



Woodmen Valley Chapel Use Variance

CITY PLANNING COMMISSION
FORMAL MEETING – 8/12/2026



Woodmen Valley Chapel Use Variance

QUICK FACTS

Address:

16 E Platte Avenue

Zoning and Overlays

Current: R-5 (Multi-Family High)

Site Area

0.91 Acres

File #(s):

UVAR-26-0004

Proposed Land Use

Religious Institution (existing) and Restaurant (coffee shop)

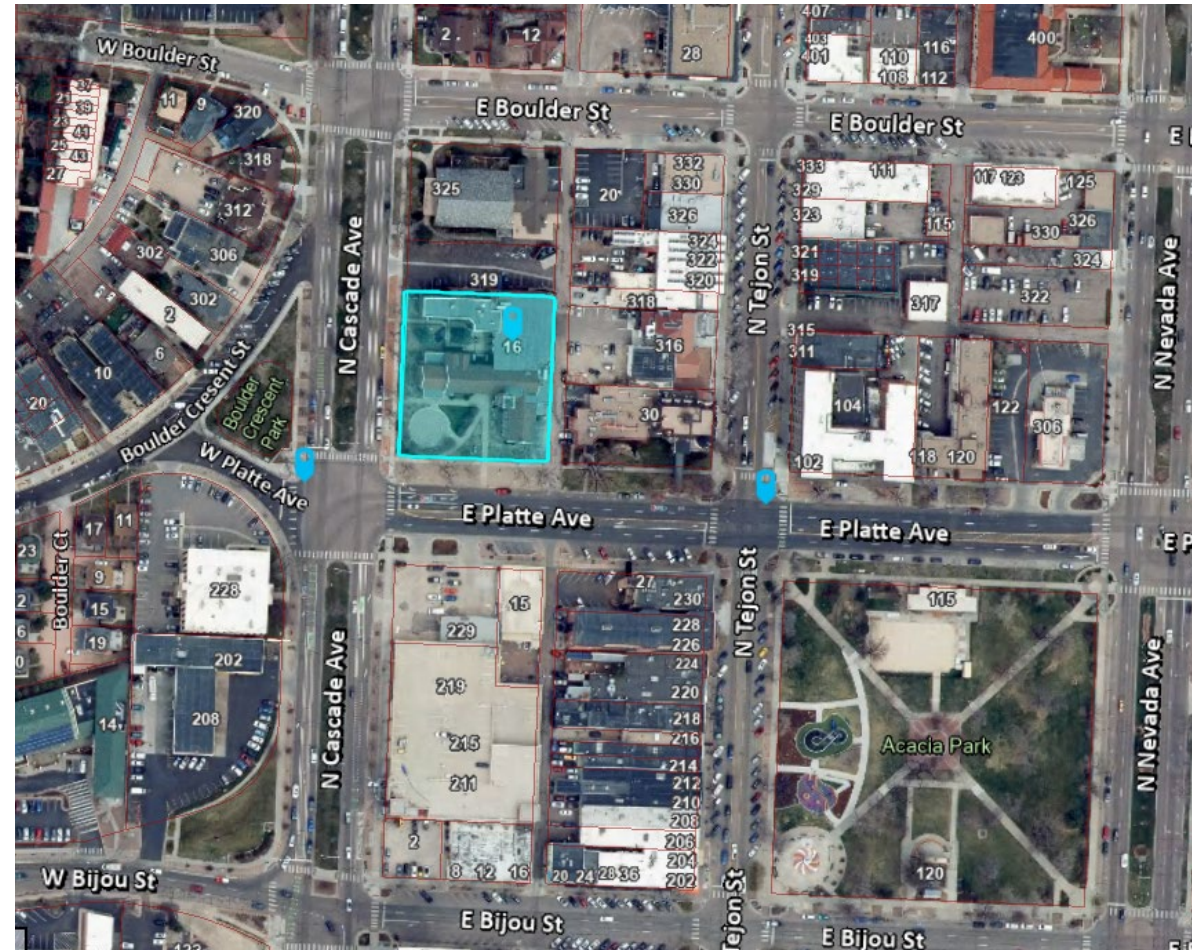
Project Proposal:

Allow a Restaurant (coffee shop) as a second principal use within an existing Religious Institution in the R-5 (multi-family high) zone district.

