



## NOTICE OF PUBLIC HEARING

December 18, 2019

Dear Property Owner:

This letter is to inform you that a public hearing has been scheduled before the Planning Commission of the City of Fountain on **Wednesday, January 15, 2020 at 6:00 P.M.** in the City Council Chambers, located at 116 South Main Street, Fountain, CO, or at such other time and place to which this hearing may be adjourned, to consider a proposal located within 400 feet of your property, more specifically:

A Request by Audrey Beckett on Behalf of Foundation For International Research and Education, for a Rezone from the Regional Commercial (RC) District to the Village Center (VC) District for Property Generally Located Southeast of the Intersection of Office Circle and Bandlely Drive, Fountain, Colorado. (Please see attached map)

Materials related to these matters may be examined at the City of Fountain Planning Department, 116 South Main Street, Fountain, CO 80817 during normal business hours.

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. Written comments may be submitted prior to or at the public hearing. For additional information, please contact the Planning Department at (719) 322-2015, or by email at [Kristy@fountaincolorado.org](mailto:Kristy@fountaincolorado.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Kristy Martinez".

Kristy Martinez, AICP  
Planning Supervisor

## **Application for Rezone**

**Foundation for International Research and Education is requesting a Rezone of 31.7 acres of land along Bandlely Dr. The land is bordered by I-25 on the West, Fountain Creek on the East, Clover ditch on the North and the KOA campground on the South.**

**The land is being platted with the Subdivision name of Gateway Center. Approximately one-half of the land will be developed as The Gateway Prayer Garden.**

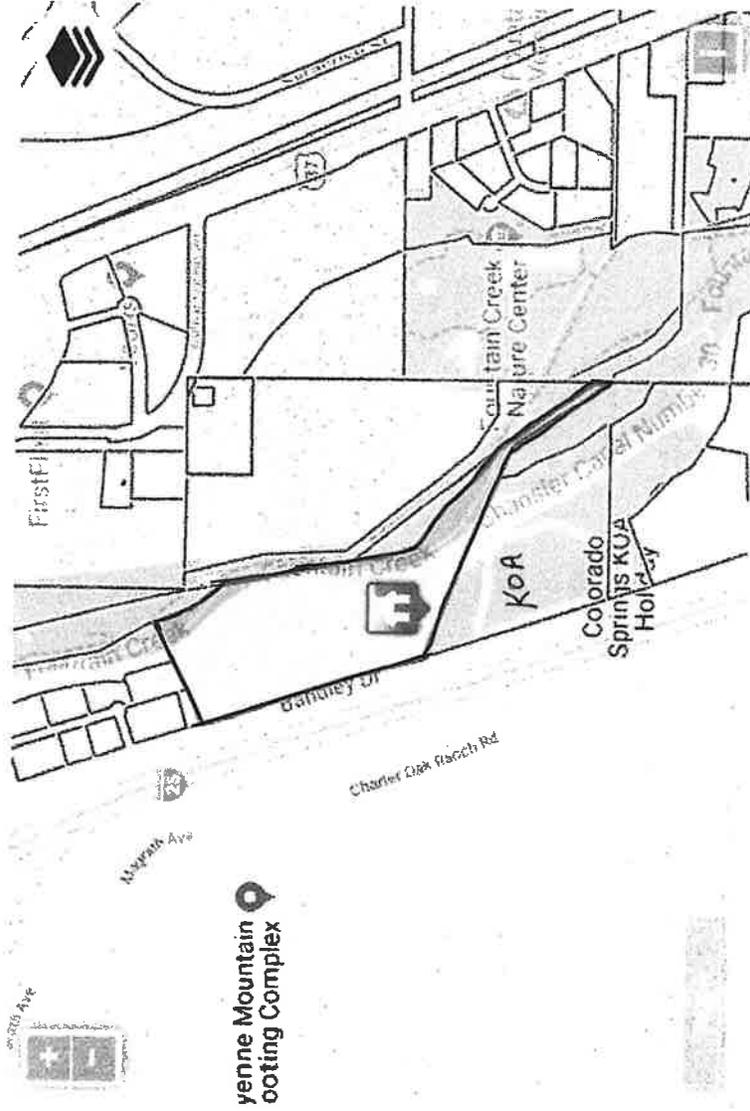
**The current zoning is Regional Commercial (RC), which allows as Permitted Principal Uses, "Parks and common areas," and "Lodging and meeting facilities". According to a letter from the City of Fountain Attorney dated April 18, 2018 the RC zoning will allow a Prayer Garden. However, even though the zoning allows "Lodging and meeting facilities," the City of Fountain Planning Dept has said that no Chapel or Building to be used for Prayer could be built in the RC zoning.**

**The proposed RC zoning has eliminated from the Permitted Principle Uses designation "Parks" and has specifically excluded Event & Conference centers and Reception & banquet halls.**

