



Item # - 752 Clark Place LLC

CITY PLANNING COMMISSION
FORMAL MEETING – July 8, 2026



752 Clark Place LLC

QUICK FACTS

Address:

752 Clark Place

Location:

Southwest of Galley Road and Wooten Road

Zoning and Overlays

Current: BP SS AP-O APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2)

Site Area

2.29 Acres

Proposed Land Use

Heavy Vehicle Storage

APPLICATIONS

Conditional Use Permit

VICINITY MAP



752 Clark Place LLC Heavy Vehicle Storage

PROJECT SUMMARY

File #(s):

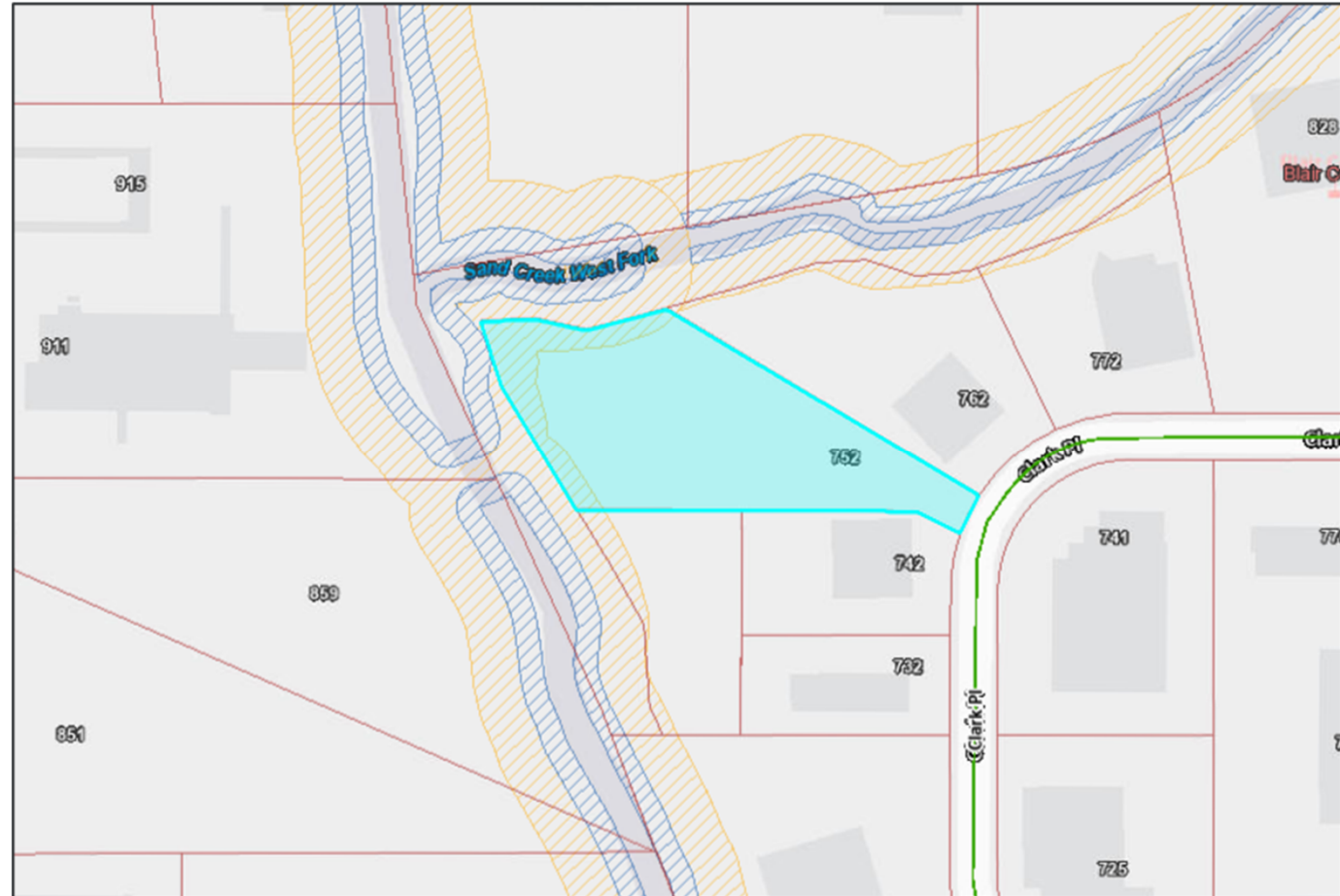
CUDP-26-0010

Project Proposal:

The applicant proposes heavy vehicle storage and outdoor storage on the western portion of the lot to support waste and recycling operations.

