



September 30, 2026

PCD File No. VA264

LETTER OF INTENT
Church Multi – Purpose Building – Retail Sales
Variance of Use
(MVE Project No. 61239)

Owner / Applicant:

Fountain Faith Fellowship
11485 Old Pueblo Road
Fountain, CO 80817
(719) 300-3022

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Property Tax Schedule No:

56170-00-005

Current Zoning:

A-5 CAD-O

Site Location, Size and Zoning:

The tract for 11485 Old Pueblo Road is within the northeast one-quarter of Section 17, Township 16 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado. The site is 5.0± acres in area, has a tax schedule number of 56170 00 005 and street address of 11485 Old Pueblo Road. The site is located south of Link Road along Old Pueblo Road in El Paso County. The site is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O).

The CAD-O places the tract in an Aircraft Navigation Zone which will require no additional documentation because we are not platting the Tract. The proposed improvements for the Site will not infringe on the air space 200' above the tract ground elevations. The site consists of an existing residential single-family home (parsonage), church building, out structures, and an existing parking lot. The A-5 Zone District is intended for 5-acre parcels to serve agriculture. The surrounding A-5 zoned properties consist of a mix of single family residential and grazing land.

The El Paso County Land Development Code definitions:

Community Building -- *A facility used for the assembling of people for recreation, social, cultural, political or education purposes operated by a not-for-profit, special district, or governmental entity, a home owners association, or mobile home or recreational vehicle park owner generally designed to serve a neighborhood or development. A community building may include outdoor recreation facilities including tennis courts, basketball courts, playgrounds, bike trails, picnic areas, or other facilities approved as part of the site development plan or special use.*

Engineers • Surveyors
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Retail Sales – *Establishments engaged in the sale of goods or merchandise, to the general public and rendering services incidental to the sale of these goods. A retail sales establishment is usually a place of business and is engaged in activity to attract the general public to make purchases. Including but not limited to: antiques or art, clothing, department store items, drugs, dry goods, feed and seed, hay, flowers, furniture, gifts, groceries, hardware, hobby items, office supplies, package liquor, paint, pets, shoes, sporting goods, appliances and repairs, copies and toys.*

Request:

The request is for a Variance of Use for the addition of a 5,180 square foot (SF) Church Multi – Purpose Building with the use being for Fountain Faith Church storage, events, and Thrift Store. These uses fit the El Paso County Land Development Code definitions of Community Building and Retail Sales. The Fountain Faith Church (Church) a not for profit entity, will own and operate this Church Multi – Purpose Building and the Thrift Store as a non-profit entity. The Church Multi – Purpose Building will have associated parking connected to the existing drive on site, connections to utilities, and permanent landscaping. The Thrift Store will be operated by the Church and only Church associated events will be held in the Church Multi – Purpose Building. The site will continue to be used as a single family residence (parsonage) and religious institution for the worship of Fountain Faith Fellowship. This Variance of Use project is shown on the Site Plan.

Justification:

One of the Church's primary missions is to support the disenfranchised population of the community regardless of their religious affiliations, if any. Strict application of the purpose of the A-5 Zoning District for this site would result in exceptional practical difficulties in the church's ability to adequately provide ministry and support to the disenfranchised population of the community. The proposed Church Multi – Purpose Building will allow for thrift store sales to support said population. The Church Multi – Purpose Building will be used only for Church associated events and the Church Thrift Store uses. The proposed uses will include small scale Church weddings, parties, family celebrations, etc. at times when the thrift store is not active. The small scale Thrift Store operations would be open on average of 3 to 4 hours per day for 3 to 4 days a week combining late mornings and early afternoons at a maximum of 5 days a week. Staffing would be by one of the existing church staff and a possible church volunteer. That same staff member would also schedule the Church associated events that could occur 9 A.M. & 10 P.M. on any day of the week. These events would not be held when the Church is being used.

The area of disturbance will not exceed one acre. The general drainage patterns existing on the site will be maintained. The paved parking will connect to the existing access drive internal to the site. No new access points will be connected to Old Pueblo Road. The proposed parking lot area will be graded to match existing conditions and will allow the existing overland storm water flows to continue in the same general direction. The addition of the proposed mixed use building will not be detrimental to health, safety, and welfare for the inhabitants of the area and El Paso County.

The proposed uses will not generate odors that would be uncharacteristic of standard residential / church use or have a negative impact on the existing agricultural smells from the surrounding parcels. The proposed mixed use building and parking lot will meet all air, water, odor, and noise standards that are established by El Paso County, State of Colorado, and Federal Regulations. The proposed use will not adversely affect wildlife or wetlands.

