

# LOT 1 SATELITE SQUARE FILING 2A – CONDITIONAL USE

Planning Commission June 11, 2025

Staff Report by Case Planner: Allison Stocker



## Quick Facts

### Applicant

YOW Architects

### Property Owner

Moon Springs LLC

### Address / Location

288 South Academy Boulevard

### TSN

6415414112

### Zoning and Overlays

Current: MX-M/AP-O/SS-O

(Mixed-Use Medium Scale with Streamside and Airport Overlays)

### Site Area

3.34 acres

### Proposed Land Use

Self-Storage

### Applicable Code

UDC

### Council District

District 4

## Project Summary

A Conditional Use to allow a self-storage facility use in the MX-M/SS-O/AP-O (Mixed-Use Medium Scale with Streamside and Airport Overlays) consisting of approximately 3-acres located northwest of South Academy Boulevard and Airport Road. (Quasi-Judicial)

### File Number

CUDP-25-0003

### Application Type

Conditional Use

### Decision Type

Quasi-Judicial

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Snow Addition #1	June 1, 1958
Subdivision	Satellite Square Filing No. 10	July 8, 2020
Master Plan	South Academy Master Plan	Oct 31, 2023
Prior Enforcement Action	N/A	N/A

### Site History

The subject property consists of 3.0 acres of developed property previously used as a commercial center. This development was constructed in 1985 and consists of two separate commercial buildings that are 25,449 and 23,706 square feet of building space on a single level. The commercial spaces have been used for a variety of different commercial uses throughout the years. The most recent proposal is to convert these buildings into a self-storage facility.

While self-storage facilities are a by-right use in the Mixed-Use Medium Scale (MX-M) zone district, this site is required to receive a Conditional Use approval as the self-storage use is only permitted on a conditional basis in the Streamside Overlay (SS-O) district. In addition to the conditional use, the applicant will be required to submit a development plan major modification as the site is converting from a commercial use to an industrial use, and there are site changes required to accommodate the new use on site.

Since this site was developed in 1985, years prior to the establishment of the SS-O (Streamside Overlay) district on November 12, 2002, the site does not comply with the overlay regulations such as impervious surface limitations, stream activation, or landscaping requirements. While Staff has requested that the site take steps to comply with these standards when reasonable and adhere to the intent of the overlay, because these conditions already exist on site certain standards from UDC Section 7.2.603 will not be met. The conversion to a self-storage use and the extent to which the site can comply with these standards will be fully reviewed through a subsequent development plan major modification application. Through this Conditional Use request, Staff will be limiting the evaluation of the Conditional Use to questions of compatibility and the extent to which the proposed use can mitigate any negative impacts on Spring Creek.

