community and provide better use of a structure that is currently vacant on the weekdays. The overall development consists of mixed civic uses that have potential to serve the immediate residential neighborhoods.

Furthermore, this proposal supports **Policy UP-4.B** by incorporating more mixed uses with attention to the public realm along the developing Woodmen Road corridor. Ultimately, this use is supporting **Goal UP-4: Focus on Corridors and Centers** as it better serves the needs of residents within the City of Colorado Springs.

Statement of Compliance

City File No. CUDP-25-0002 – Rockrimmon Christian Preschool at Woodmen Valley Chapel

After evaluation of the Rockrimmon Christian Preschool at Woodmen Valley Chapel Conditional Use with a Land Use Statement, the application meets the review criteria.