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Letter of Intent for proposed Development

Sept 29, 2023 (REV)

Subject: Foundation Lutheran Church
Towner Ave
Colorado Springs, CO 80831

Department of Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

It is our pleasure to submit this letter of intent to pursue approval for the development of the 5.97-acre parcel currently owned by Foundation Lutheran Church. The proposed development will consist of a 1-story Church with a 250-seat sanctuary. The proposed footprint is approximately 9,730 S.F. The existing CR zoning is to remain intact. We are not requesting any variances or special uses. The proposed development is compatible with the existing zone and surrounding uses.

A Concept Plan was reviewed as part of the Pre-Application Meeting with John Green via Teams; no immediate issues were identified as part of the Meeting. The review criteria within the development plan checklist provided by El Paso County Planning and Community Development are satisfied by this proposed developments intent and design.

Utilities are currently available near the site. Electrical is available to the north along Londenberry. Water is available to the north and east. We will connect for a water and fire line to the east in Towner Ave. The sewer connection will be made to the southwest. Drainage will be directed towards existing drainage infrastructure. Road impact fees required by this project will be paid at time of building permit.

Access will be divided between a north and an east entrance. Most traffic will be generated on Sunday with occasional events on Saturday and during the week. A Traffic impact study has been provided to convey this information. Preschool classes will be held at the church Monday- Friday from 9am-1pm. The max capacity for the classrooms is 110 occupants total, an average of 27 for each of the 4 classrooms.

The proposed development is located on Towner Ave. and consists of a 5.97 acre, parcel No. 5225208001. Development Plans and Elevations are provided for review and approval. The area of the site to be cleared graded or excavated will be approximately 6.53 acres.

Onsite improvements will include interior sidewalks in between the parking lot and the building, 2 handicap-parking stalls, ramp and a fire hydrant. Stop signs will be added at each exit drive onto Towner Avenue and Londonderry Drive. Landscaping will be installed per code. Offsite improvements will include sidewalks, cross walks at the corner, ramp on the north side of Londonderry and turn lanes. A sidewalk to be installed all along the north right of way at Londonderry Drive to tie into the existing sidewalk to the west and along the east right of way at Towner Avenue to tie into the sidewalk to the south. On the northeast corner, a crosswalk will be installed with existing striping to the east to the Paintbrush Hills metro property and new striping and a ramp to the north to the existing sidewalk at the residential development. Turn lanes will be added to turn left both directions at the north entrance at Londonderry Drive. All improvements will be owned and maintained by the church or future property owner.

We have requested a Deviation Request for access as the property only has frontage on two collector streets with no ability to access a local street.

We have considered the existing site conditions for this project. The intent of building the new building is to provide a new place of worship. We are not requesting any alternatives or variances at this time.

If you have questions please contact me at 719.203.3321 or kmoore@rmg-engineers.com

Respectfully,



Keith E. Moore, AIA

RMG Architects & Engineers