**By downgrading the zoning to Village Central (VC), the uses are compatible with the neighboring land uses and the zoning of Regional Commercial in that they both allow Retail establishments, Offices and Restaurants. In addition, VC allows as Permitted Principal Uses the designation "Places of Worship" with a gross floor area of a single structure which does not exceed 100,000 sq ft. This will allow The Gateway Prayer Garden to build a Chapel, a Visitor's Center, a Building to be used for Prayer & Worship, an outdoor Cross, an outdoor area with benches & shade structures, and other facilities complementary to the Gateway Prayer Garden concept.**

**The Gateway Prayer Garden will be in the public interest and provide a wonderful place that will be open to the public for people to Pray and Worship God, both among the trees and inside a Chapel, and walk the Prayer Trails.**

EXHIBIT B  
ZONE CHANGE FROM RC TO VC



GATEWAY CENTER  
ZONING EXHIBIT

# GATEWAY PRAYER GARDEN CONCEPTUAL SITE PLAN

**ALTITUDE**  
LAND CONSULTANTS  
CONCEPTUAL PLANNING & ARCHITECTURE

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Colorado Springs, CO 80907

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GATEWAY PRAYER GARDEN  
Conceptual Site Plan  
City of Fountain, State of Colorado

17-201

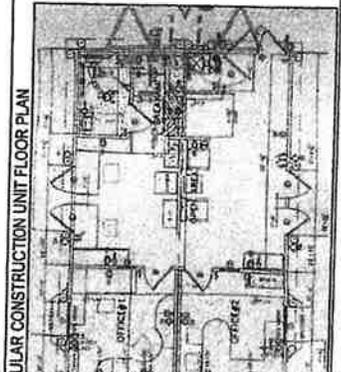
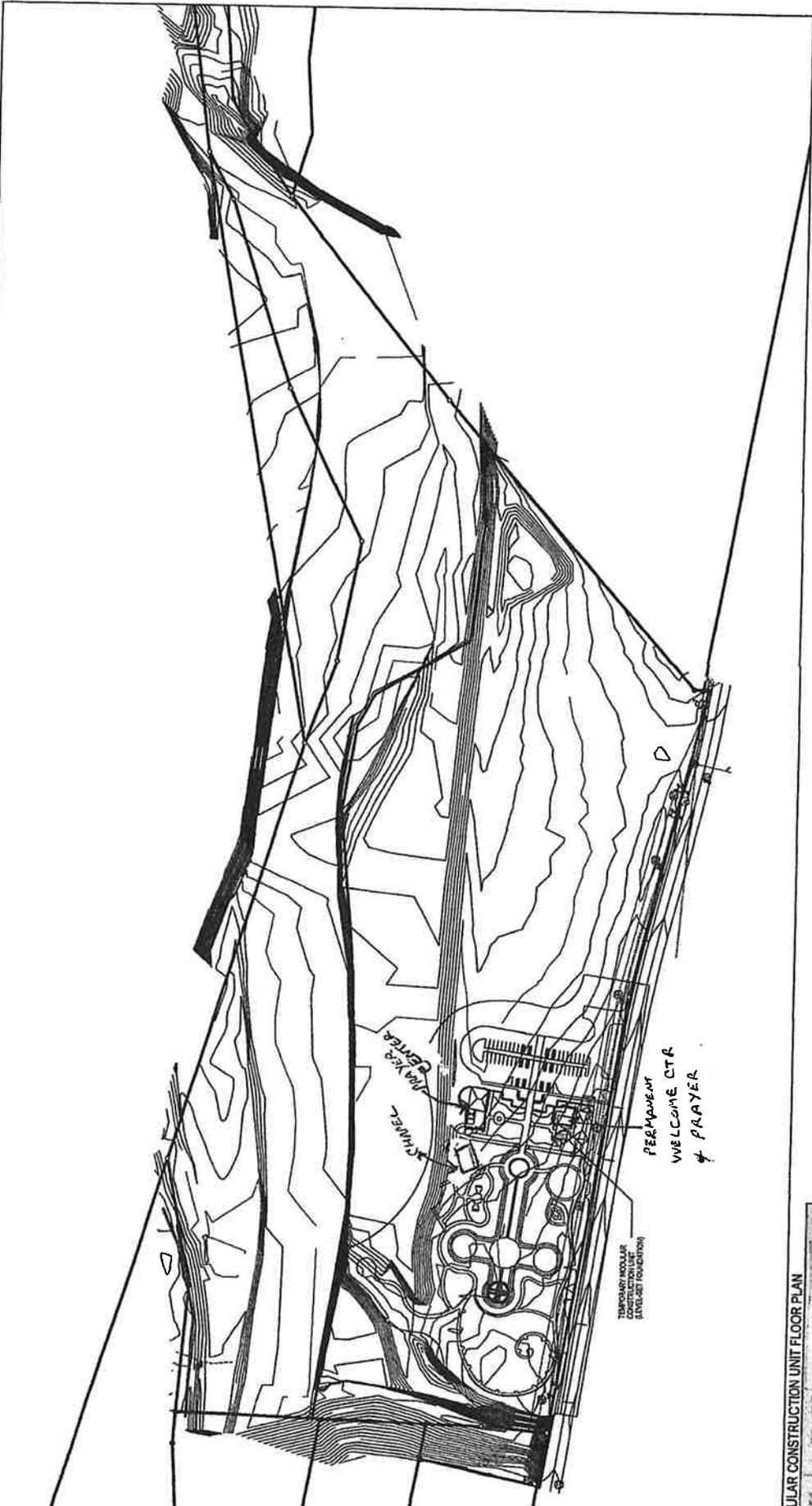
NOT FOR CONSTRUCTION