APPLICATIONS

Use Variance

VICINITY MAP

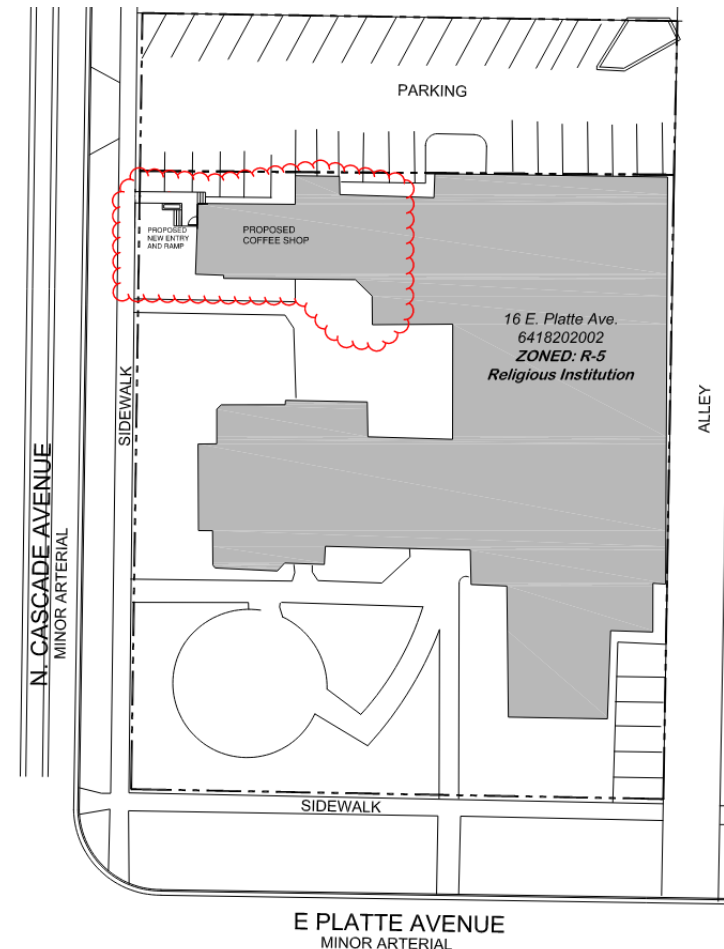


Woodmen Valley Chapel Use Variance

ADDITIONAL INFO

- Coffee shop footprint: ~1,600 sq ft on the northwest ground floor.
- Minor exterior changes: new storefront door, ADA ramp, small patio along North Cascade Avenue (to be reviewed administratively).
- Coffee shop serves both the public and church community, reflecting WVC's model at other campuses.
- On-site parking remains below the 15% threshold, so no additional parking required.
 - Supplemental shared-parking agreement with Young Life for Sundays and special event capacity.