### Applicable Code

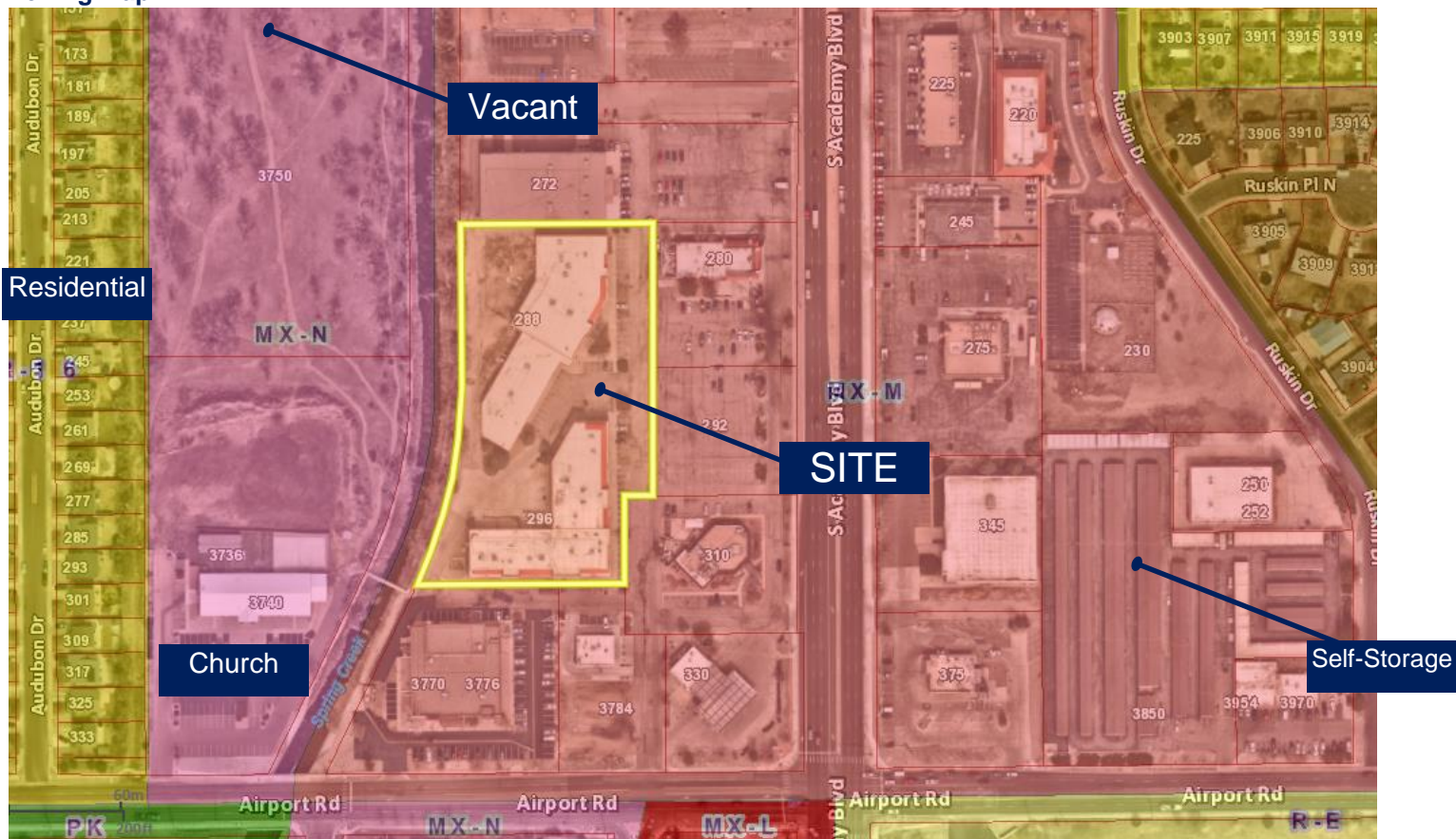
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code (UDC).

## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	Mixed-Use Medium Scale (MX-M), Streamside Overlay (SS-O), Airport Overlay (AO)	Warehouse / Storage	N/A
West	Mixed-Use Neighborhood Scale (MX-N), Streamside Overlay (SS-O), Airport Overlay (AO)	Vacant	Spring Creek
South	Mixed-Use Medium Scale (MX-M), Streamside Overlay (SS-O), Airport Overlay (AO)	Retail	N/A
East	Mixed-Use Medium Scale (MX-M)	Restaurant / Parking Lot	N/A

### Zoning Map





## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	Prior to administrative review / prior to City Planning Commission hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	131 postcards
Number of Comments Received	1 comment received

### Public Engagement

Staff received one public comment (refer to Attachment 1 – Public Comment and Comment Response) with concern that the transition from retail to self-storage will result on less activity and investment in the area which could result in an increase in crime and vagrancy in the area. The applicant provided a response to the public comment.

## Timeline of Review

Initial Submittal Date	February 4, 2025
Number of Review Cycles	2 cycles
Item(s) Ready for Agenda	April 21, 2025

## Agency Review

### Traffic Impact Study

Traffic Engineering did not have any comments on this item.

### SWENT

All comments addressed during the review process.

### Colorado Springs Utilities

All comments addressed during the review process.

### Colorado Springs Police Department

Site design recommendations were provided based on the area's crime trends.

### Colorado Springs Fire Department

CSFD did not comment on this application.

### Colorado Springs Airport

The Airport did not comment on this application.

### City Engineering

City Engineering did not comment on this application.

## Streamside Overlay

The applicant has provided their responses to how the project meets the SS-O (Streamside Overlay) development plan criteria within their Land Use Statement (refer to Attachment 2 – Land Use Statement). Through the responses provided, the applicant has not indicated what mitigation efforts will be utilized besides the installation of a fence to prevent any persons from accessing the stream from the site and for security purposes. Per UDC Section 7.2.603.A.3, uses that are conditional in the SS-O should, “*minimize the negative impacts that certain uses have on the stream,*” even when the uses are permitted in the base zone. The applicant has not discussed efforts that will be taken to bring the site into compliance with UDC Section 7.2.603 to the extent feasible with the existing conditions on site.

