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Adjacent Property Owner Letter

June 6, 2023

RE: Foundation Lutheran Church
Towner Ave
Colorado Springs, CO 80831
EPC APN 5225208001

To Whom It May Concern,

This letter is being sent to you because Foundation Lutheran Church is proposing a land use project in El Paso County at the referenced location at the corner of Towner Avenue and Londonderry Drive. This information is being provided to you prior to a submittal to the County. Please direct any questions on the proposal to the referenced contact(s) noted below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, or against, or expressing no opinion in writing at the public hearing for this proposal.

RMG Architects and Engineers is representing the owner of the above referenced property in this application for a Final Plat (see attached Exhibit).

The proposed development is located on the Northwest corner of Londonderry Drive and Towner Ave. It will consist of a 1-story Church with a 250 seat sanctuary. The proposed footprint is approximately 9,730 S.F. The site consists of proposed asphalt pavement for parking and driveway access from Londonderry Drive and Towner Ave. Concrete sidewalks are proposed along Londonderry Drive and Towner Avenue in the public right-of-way connecting to existing sidewalks of the adjacent parcels and some internal sidewalk for the Church. The development also consists of improved landscaping.

The parcel in its entirety consists of one lot of 5.97 acres (260,053 S.F) and is currently zoned CR and shall remain under EPC APN 5225208001. We are not requesting any variances or special uses. The proposed development is compatible with the existing zone and surrounding uses.

The parcel shall be provided with water and sewer utility services by Paint Brush Hills Metropolitan District, emergency Fire Protection services by Falcon Fire Protection, Electric Service from Mountain View Electric and Black Hills will provide natural gas services. The client intends to access the site from Londonderry Drive on the north and from Towner Avenue on the east.

As previously mentioned, the purpose and request of this application is to plat the existing 5.97 acre lot, with an approximately 9,730 S.F, 1-story Church with a 250 seat sanctuary. All associated on-site parking, landscaping, utilities and drainage facilities as shown in the Site Development Plan supporting submittal plans and reports will be provided. The proposal complies with the current zoning regulations. Approval of this application shall not pose any negative effects to the surrounding or downstream properties.

This application is in complete conformance with the CR zone and is a normal continuation of the development process. There are no planned variance or waiver requests anticipated.

INQUIRY CONTACT INFORMATION:

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT:

Lekishia Bellamy, Planner lekishiaBellamy@elpasoco.com 719.520.7943
2880 International Circle, Suite 110
Colorado Springs, CO 80910

SITE DEVELOPMENT PREPARER:

RMG ENGINEERS ARCHITECTS, Keith Moore, kmoore@rmg-engineers.com 719.203-3321
2910 Austin Bluffs Pkwy, Suite 100
Colorado Springs, CO 80918

Thank you for your consideration,



Keith E. Moore, AIA

RMG Architects & Engineers

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