



September 8, 2022

PCD File No. PPR-22-042

**LETTER OF INTENT
PIKES PEAK CHRISTIAN CHURCH
SITE DEVELOPMENT PLAN AMENDMENT
PHASE 3 BUILDING ADDITION
(MVE Proj. No. 61181)**

Owner:

Pikes Peak Christian Church
4955 Bradley Road
Colorado Springs, CO 80911
(719) 392-0194

Consultant:

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

Developer/Applicant:

Taylor Architecture & Design, LLC
620 S Cascade Ave
Colorado Springs, CO 80903
(719) 475-1727

Site Location Size and Zoning:

Pike's Peak Christian Church site is located within Lot 1, Christian Church of Security located in the Southwest Quarter of Section 1, Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The site is located on the south side of Bradley Road the east side of Main Street, and west of Alturas Drive. The existing lot is 16.125 acres having El Paso County Tax ID: 6501318001. The property is zoned A-5 CAD-O (Agricultural 5 acre lot with Commercial Airport District Overlay). The site contains an existing church facility and is used for Religious Worship. An Approval of Location land use action was approved by El Paso County Planning Commission on August 5, 1998 under PCD File No. SF96032

Request and Justification:

The request is for approval of a Site Development Plan Amendment to allow for construction of a free standing building addition to be known as Pikes Peak Christian Church Phase 3. The project will consist of the construction of a 5000 sf, one story storage building with associated concrete sidewalk and grading in the immediate vicinity of the building. The new storage building will house equipment used for maintenance of the site and items for education, recreation, and worship activities. The construction limits will be contained within a 0.115 acre area.

*Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
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Access

Pike's Peak Christian Church has two existing access driveways into the site. One is located on Alturas Drive and the other is located on Bradley Road. This Phase 3 Addition will not affect access to these driveways.

Parking

The Phase 3 Addition will not add additional parking space requirements. The proposed storage use will not take place during worship service times. The activities involving the storage building will take place in off-peak parking times; therefore, the storage building will not create the need for additional parking spaces.

ADA Requirements

The Phase 3 Storage Building Addition is not intended for use of the general public. No additional ADA parking spaces or access provisions are required.

Landscaping/Screening

The addition of a 5,000 sf building with no changes to parking requirements will not require any changes to the landscape requirements. The Phase 3 Addition is located in an unlandscaped area with native grasses along the outer portions of the lot. The small footprint of the Phase 3 Addition will not require any additions or removal of any of the current landscaping.

Grading/Erosion Control/Storm Drainage

The portions of the site shall be graded to accept the new improvements and to tie into the existing grades on the four edges of the building. The site contains an existing stormwater BMP located southeast of the addition. The BMP provides storm detention and water quality treatment. Runoff from the impervious surfaces of the addition will be routed to the stormwater BMP using the existing and proposed site grades. The pond was originally designed for a paved parking lot larger than the building addition; therefore, the pond was adequately sized to accept runoff from the Phase 3 Addition. A Final Drainage Letter has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage report.

Water, Sanitary Sewer, Electric and Gas Utilities

The site is currently served by Security Water and Sanitation District. The building addition will involve new water and sewer line connecting to existing lines in the site. Colorado Springs Utilities is serving the site with electricity service. There will be no natural gas line additions for this project. The plans for new service lines will be reviewed and approved by utility organizations.

Fire Protection

Fire Protection is provided by Security Fire Protection District. Water mains exist on the site, no new fire hydrants are required. Construction Documents for the proposed building will be reviewed by Pike's Peak Regional Building Department (PPRBD) and Security Fire District.

Traffic Impact

The primary use of the site is religious institution. The site has adequate parking and circulation to accommodate the primary use. The purpose of the Storage Building addition is to store recreational and site maintenance equipment and will be utilized by existing on site staff and attendees. The use of the Storage Building will not generate additional traffic to or from the site. No additional parking is required for the use. The proposed Phase 3 Addition is an accessory use on the existing site and will not be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471.

Existing and Proposed Facilities

The site on Bradley Road and Main Street requires no new public facilities or improvements. The existing access drives and utility infrastructure will remain in place.

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