While Staff does not believe this use will be detrimental to the stream, the applicant has not indicated how this use will meet the purpose of the SS-O which is to “...*add to the character, attractiveness, and quality of life of the community*”. The proposed use has limited capacity to activate the stream as an amenity to the general public as the use inherently does not encourage interaction with the stream or allow for public access. Within the SS-O objectives, it is explicitly stated that Section 7.2.603 should, “*protect and enhance streamside areas.*” The inclusion of the perimeter fence will further isolate the use from the stream, furthering this disconnect. There is concern that the physical barrier from the use to the stream will result in a lack of upkeep and potential for increased transient activity in the immediate area as there will be less opportunities for interaction. The inherent characteristics of the proposed use make it challenging to meet the overall intent of the Overlay and Staff cannot propose any changes to the development scope that would bring this use in alignment with these objectives at this given that a subsequent modification application will be reviewed in the future.

## Conditional Use

### Summary of Application

The applicant chose to submit a Conditional Use application with Land Use Statement (refer to Attachment 2 – Land Use Statement), which is permitted through UDC Section 7.5.601.B.3: “*If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic.*” A separate Development Plan is currently being reviewed administratively and is subject to approval of the Conditional Use application and any conditions of approval imposed by the City Planning Commission. Please refer to the Development Plan (DEPN-25-) which can be found in Attachment 4 - In-progress Development Plan Modification.

The requested Conditional Use would allow for the establishment of a self-storage use on a property with the SS-O district and the conversion of an existing commercial center to a self-storage facility with limited changes to the overall site design. As stated in the Applicant’s Project Statement (refer to Attachment 3 – Project Statement), there are no exterior site changes proposed aside from the installation of a perimeter fence for security purposes and the installation of a few canopies to cover loading areas. Otherwise, the site configuration, building layout, access points, and parking will remain the same on this 3.34-acre site.

The immediate surroundings to the subject property are used primarily as commercial, with several retail establishments, restaurants, and auto-centric uses in the immediate vicinity. A self-storage use would be appropriate in this location, as it is set back from South Academy Boulevard behind the higher-traffic generating uses. There are several other self-storage facilities in the area, with one just to the northwest on East Pikes Peak, one to the southeast on Airport Road, and another approximately half (0.5) mile south on the east side of South Academy Boulevard.

### Application Review Criteria

This Conditional Use application is required to meet the application review criteria as defined in Section 7.5.601.C.2. This application meets the review criteria as described below:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).
  - a. All storage shall be kept within an enclosed building, except recreation or other oversized vehicles which shall be stored only in exterior areas screened from view from any street frontage.
  - b. Only storage of goods and materials are allowed in self-storage rental spaces. The use of storage spaces to conduct or operate a business is prohibited.
  - c. The storage of hazardous materials is prohibited.
  - d. Loading docks may not be located on a side of the facility adjacent to a residential zone district.
  - e. A permanent screen shall be required along all property boundaries and shall conform to landscaping and screening requirements in Part 7.4.9 (Landscaping and Green Space).
  - f. If the facility is within an OR or MX-N zone district, all storage shall be contained within a fully enclosed structure that:
    - i. Is at least a two (2) story structure with storage units on upper floors with access doors to storage units accessed from interior hallways; and
    - ii. Does not have any garage doors or access doors to any storage unit facing any public street, park, or green space, unless the doors are screened from all visible public streets, parks, and green spaces.
  - g. The use of shipping containers for permanent structures is subject to Development Plan review and architectural review pursuant Part 7.4.11 (Building Design and Site Features).
  - h. Exterior façade treatment shall be consistent within the developed area including materials and colors.

While Staff believes that the applicant is intending to meet and is capable of meeting the above use-specific criteria for self-storage facilities, no discussion on the use-specific criteria was provided in the Conditional Use application, and these standards will not be fully reviewed until time of Development Plan application.

2. 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

The proposed Conditional Use is to allow a self-storage use on a property in a SS-O. No major structural changes are proposed aside from awnings. As such, the size, scale, and height of the building will remain unchanged. The conversion to self-storage is expected to result in a decrease in the overall trips made to the site compared to the prior use, and there is an excess in parking stalls for this use already on site.

One concern noted by the City Police Department and in the public comment is the known homelessness and crime problems in this area, which will be mitigated by the perimeter fencing. However, there is concern that the perimeter fence and the low volume of traffic brought in by the self-storage use could lead to an increase in vagrancy in the immediate area as the fence could limit visibility back to the stream. Additionally, the proposed perimeter fencing will create a disconnect between this use and its surrounding properties, breaking up the commercial center into an assortment of unrelated uses.

3. 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.

The conversion of the existing commercial center into a self-storage facility is anticipated to reduce the site's overall impact on the utility, and infrastructure network. This site has established connections to South Academy Boulevard as its point of vehicular access, access to public sidewalks, and even a trail is accessible on the western side of Spring Creek. It is not anticipated that this use will create a burden.

