



March 7, 2025

**LAND USE STATEMENT
for
Conditional Use Application
1590 N. Newport Road
CUDP-25-0005**

PROJECT DESCRIPTION

The 1590 N. Newport Road Office/Warehouse project is to be located on platted property having El Paso County Tax ID number 64250 03 004. The site is located within the Northeast 1/4 of Section 25, Township 14 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The site is platted as Lot 3, Newport Subdivision Filing No. 21 and has property address of 1590 N. Newport Road. The site is situated on the southerly side of North Newport Road between Fountain Boulevard and Aeroplaza Drive. A **Vicinity Map** is included for reference.

The 1590 N. Newport site encompasses 22,592 sf. (0.519± acres) and is zoned MX-M AP-O (Mixed-Use Medium Scale with Airport Overlay). The site is vacant land adjacent to improved N. Newport Road which features existing public curb, gutter, utilities, and asphalt paving in a 60' wide Right-of-Way. There are no existing Development Plans for the property and it is not part of a larger common plan or development.

North Newport Road is adjacent to the northeasterly side of the site. The street is a 42 foot wide improved asphalt surfaced public street with concrete curb and gutter in a 60 foot wide right-of-way. Developed Lot 1, Newport Subdivision Filing No. 21 is adjacent northwesterly, developed Lot 2, Newport Subdivision Filing No. 21 is adjacent southwesterly, developed Lot 1, Newport Subdivision Filing No. 10 A is adjacent southeasterly Lot 3, and developed TRW Subdivision adjacent across North Newport Road to the northeast. The site and adjacent lots are all in the MX-L Zone District which was recently changed by the implementation of the 2023 Unified Development Code (UDC) from PBC AO (planned business center airport overlay) zone.

The new MX-M (Mixed Use Medium Scale) zone district allows warehouse use by Conditional Use approval only. Therefore, we are requesting a Conditional Use of a warehouse to be included with an office building proposed on the site. The end user is unknown and use specific standards for the future user will be complied with if required.

The owner intends to develop the property with a 5,000 SF (approximate) Office/Warehouse facility with appurtenances with no outside storage. Besides the building, the improvements are anticipated to consist of paved drive entrance and drive isle with paved maneuvering area, paved standard parking spaces, paved accessible parking space, sidewalk exists for North Newport Road and internal sidewalk, utility extensions and landscaping. The Four Step Process is not required as the total Site and disturbed area is less than one (1) acre. Therefore, the development is not required to meet the water quality and potential green infrastructure requirements as specified in the City of Colorado Springs Drainage Criteria Manual.

Engineers • Surveyors
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Proposed access will be from adjacent N. Newport Road. Utility services to the new building will be extended from existing mains located in the street. Landscaping will be installed in accordance with the zoning code and to compliment the existing significant landscaping located along the south boundary. Proposed landscaping will also enhance the other boundaries, frontages, and site interior. Because the site is to contain no Outdoor Storage or Industrial Yard component, the proposed Land Use will be compatible with the immediately adjacent Hotel uses and also with the Office and Industrial Warehouse uses to the northeast. Traffic for the proposed site is expected to be less than the existing surrounding land uses and no special traffic provisions are anticipated.

The purpose of the proposed Development Plan is to improve the surrounding area by infilling the existing vacant lot with an Office/Warehouse project.

The anticipated layout will allow the site to be self-reliant in the provision of access, along with adequate drive lanes and required off-street parking as prescribed by City of Colorado Springs Zoning Code. The site will comply with the applicable Landscape, setback, building coverage, and building height requirements.

The proposed use of the property is very much aligned with the nearby office use located to the north and southeast. Potential impacts to the adjacent existing properties and land uses, including the immediate nearby hotels, are minor and are to be mitigated during the future Development Plan stage by site design features and planned method of use for the site. The potential impact of light is reduced because no pole mounted lighting is to be constructed on the site. Exterior lighting will consist of full cut-off wall pack lighting mounted near the building entrances. No further exterior lighting is proposed and lighting will not impact the use of the adjacent properties. The site will comply with city landscape requirements at perimeter areas and internal areas to mitigate the visual impacts associated with the development of the site. The site is to contain no outdoor storage of materials or vehicles. The proposed warehouse use of the site are to be completely contained within the building and accessed by two overhead doors. The building will not feature loading docks. Additionally, the Office / Warehouse use of the site is anticipated to take place during normal weekday business hours. All these provisions serve to limit noise impacts to the adjacent properties and nearby hotel uses. Traffic impacts of the proposed Office / Warehouse use is anticipated to be very low as evidenced by the low amount of parking required by the Unified Development Code (UDC). The use will include no retail sales or other high traffic generating uses. The site is required to provide nine standard parking spaces and one ADA accessible parking space. It is planned that the proposed site will provide one additional ADA parking space for a total of 11 spaces. Traffic impacts of the site will be much lower than the adjacent hotel sites.