



**ASCENT CHURCH
Administrative Relief
Letter of Intent
ADR263**

Ascent Church
1750 Deer Creek Road
Monument, CO 80132

Applicant: Vertex Consulting Services, Nina Dossey
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
719-433-2018
Nina.dossey@vertexc.com

Tax Schedule No: 7111301010

Acreage: 7.28 Acres

Zoning: A-5

Utilities: Woodmoor Water and Sanitation, Mountain View Electric Association
Electricity, Black Hills Energy Natural Gas

USAFA: The property is located within approximately 6 miles of the Air Force Academy. The property owner will not establish an avigation easement with the administrative relief request but may choose to do so at a later date.

Request:

A request for administrative relief to allow for a maximum height of the western façade of 36 feet where 30 feet is the maximum height allowed in the A-5 zone district.

Proposed Development:

The Ascent Church has submitted a concurrent request for approval of a site development plan to allow for an addition to the existing church. No change of use is proposed. While the north, south, and east elevations all comply with the maximum height allowance of 30 feet, the western façade exceeds the allowance due to the natural slope of the property. The requested 36 foot height allowance is comparable to the customary height increase allowed for dwellings with walkout basements.

The properties impacted by the slight increase in height are those located immediately west of the subject property. These parcels are zoned I-2. The I-2 zone district has a maximum height allowance of 45 feet. The proposed 36 foot height of the church addition is compatible with the dimensional standards permitted in the adjacent development.

Applicable Review Criteria:

The following is an analysis of how the request complies with all of the administrative relief criteria for approval found in Section 5.5.1.D.1 of the Land Development Code.

The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;

The subject property contains significant existing slopes that create physical conditions

not generally present on nearby properties within the same zoning district. Maintaining the natural topography is a core objective of the church's development approach, as extensive grading would create unnecessary environmental and visual impacts. Because of these site constraints, the proposed building addition must be designed as a walkout structure, rather than being buried entirely below grade, in order to responsibly integrate with the terrain. These extraordinary physical conditions make strict adherence to the maximum height standard both unreasonable and impractical, as doing so would require substantial alteration of the natural landform and conflict with the intent to preserve existing site characteristics.

The intent of this Code and the specific regulation in question is preserved;

The intent of the maximum height standard is to ensure that new development maintains compatible massing and scale with surrounding properties. This intent is fully preserved in the proposed design, as the north, south, and east elevations all comply with the 30-foot maximum height requirement, ensuring the majority of the structure remains within the Code's dimensional standards. The only increase occurs along the western façade, where the building responds to natural grade conditions.

Importantly, the properties directly affected by this slight height increase are located immediately west of the site and are zoned I-2, a district that allows industrial uses and building heights up to 45 feet. In this context, the proposed 36-foot height is not only compatible with the established development pattern, but it remains significantly below the maximum height permitted on adjacent parcels. As a result, the proposal continues to uphold the purpose of the height regulations by ensuring consistent visual scale, harmonious massing relationships, and appropriate transitions between zoning districts.

The granting of the administrative relief will not result in an adverse impact on surrounding properties; and

The granting of the administrative relief will not result in any adverse impact on surrounding properties. The only effect on adjacent parcels is a minor visual change associated with the increased height along the western façade. However, these immediately adjacent properties are zoned I-2, a district that permits building heights up to 45 feet along with industrial uses, meaning the proposed 36-foot height remains well within the scale and intensity already allowed in the area. In addition, the church is proposing an upgraded and enhanced façade, which will improve the visual character of the structure when viewed from these neighboring industrial properties rather than detract from it. As a result, the relief request maintains compatibility with the surrounding development and avoids any adverse land use or aesthetic impacts.

The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

No dwellings are being proposed.