After evaluation of the Conditional Use, it is unclear if the application meets the review criteria.

### Planning Commission Decisions

Per UDC Section 7.5.601.C, City Planning Commission has the option to approve, approve with conditions, or deny applications. Conditions of approval can be attached to a potential approval at the discretion of the Commission.

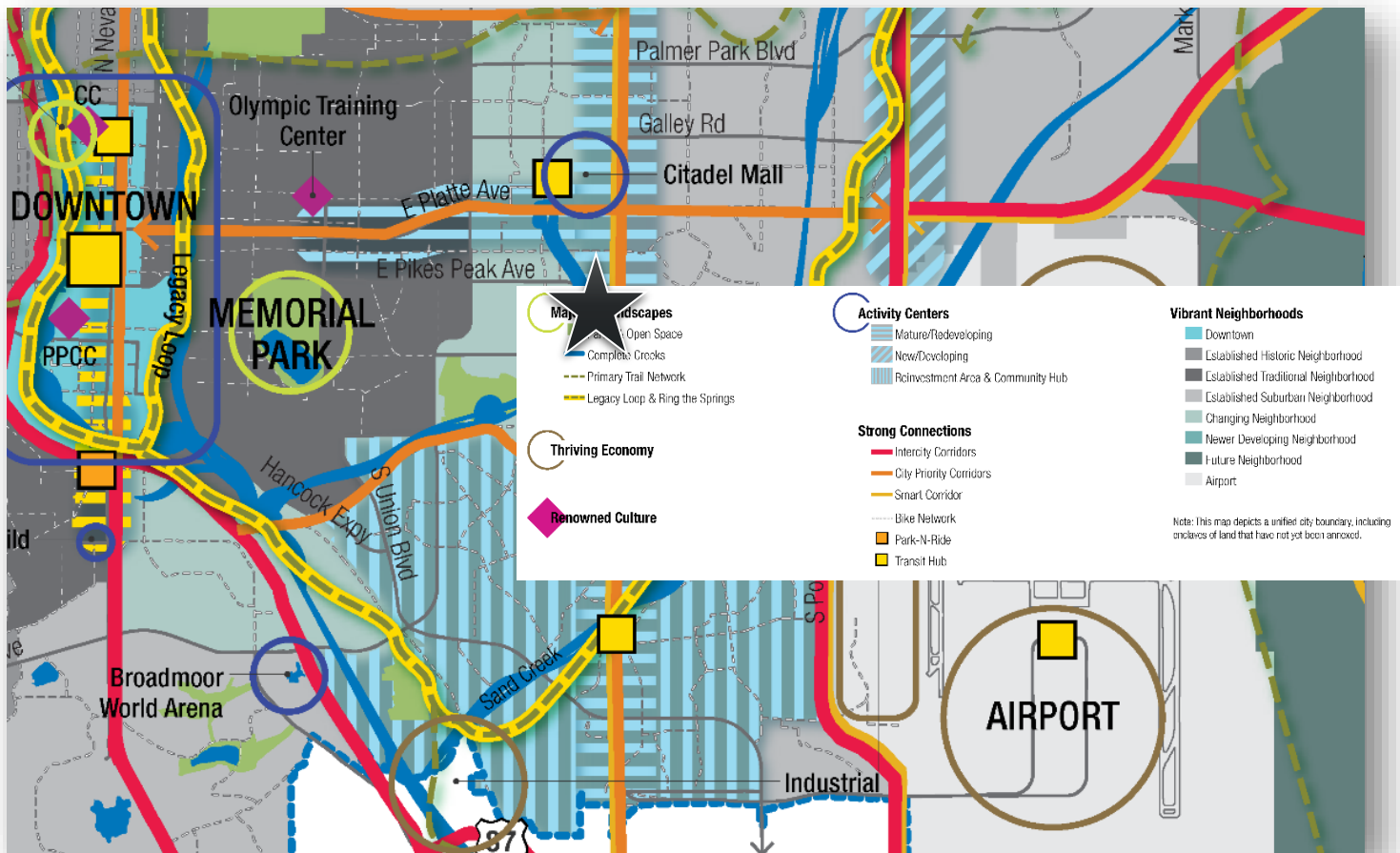
- A. The Planning Commission shall review the Conditional Use application at a public hearing and approve, approve with conditions, or deny the application based on any criteria in the use-specific standard relating to the use, the review criteria in Section [7.5.409](#) (General Criteria for Approval), and the criteria in Subsection 3 below.
- B. The Manager may recommend, and/or the Planning Commission may impose, special conditions upon the subject property needed to alleviate or mitigate any potentially significant adverse impacts on other property in the neighborhood, and to carry out the stated purposes of the Colorado Springs Comprehensive Plan and this UDC. The Planning Commission may also impose time limits on conditional uses and require regularly scheduled reviews of approved conditional uses.