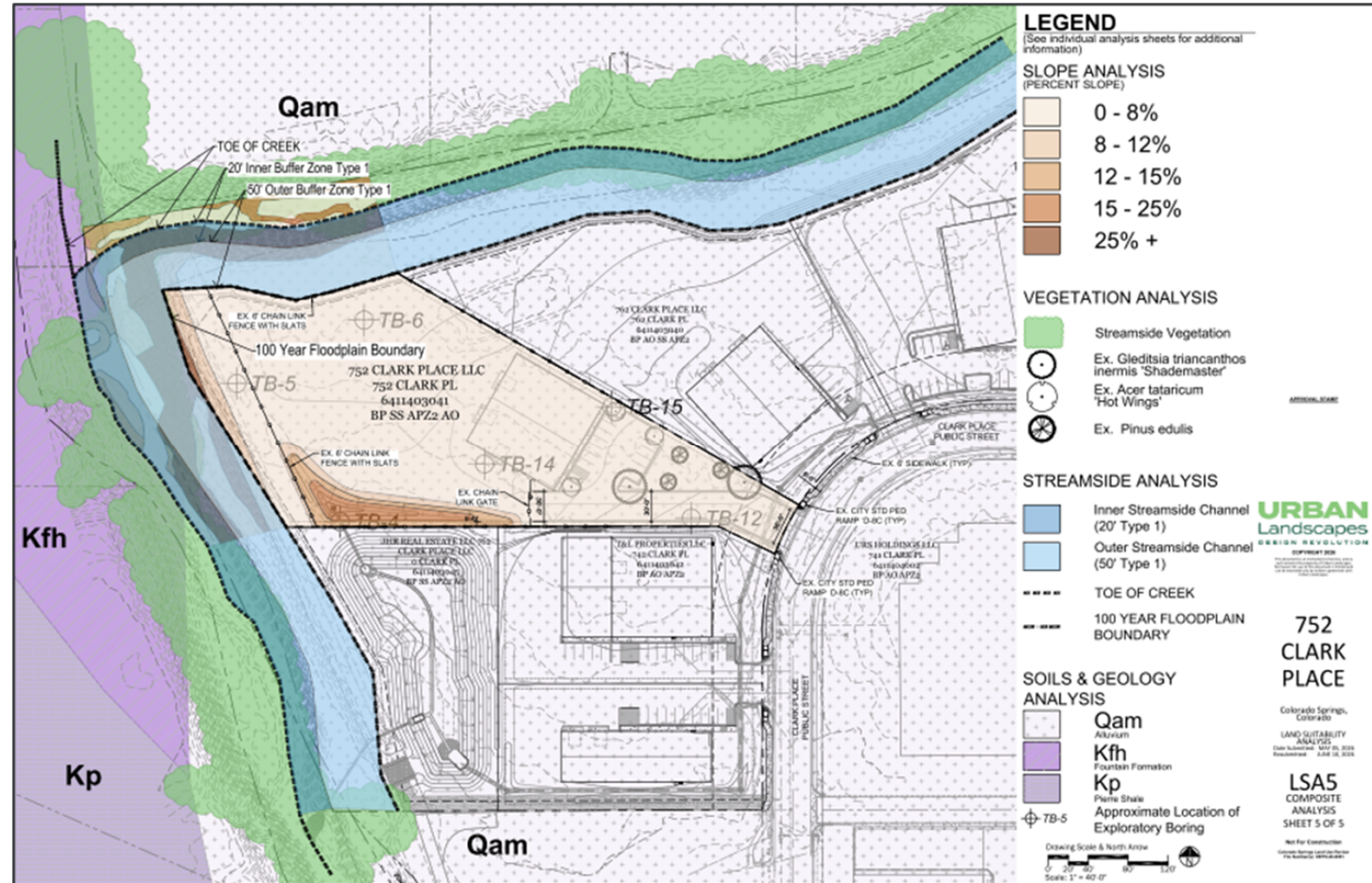
Heavy vehicle storage is only permitted within the Business Park zone and Streamside Overlay via a Conditional Use Permit.

SITE PLAN



Land Suitability Analysis

Heavy vehicle storage will not be occurring within the inner or outer buffers designated for the Sand Creek West Fork streamside corridor.



TIMELINE OF REVIEW

Initial Submittal Date

May 5, 2026

Number of Review Cycles

Three (3)

Item(s) Ready for Agenda

June 15, 2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	80 Postcards
Number of Comments Received	None

PUBLIC ENGAGEMENT

- No public comments were received for this application.
- No neighborhood meeting were held for this application.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Planning Landscape

Planning Landscape is okay with the 6' fence where 7' is required.

Parks

No comments received during review.

