

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
(719) 484-0480
jason@bucherdesign.com

Please include a section
for drainage.

Please include a section
for road impact fees
applicable with the project

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

A new landscape plan is provided to improve parking lot landscaping to comply with current Land Development Code standards. 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 275 seats, and 75 spaces are provided. Signage for accessible parking will be provided.

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. 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.

Utilities

The new building will require the provision of basic utilities. The increased demands will increase with the new restrooms and electrical demands, but on a relatively small scale considering this is only an expansion of existing functions.

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

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

Based on the proposed area of the new building and the ITE, site generated trips on a Sunday would exceed 100 trips. Please provide additional information on what the planned use of the existing building will be after the new building is constructed. New uses for the existing building could generate more traffic. Information such as how many overall new seats are being added will help guide if a traffic memo is required.