Site Plan

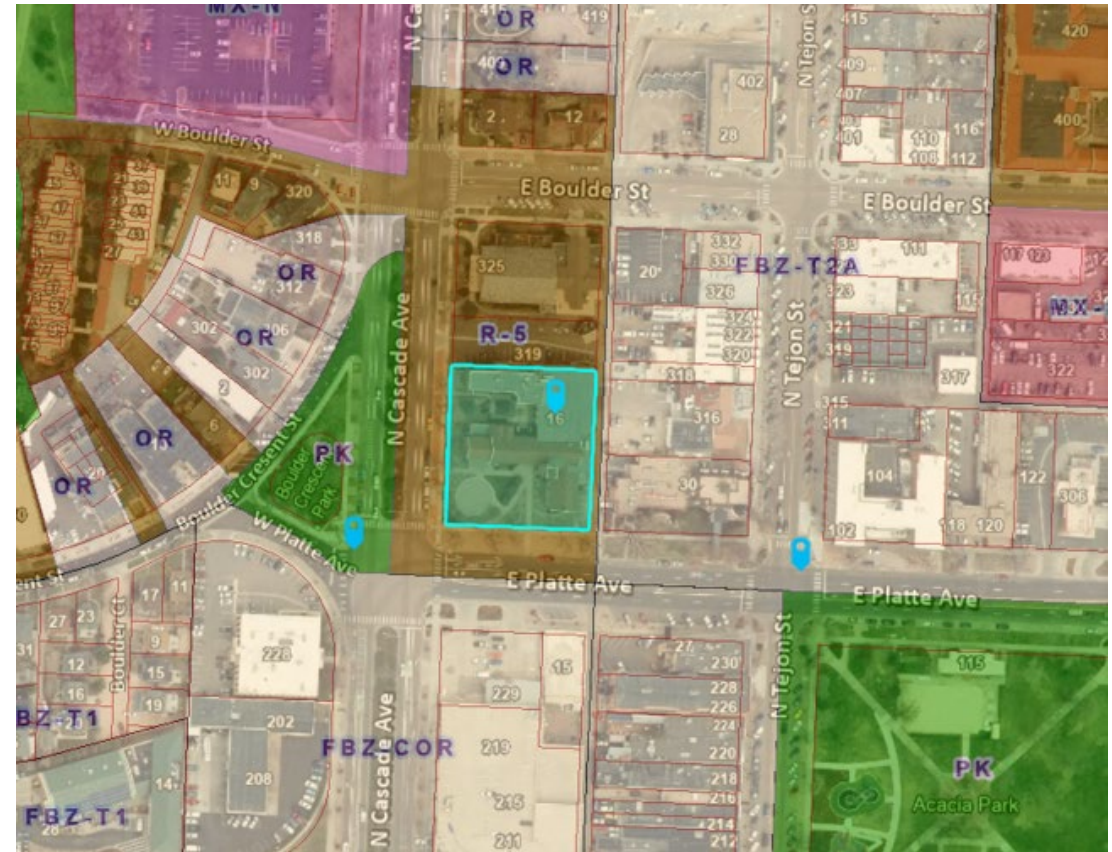


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ADDITIONAL INFO

- Prior staff consideration during UDC map update chose not to rezone this parcel to Form-Based Zone; intent was to preserve the historic church building and maintain institutional character.
- A Use Variance is narrowly tailored and would allow one additional use without expanding broader entitlements.
- Downtown context is already commercial/mixed-use, making the coffee shop consistent with surroundings.
 - Surrounding zoning: FBZ-T2A, FBZ-T1, FBZ-COR, OR which are all more permissive and commercial/mixed-use in nature.
- Proposal is low-impact, community-serving, and context-appropriate.

Zoning Map



TIMELINE OF REVIEW

Initial Submittal Date	5/05/2026
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Number of Review Cycles	Two (2)
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Item(s) Ready for Agenda	7/20/2026
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STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	189 postcards sent each public notice occurrence
Number of Comments Received	No public comment received.

PUBLIC ENGAGEMENT

- No public comment received.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