Traffic Impact and Traffic Impact Fees:

Referencing Appendix B, Section B.1.2.D, this proposed development meets the criteria for not requiring a Traffic Impact Study as follows:

Vehicular Traffic Summary

- 1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

Offsite impacts of the existing vehicular entrance and minimum traffic ingress & egress have been addressed as offsite impacts. Adjacent Old Pueblo Road is an El Paso County 60' wide public right-of-way. The type and location of the existing driveway connection to Old Pueblo Road was established by coordination with El Paso County at the time of construction of the existing single-family home (9.8 Trips/ Weekday & 1.0 Trips/Peak Hour) and church building (35.3 Trips/Weekday & 0.6 Trips/Peak Hour). These existing offsite impact totals 45.1 Trips/Weekday & 1.6 Trips/Peak Hour). A new driveway permit will be obtained in the future if required. The proposed new offsite impacts should not require a new driveway connection as the Single-family home, Church, Thrift Store, and Event Center traffic uses will occur at different times during the week. The new offsite impact of traffic generation is based on a portion of the 5,180 SF Church Multi – Purpose Building of which 3,929 SF will be used for the thrift sales area and 1,251 SF of said building will be used for storage of existing Church items. The Church's associated events are not counted as they are presently held at the Church and there will be no additional traffic as it is already accounted for in the original Church use. A designation of a Factory Outlet Center is the most reasonable trip generation of 22.33 Trips/KSF/weekday for the Thrift Store. These trips per KSF will be reduced by a factor of 24% for the Thrift Store area and another 50% for hours of useage as hours of operation will only be 4 hours/day compared to standard operation of 8 hours/day. The Thrift Store use will be (43.7 Trips/Weekday). The Thrift Store will not be active when the Event Center is being used. Neither the Thrift Store or the Event Center will be utilized when the Church is in session. The maximum estimated offsite impact totals for Average Daily Trip generation are 88.8 Trips/Weekday & 1.6 Trips/Peak Hour for said existing uses and the proposed Church Multi – Purpose Building. All estimates are according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers. This number of trips is below the County threshold of 100 tips per day or 10 trips during the peak hour.

- 2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

There are not any proposed minor or major roadway intersections on major collectors, arterials, or State Highways. This Site will have immediate access to Old Pueblo Road via an existing gravel driveway.

- 3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;

The maximum estimated Average Daily Trip generation of 57.0 Trips/Weekday & 1.6 Trips/Peak Hour for the existing single family home and Event Center. All estimates are according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers. This number of trips is below the County threshold of 100 tips per day or 10 trips during the peak hour.

- 4) The change in the type of traffic to be generated (i.e., the addition of traffic from separate uses) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

Due to the nature of the existing Single Family Home & Church, and the proposed Church Multi – Purpose Building trip generation is likely to include taking children to school, shopping, local deliveries and service providers, and attending Church & events, and going to the Thrift Center. Additional truck traffic is not anticipated as a normal occurrence.

- 5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;

The addition of Thrift & Event Center is not anticipated to alter the current Level of Service and the LOS shall be maintained.

- 6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems;

This proposed development shall be connected to the existing paved road, “Old Pueblo Road.” The access point to Pueblo Road has no sight obstructions. Due to the addition of such a low volume of traffic, a higher incidence of accidents is unlikely.

- 7) There is no change of land use with access to a State Highway.

The land use will continue to be zoned as Rural-5 acre and this site does not directly access a State Highway.

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471 as amended by Resolution 25-337. Traffic Impact Fees should be assessed on the 5,180 SF of building and will be paid at time of building permit. Said fees shall be calculated during the next land use phase (Site Development Plan).

The Site Plan provided with this Variance of Use request provides for adequate parking, traffic circulation and open space. Landscaping, screening and lighting will be addressed during the Site Development Plan submittal. Sewer service for the existing buildings are provided by an on-site waste water treatment system and water service is provided via an existing well. These facilities shall be expanded or new facilities will be added as needed when identified in the Site Development Plan submittal. Stormwater drainage, fire protection, police protection, and roads are available and adequate to serve the needs of this proposed Variance of Use as designed and proposed.

Land Development standards for El Paso County will be met. The drive and parking will be constructed in accordance with an approved Site Development Plan for the site. ADA Standards are incorporated with the parking area layout and will be met along with number of parking spaces including accessible space requirements.

The next land use submittal shall include plans and details for the pre and post construction erosion protection, stabilization, and re-vegetation of disturbed areas. The erosion control measures will detail locations for silt fencing, seeding and mulching and other landscaping.

An Airport Activity Notice and Disclosure will be recorded (it one is not already) prior to the approval of the Site Development Plan.

Pikes Peak Regional Building Department (PPRBD) will receive and review for approval the building plans to include building elevations and Site Development Plan for this site. The required number and

type of parking spaces have been established using proposed mixed use commercial center square footage and comply with El Paso County Land Development requirements for parking spaces and ADA requirements. All proposed dimensions and slopes for new building access ways have been examined and are deemed compliant with the Department of Justice 2010 ADA Standards for Accessible Design. Surfacing of the entrance drive and parking lot will comply with El Paso County Engineering Standards. A Site Development Plan will be prepared with the El Paso County Community Development Standards and will be submitted under a separate application.

5.3.4. Variance of Use

(A) Purpose. Occasionally, a use is proposed that is not allowed in the applicable zoning district. The BoCC may grant a variance of use to allow the proposed use if it determines that it meets the criteria contained in this Code.

(B) Applicability.

(1) Where Applicable. Those uses that are not otherwise an allowed use or special use in a zoning district, except in a PUD Zoning District, may be considered for a variance of use. A variance of use may not be considered in a PUD Zoning District. The power of the BoCC to vary the provisions of this Code is permissive, not mandatory, and shall not be exercised in such a way as to frustrate the scheme or intent of this Code. The power to grant variances shall be exercised sparingly.

(2) Variance of Use to Comply with Review Criteria and Other Standards. The BoCC evaluates each proposed variance of use for general compliance with the review criteria in this Code and the development standards that apply to all development.

(C) Criteria. In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The variance of use is generally consistent with the applicable Master Plan;
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

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