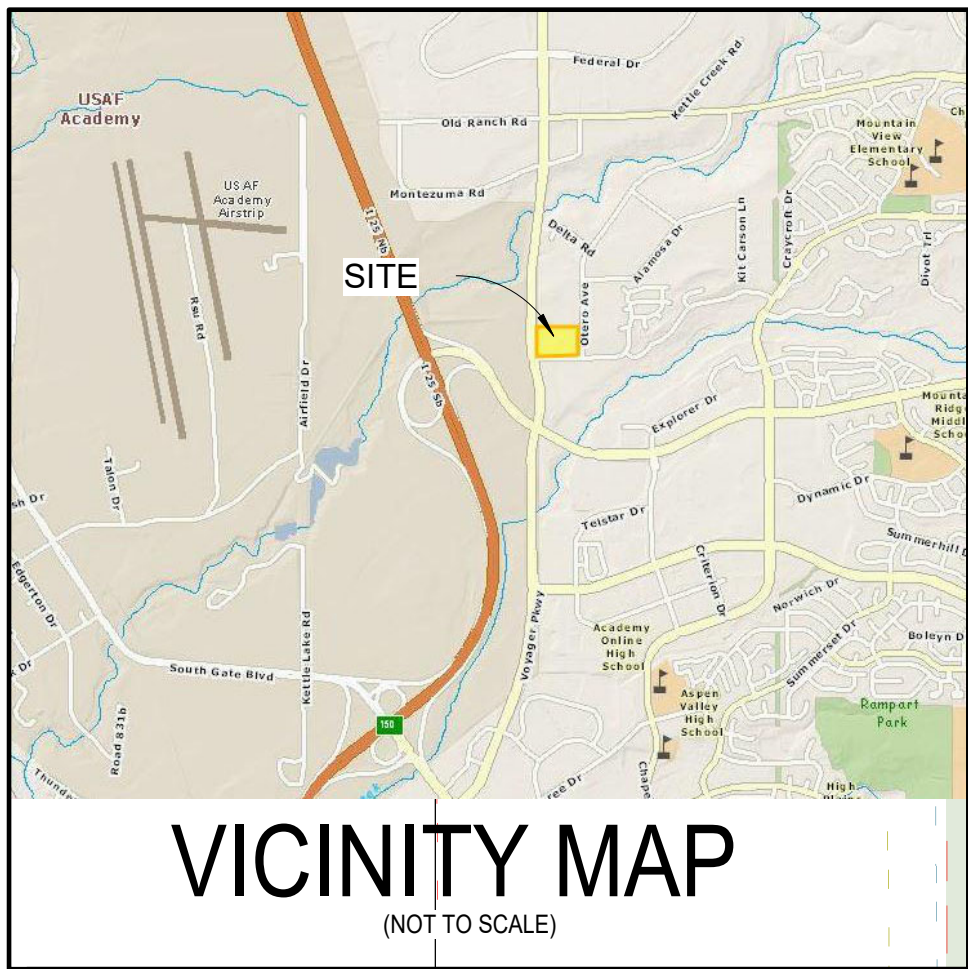


ZONE CHANGE/ LAND USE PLAN:
BRIARGATE CHURCH- ASSEMBLY OF GOD
 LOT 20 EX S 30 FT BLK B SPRING CREST AMD FIL
 9550 OTERO AVENUE, COLORADO SPRINGS, COLORADO 80920



OWNER/APPLICANT

OWNER: BRIARGATE CHURCH-ASSEMBLY OF GOD
 9550 OTERO AVE
 COLORADO SPRINGS, CO 80920
 CONTACT: SCOTT BOTTOMS
 (719) 528-6060
 e-mail: scott@cabag.org

APPLICANT: KEM-ARCHITECTURE+PLANNING
 901 CROWN RIDGE DRIVE
 COLORADO SPRINGS, CO 80904
 CONTACT: KEITH MOORE
 (719) 377-7737
 e-mail: keith@kem-arch-plan.com

