



1790 South Academy Boulevard

CITY PLANNING COMMISSION

FORMAL MEETING – March 11, 2026



1790 S. Academy Blvd - Conditional Use

QUICK FACTS

Address:

1790 South Academy Boulevard

Location:

South Academy Boulevard/South Chelton Road Street intersection

Zoning and Overlays

Current: MX-M/AP O (Mixed-Use Medium Scale within Airport Overlay)

Proposed: N/A

Site Area

0.61 acres

Proposed Land Use

Minor Automobile and Light Vehicle Repair primary use with Outdoor Display of Goods accessory use

APPLICATIONS

Conditional Use – Land Use Statement with Project Statement

VICINITY MAP



1790 S. Academy Blvd - Conditional Use

PROJECT SUMMARY – File #: CUDP-25-0012

Project Proposal:

- Conditional Use application for Minor Automobile and Light Vehicle Repair with Accessory Outdoor Display of Goods uses in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) to allow for a tire sales and service shop.
- No changes to existing building footprint or height. Minor modifications to enclose open bay areas to accommodate indoor tire installation and repair services through simultaneous development plan application review.
- Proposed use fits in terms of use, scale and density, both for existing and future uses adjacent and surrounding the property. This area is a commercial corridor with primary uses to be retail and automotive services and therefore compatible with Academy Master Plan.

Project History

- Active Code Enforcement Case started in January 2024 for outdoor storage of tires, inoperable junk vehicles and a non permitted use in MX-M zone.
- Previous use – carwash since 1980s which is a permitted use; currently operating as tire sales for last 5 years without approved land use entitlements.
- Delay in application submittal due to property owner’s uncertainty to pursuing this use or exploring other land use options.
- Coordinating Development Plan currently in review – to include parking updates and landscaping.

TIMELINE OF REVIEW

Initial Submittal Date

April 15, 2025

Number of Review Cycles

3

Item(s) Ready for Agenda

March 11, 2026

Overall, agency reviewers did not have any major comments regarding the proposed use or proposed accessory use. Comments received on this project were primarily related to site design and improvements which are to be reviewed and resolved under the concurrent development plan application (DEPN-25-0171)

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	2 times – Initial application and Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	130 Postcards
Number of Comments Received	1 Comment Received

PUBLIC ENGAGEMENT

- Concerns over the right of way access to South Academy Boulevard from Delta Drive
- Delta Drive currently used as a parking lot for towed vehicles and automotive repairs making access difficult
- Applicant response: Delta Drive is a private access drive for overall development. Colorado Springs Fire Department requested a fire lane on Delta which prohibits use for vehicle parking or storage.

Application Review Criteria

Conditional Use Criteria for Approval 7.5.601

- a) *The application complies with any use-specific standards for the use in **Part 7.3.3 (Use-Specific Standards)**,*
- b) *The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and*
- c) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*



Application Review

Use-Specific Standards Criteria

Criteria for Minor Automobile & Light Vehicle Repair 7.3.303

- a) *All work on vehicles shall be done entirely within an enclosed building.*
- b) *Automotive parts or junk vehicles may not be stored outside.*
- c) *The nearest point of the building in which the repair activity occurs shall be more than one hundred (100) feet from the boundary of any residential zone district.*

Criteria for Accessory Outdoor Display of Goods 7.3.304.K

- a) *The outdoor display may not be placed in required vehicular parking, maneuvering, or access areas, and its location must be in proximity to the main entrance of the primary structure.*
- b) *The outdoor display area shall be delineated on required plans.*
- c) *The outdoor display shall be screened from public rights-of-way and from adjacent land uses that in a different land use category than the subject property.*
- d) *The display of merchandise adjacent to the entrance of the principal building is allowed if:*
 - I. *It is adjacent to the main structure.*
 - II. *It provides a minimum of five feet of unimpaired sidewalk or pedestrian way width*
 - III. *It does not block fire access or impede the traffic flow in front of the building.*



Statement of Compliance

CUDP-25-0012 - 1790 South Academy Boulevard

The conditional use application for 1790 South Academy Boulevard meets the criteria.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

The subject site is located within PlanCOS Visions Map’s typology of “Mature/Redeveloping Changing Neighborhood”. This typology includes existing areas that have the potential for reinvestment and land use change. Redevelopment and infill are expected than other areas of the city. This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION

<p>Majestic Landscapes</p> <ul style="list-style-type: none"> Parks & Open Space Complete Creeks Primary Trail Network Legacy Loop & Ring the Springs 	<p>Activity Centers</p> <ul style="list-style-type: none"> Mature/Redeveloping New/Developing Reinvestment Area & Community Hub 	<p>Vibrant Neighborhoods</p> <ul style="list-style-type: none"> Downtown Established Historic Neighborhood Established Traditional Neighborhood Established Suburban Neighborhood Changing Neighborhood Newer Developing Neighborhood Future Neighborhood Airport
<p>Thriving Economy</p> <ul style="list-style-type: none"> Renowned Culture 	<p>Strong Connections</p> <ul style="list-style-type: none"> Intercity Corridors City Priority Corridors Smart Corridor Bike Network Park-N-Ride Transit Hub 	<p><small>Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.</small></p>

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

CUDP-25-0012 – 1790 South Academy Boulevard

Motion to Approve

Approve the Conditional Use to allow a Minor Automobile and Light Vehicle Repair use with Outdoor Display of Goods accessory use in the MX-M (Mixed-Use Medium Scale) zone district, based upon the findings that the request complies with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601 with the following conditions of approval:

- Prior to Development Plan approval, Outdoor Display of Goods location(s) will be delineated on the development site plan on the west side of the commercial building and will meet all City Code Section 7.3.304.K.
- The existing open bays shall all be enclosed to mitigate visual impacts along Academy Boulevard and to further secure and screen the indoor storage of tires and indoor tire installation services.
- Within 60 days of the associated Development Plan approval, the site will be cleaned up of all inoperable junk vehicles and auto parts shall be removed. Outdoor storage of tires are to be placed in designated outdoor display areas per the approved Development Plan and/or stored within the enclosed building(s).

Motion to Deny

- Deny the Conditional Use for a Minor Automobile and Light Vehicle Repair use with Outdoor Display of Goods accessory use in the MX-M (Mixed-Use Medium Scale) zone district, based upon the findings that the request does not comply with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601



QUESTIONS?