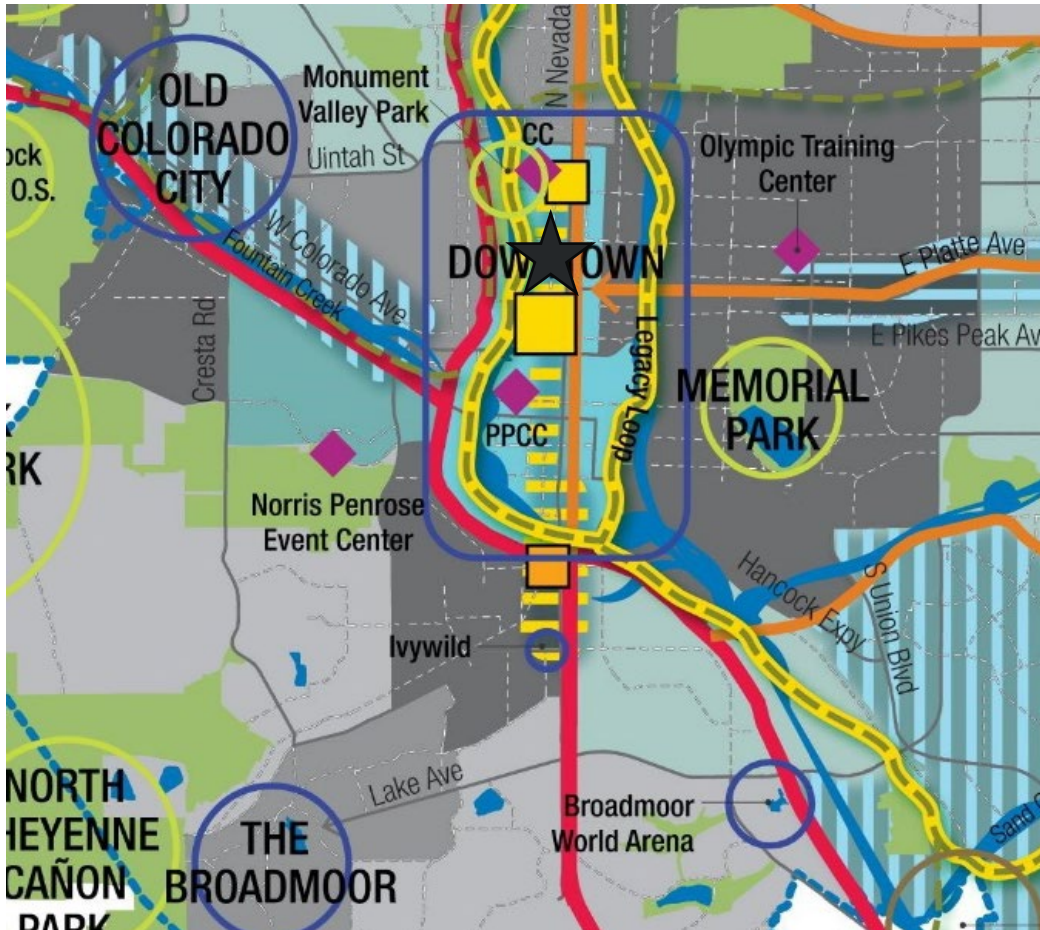
No comments received during review.

Planning Landscape

Site landscaping and parking lot screening to be reviewed administratively at time of development plan.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

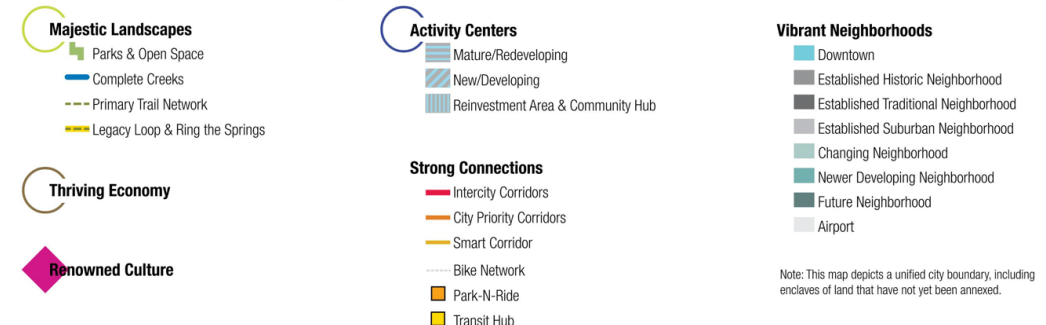


PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.527 Use Variance

Criteria for Approval

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the Use Variance would result in undue property loss and not solely a mere inconvenience or financial disadvantage; 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; and
2. That the Use Variance is necessary for the preservation and enjoyment of a property right, and if not approved, the property or structure cannot yield any beneficial use;
3. That the Use Variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property;
4. That the hardship is not the result of the applicant's own actions;
5. That because of these conditions, the application of the UDC prohibition on the requested use on the subject property would effectively prohibit or unreasonably restrict the use of the property; and
6. That the Use Variance is not being requested primarily to avoid the time or expense of complying with UDC standards generally applicable to similar properties and development.

Statement of Compliance

UVAR-26-0004

After evaluation of the Use Variance, the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

UVAR-26-0004 – Woodmen Valley Chapel Coffee Shop - Use Variance

Motion to Recommend Approval

Recommend approval to City Council of the Use Variance to establish the Restaurant use based upon the finding that the request complies with the Use Variance criteria set forth in City Code Section 7.5.527.

Motion to Recommend Denial

Recommend denial to City Council of the Use Variance to establish the Restaurant use based upon the finding that the request does not comply with the Use Variance criteria set forth in City Code Section 7.5.527.



QUESTIONS?