PROJECT INFORMATION

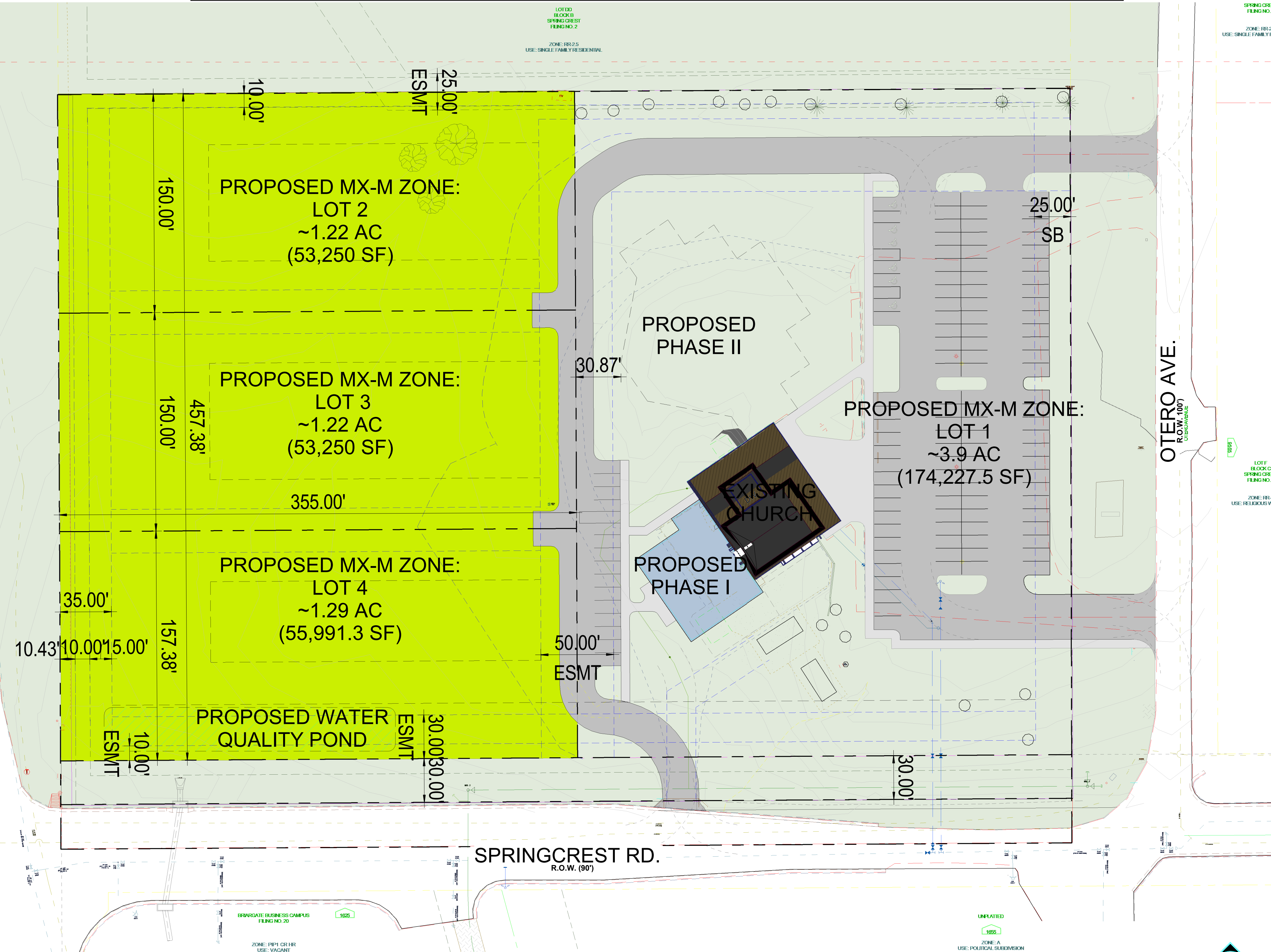
SITE AREA: 7.73 AC (336,718.8 SF)
 DEVELOPMENT NAME: BRIARGATE CHURCH ASSEMBLY OF GOD - ADDITION
 TAX SCHEDULE NO: 62290 07 020
 PROPERTY ADDRESS: 9550 OTERO AVE, COLORADO SPRINGS, CO, 80920
 LAND USE: RELIGIOUS WORSHIP
 CITY ZONING: A
 LEGAL DESCRIPTION: LOT 20, EXCEPT THE SOUTH 30 FT THEREOF, IN BLK B AMD FILING OF SPRING CREST, A SUBD RECD DEC 7, 1999 IN PLAT BOOK B-2 AT PAGE 20 UNDER RECP NO 136096, OF THE RECORDS OF EL PASO COUNTY, COLORADO SAID PARCEL CONTAINS AN AREA OF 8.26 ACRES, MORE OR LESS.