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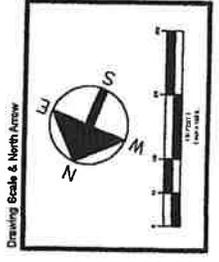
NO. DATE REVISIONS

01

DATE: 01/21/18  
DRAWN BY: JAW  
CHECKED BY: JAW



PROPOSED MODULAR CONSTRUCTION UNIT



# GATEWAY PRAYER GARDEN

## CONCEPT PLAN

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 15 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M. CITY OF FOUNTAIN, COUNTY OF EL PASO,  
STATE OF COLORADO.

**ALITUDE**  
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GATEWAY PRAYER GARDEN  
CONCEPT PLAN  
CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO

17-201

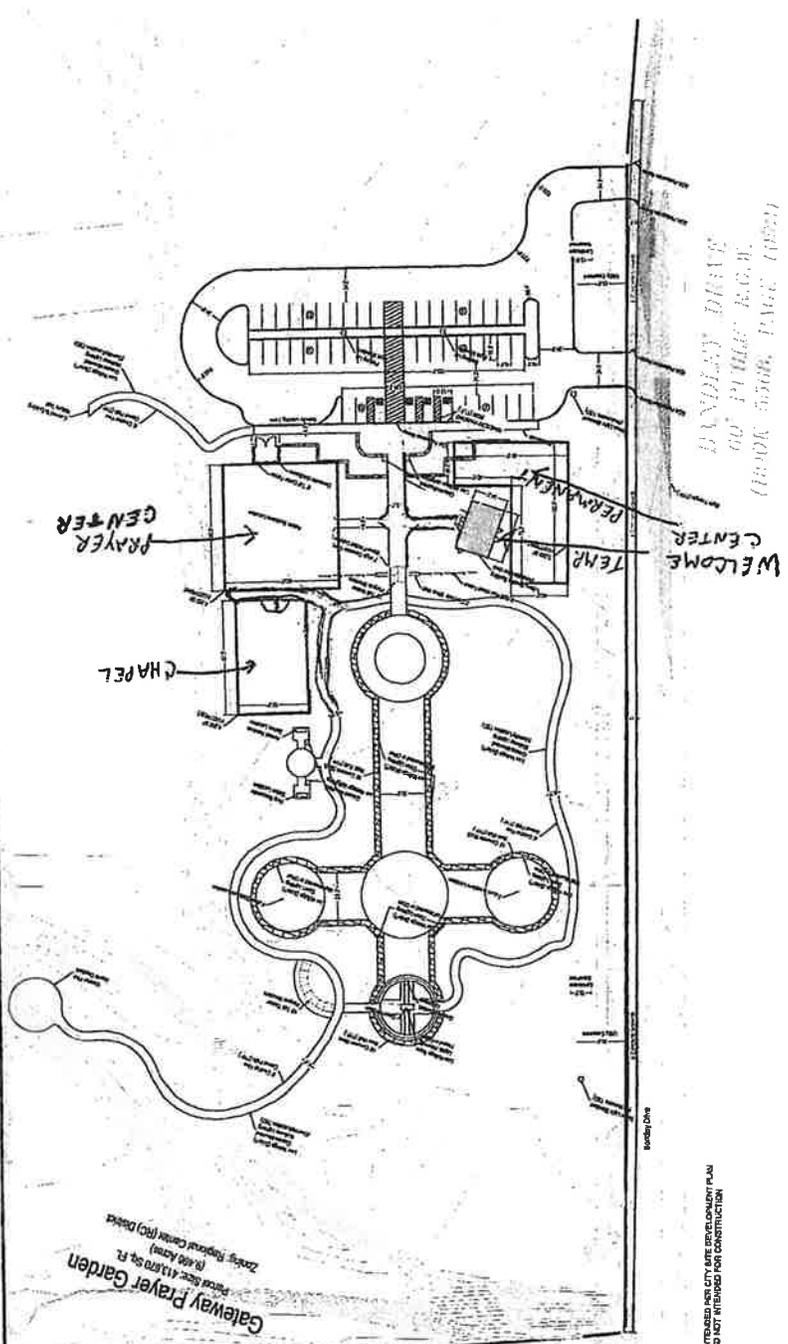
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SITE PLAN

SDP-2

SHEET 02 OF 08

PROJECT NAME: GATEWAY PRAYER GARDEN - SITE DEVELOPMENT PLAN



CONCRETE: 150# P  
CONCRETE: 180# P  
CONCRETE: 200# P

LANDSCAPE PLAN IS PREPARED AND CITY USES LANDSCAPE PLAN FOR PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION

Gateway Prayer Garden  
Project Size: 41,870 Sq. Ft.  
(9.160 Acres)  
Zoning: Religious Center (RC) District