

21 Nov 2024
Rev 15 April 2025

Widefield Community Bible Church – Site Development Plan Letter of Intent

PROPERTY DATA

Schedule number: 5519313006
Legal Description: LOT 1 WILSONS SUB
Parcel size: 82,328 S.F. (1.89 Acres)
Zoning: RS-5000 CAD-0
Address: 702 Quebec St, Colorado Springs, CO 80911

Owner/Applicant Data

Owner: Widefield Community Bible Church
702 Quebec St, Colorado Springs, CO 80911

Applicant: Bucher Design Studio / Jason Shoudis, Architect
12325 Oracle Blvd. Suite 101 Colorado Springs, CO 80921
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1. DESCRIPTION OF REQUEST

This request is for an existing church to expand their facility by providing a new 4,695sf sanctuary building for worship services, adjacent to the existing church building. The existing parking lot will be expanded and upgraded to accommodate the seating capacity of the new facility. Scope will include landscape upgrades to the site, where required.

2. JUSTIFICATION OF USE

The new worship building is needed to accommodate the existing, growing church, to assure those who want to participate in the services have the space to do so in a comfortable facility. There is no change of use to the site. The existing facility will continue to be used for other church functions but is not intended to operate concurrent with worship services and should be considered an expansion of the existing church organization.

Per LDC Table 5-1 Principle Uses, the existing religious institution is an allowed land use for the RS-5000 zone. All applicable district regulations for lot size and setbacks are met, as

demonstrated by the accompanying site development plans. Site design is intended to maintain a preservation of open space, natural features and compatibility with adjacent land uses.

3. EXISTING AND PROPOSED FACILITIES

Existing Conditions

The existing facility is a 3,021sf structure that includes some church offices and a small worship space. The existing parking lot needs some repair with worn striping and cracks developing. The existing landscape includes some mature trees on the southern end of the site. Some smaller trees and larger shrubs exist around the parking lot. Site accessibility includes two handicap spaces with signage and a ramp. There is a concrete walkway to the front entrance of the existing building. The parking lot does have a single pole-mounted light that is intended to remain.

The existing building is a two-story structure with painted stucco exterior walls and simple sloped asphalt single roof, which does include a steeple at one end. An entry feature wall at the main entrance includes a stone veneered wall with a crucifix.

Parking lot and landscaping

Parking lot screening will be provided as required per the LDC. A photometric plan is provided to detail the lighting approach. Parking counts are based on the new worship building seating: 1 space per 4 seats. The building is planned to accommodate 269 seats, and 68 spaces are required and provided. Signage for accessible parking will be provided. One previous parking space along the southerly walkway will be converted into a landscape median with railroad tie perimeter to match existing landscape areas. This will still leave the required 68 parking spaces for the proposed use. It was suggested by EPC that the internal striped island be converted to landscape with a possible new tree, but with the existing tight conditions within the overall lot, and the limited budget of the applicant, it is just not advisable or feasible to convert this small internal island.

Alternate Landscape Plan:

Requirement: Shade tree for every 15 parking spaces clustered and located to divide paving expanse. Most common method is to utilize landscape islands every 15 spaces. Five shade trees required.

Proposal: Provide 5 shade trees around perimeter of parking lot.

Justification: Parking lot is small with two rows of parking spaces. Required trees provided including 6 existing large deciduous trees adjacent to the parking lot.

Drainage

A drainage letter is provided to provide the necessary analysis to justify the drainage impact of the re-development of this property. The summation of the report as provided by the civil engineer is that this proposed scope is in conformance with current El Paso County criteria and will not adversely affect the downstream properties or drainage facilities.

Traffic Impact

The traffic impact is not intended to have adverse effects to the surrounding neighborhood. As the church already offers worship services, the additional traffic will be minimal. No traffic Impact Study is provided with this application. Per the El Paco Counter Engineering Criteria Manual (ECM) section B.1.2.D, the increase in the number of vehicular trips is not expected to increase the number of daily trips by more than 100. This is justified by the abandonment of services in the existing facility. All Sunday services will be limited to the new facility, thus limiting the increased occupant load for the property. The new parking lot provides an increased capacity of 31 spaces, which would represent a maximum potential increase of 62 round trips on a Sunday. The assembly occupancy in the existing facility is calculated as 230 people, per existing permit records. All these occupants will be served in the new facility only, which will include 275 seats, a net increase of 45 people – many of which are expected to travel as families or carpools to further support the maximum round trip potential for this new facility. There are no other road modifications within this scope of work. The drive access is intended to remain, all roadways shall remain as they exist.

A traffic impact fee will be assessed, considering this building to be an institutional use at a rate of \$3,372 per 1,00sf, totaling \$15,831. This fee may be collected at the approval of the SDP plan or prior to permit.

Utilities

The new building will require the provision of basic utilities. Electrical services will be increased for the new facility as determined by calculated service loads. Water and sewer use increases for this property are expected to be minimal, if any. New restrooms will continue to serve the existing/transferred assembly use but new low-flow and waterless fixtures will be specified to further offset any potential increased use of the fixtures with the increased occupant load. The quantity of new fixtures in the proposed facility will be kept to minimum requirements as dictated by the building and plumbing codes.

Refer to the drainage letter by Catamount Engineering for drainage and water quality impact analysis.

Very respectfully,
Jason Shoudis, Architect
Bucher Design Studio, Inc.