



Land Use Statement

To: Matthew Ambuul, City of Colorado Springs

From: Kye Maduzia

Date: 10/16/2025

Re: Conditional Use Permit

The proposed site use is defined as “Automobile and light vehicle repair, minor” per UDC 7.6.301. The site will provide general automotive repair services to vehicles less than 15,000 pounds, and will not include painting, motor or transmission repair, nor will it store junk vehicles on site. Please see Project Statement for more information. Generally, the site is bounded by mixed-use lots, with the exception of a residential area roughly 150 feet to the east. The building will be located no less than 100 feet from the residential zoned area. The development will provide a needed service to the Broadmoor Towne Center and surrounding neighborhoods. No excessive light or noise will be created. Primary vehicular access will be provided via Southgate Road, with internal circulation designed to ensure efficient ingress/egress for both customers and service vehicles. Pedestrian connectivity from the public sidewalk to the facility entrance is provided via a designated walkway. The proposed project includes a total of 36 surface parking spaces, which exceeds or meets the minimum requirements for both customer and employee use. The layout provides safe and convenient vehicular circulation and includes dedicated ADA-accessible spaces in accordance with local and federal standards. The development plan incorporates multiple landscaping islands distributed throughout the parking area to enhance visual appeal, and support stormwater infiltration.

This project will require a development plan that will be submitted at a later date.



City of Colorado Springs
9/26/2025

Please let me know if you require any additional information relative to the Conditional Use Permit.

Sincerely,

CALIBRE ENGINEERING, INC.

Kye Maduzia

Engineer II

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