LOT COV. EX.: 2.851%
 LOT COV. PROP.: -
 IMPERVIOUS AREA: EX. CHURCH SIZE 5,600 S.F.
 LANDSCAPED AREA PAVED AREA

SITE PARKING CALCULATION

	REQUIRED	PROVIDED
450 SEATS SANCT. (1 SPACE PER 4 SEATS)	113 PS	131 PS
HANDICAP SPACES (INCL 101-150 SP, 5 REQ)	5 PS	5 PS
TOTAL SPACES (EXISTING & NEW):	118 PS	136 PS

PROPOSED BUILDING HEIGHT: 32'-10" FEET
 BUILDING SETBACKS:
 FRONT SETBACK: 25 FEET
 SIDE SETBACKS: 10 FEET
 REAR SETBACK: 35 FEET



PROPOSED MX-M ZONE:

ZONE DISTRICT: 7.73 AC (EXISTING)
 MINIMAL DISTRICT SIZE: 2.5 AC MIN
 PROPOSED DISTRICT SIZE: 7.73 AC (EXISTING) (336,718.8 SF)

LOT STANDARDS

LOT AREA	NA
SETBACKS	
FRONT/SIDE STREET	20 FT
SIDE	20 FT
REAR	15 FT
FRONT PARKING	20 FT
BUILDING HEIGHT	
MAX	50 FT

PROPOSED LOT USE/SIZES:

USE	LOT SIZE
LOT 1: RELIGIOUS	3.9 AC
LOT 2: PERMITTED USES	1.22 AC
LOT 3: PERMITTED USES	1.22 AC
LOT 4: PERMITTED USES	1.29 AC

PERMITTED USES IN MX-M:

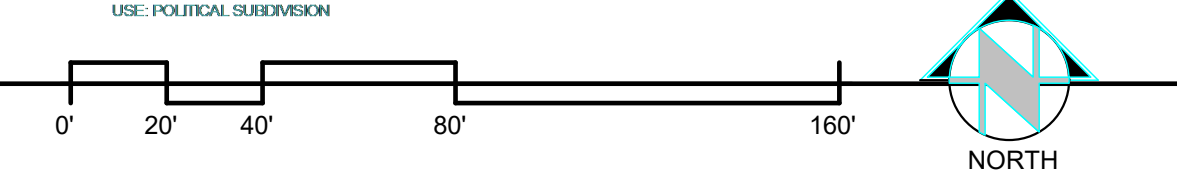
RELIGIOUS INSTITUTION
 RETAIL
 COMMERCIAL CENTER
 OFFICE (PROFESSIONAL/MEDICAL)
 SELF STORAGE
 HOTEL/MOTEL
 RESTAURANT/BAR
 SCHOOL (ELEM. SEC. HE)
 DAY CARE (ADULT/CHILD)
 GROUP LIVING
 HOUSING (DUPLEX, SFA, MF, LWU)

1 LAND USE SITE PLAN
 LUP.01 SCALE 1" = 40'-0"

FLOOD PLAIN STATEMENT:
 This Site is not within the limits of the 100 year floodplain (zone X) per FEMA Map No 08041C0506G, Dated Dec 7, 2016

GEOHAZARD DISCLOSURE STATEMENT:
 This property is subject to the findings summary and conclusions of a GEOLOGIC HAZARD EXEMPTION Prepared by RMG ROCKY MOUNTAIN GROUP last Dated June 17th, 2024 which identified the following specific Geologic Hazard(s) for the property at 9550 Otero Ave., Colorado Springs, Colorado: x-x. A copy of said report has been placed within file x-x or within the subdivision file of the CITY OF COLORADO SPRINGS PLANNING and DEVELOPMENT TEAM File. Contact the PLANNING and DEVELOPMENT TEAM, 30 South Nevada Ave, Suite 701, COLORADO SPRINGS, CO if you would like to review said REPORT.

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:
 The parties responsible for this plan have familiarized themselves with all the current accessibility criteria and specifications and the proposed plan reflects all site elements required by applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of the plan by the City of Colorado Springs does not assure compliance with ADA or any Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.



CITY FILE NO: ZC-24-
 CITY PLANNING APPROVAL:

KEM-ARCHITECTURE+PLANNING
 901 Crown Ridge Drive, Colorado Springs, Colorado 80904
 719-377-7737
 keith@kem-arch-plan.com

CHURCH at BRIARGATE - SUBDIVISION
 9550 OTERO AVENUE, COLORADO SPRINGS, COLORADO 80920
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SHEET NAME	LAND USE PLAN	DATE	REVISION
DRAWN BY	kem	06/16/24	DATE
CHECKED BY	AL		REVISION

PROJECT NO. 24-002
 SHEET NO. LUP.01