### Compliance with Relevant Guiding Plans and Overlays

The subject property is located within the Academy Boulevard Great Streets Plan which extends from Maizeland Road and south past the Hancock Expressway. Per the Academy Boulevard Corridor Great Streets Plan, development in the corridor should *“Promote, support and adaptively redevelop the Academy Boulevard Corridor as a Great Street with access to alternate modes of transportation, public/private investment in business and residential development, and enhanced connectivity with the street, between land uses, and with neighborhoods.”* Some of the goals of this plan is to increase place-making, contribute economic vitality to the area, promote quality jobs, and are functionally complete. While vacancy and under-utilization of buildings is a key concern indicated in this plan, it is unclear whether this use promotes the other goals of this plan and its ability to positively contribute to the community. Self-storage employs few people, and the economic impact is minimal. Retaining this property for commercial uses would provide a better opportunity for job creation and for introducing needed goods and services to this area.

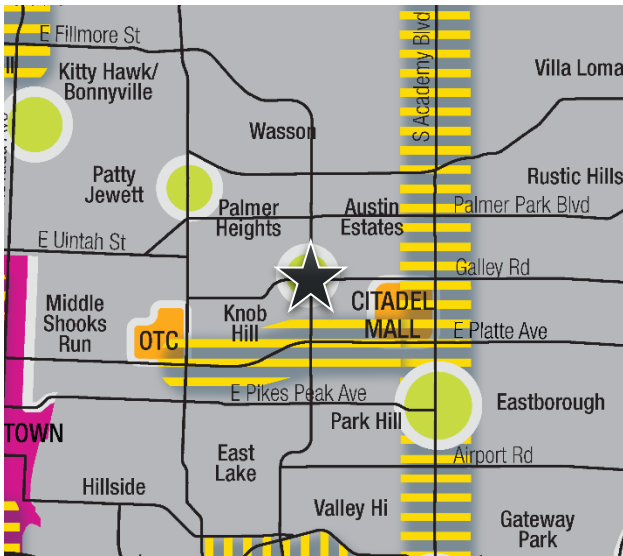
## Compliance with PlanCOS

### PlanCOS Vision



The subject property is within the Mature / Redeveloping typology on the PlanCOS Vision Map. This typology is used in areas that are undergoing continuous change and are the focus of redevelopment and investment. This project is an example of how the Academy Boulevard corridor can use adaptive reuse for existing buildings and activate under-utilized segments of this key corridor.

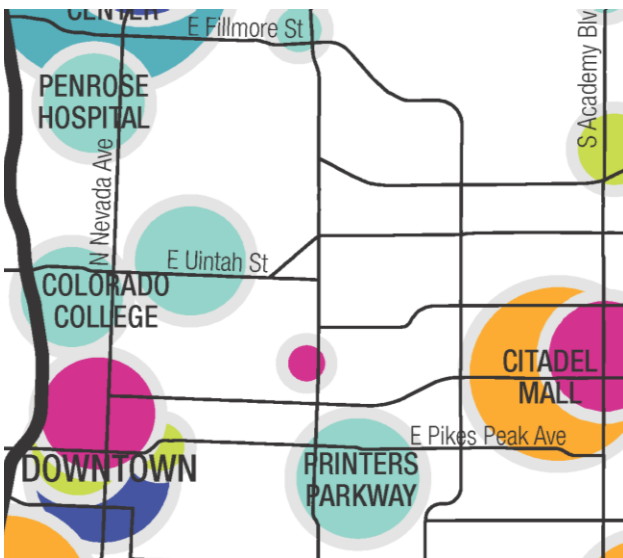




## Unique Places

This project does support PlanCOS policies that encourage reinvestment into existing properties.

Policy UP-2.A “Support infill and land use investment throughout the mature and developed areas of the City”



## Thriving Economy

This project generally complies with the below Goal 4 within the Thriving Economy chapter of PlanCOS by engaging in adaptive re-use of a building within a developed area of the City and in an area that has been identified as an area for re-investment.

Goal TE-4: “Focus on productively development and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas”

## Statement of Compliance

### CUDP-25-0003 – Conditional Use

After evaluation of the Conditional Use application, it is unclear if the application meet the review criteria.