Overlay District(s)

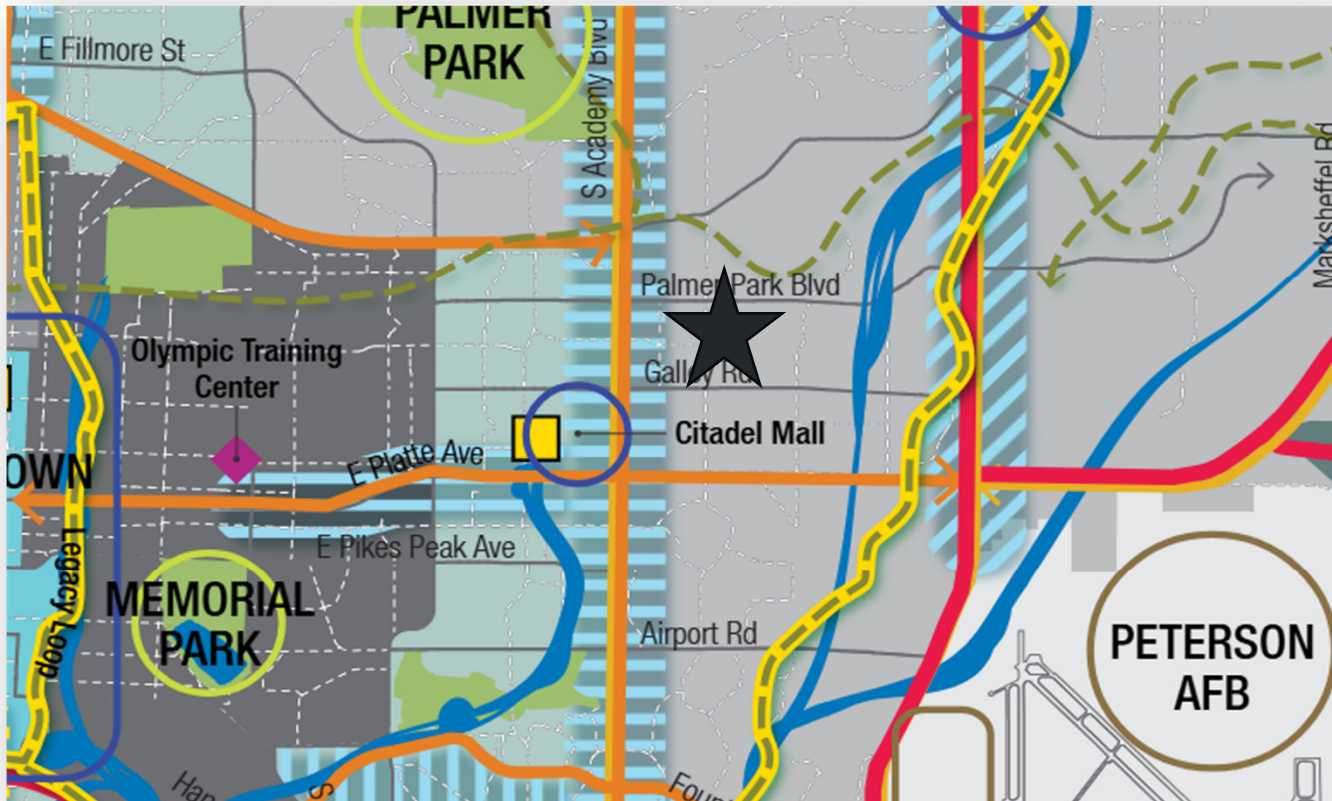
Staff is amenable to the inclusion of heavy-vehicle storage on the site provided the vehicles are stored empty and free of any potential pollutant leakage.

Airport

The proposed use associated with this development is permissible in the APZ-2 subzone.

PlanCOS COMPLIANCE

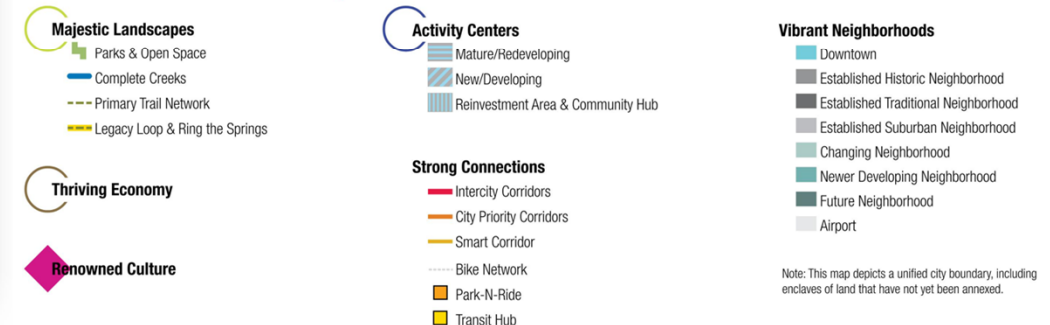
PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.601 Conditional Use

Criteria for Approval

- 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.

Statement of Compliance

CUDP-26-0010

After evaluation of the Conditional Use Permit, staff finds the application meets the review criteria .

Use Specific Standard(s)

ADDITIONAL INFO

UDC 7.3.303.1.4: Heavy Vehicle and Equipment Storage: This use shall be entirely contained within a building or within a yard enclosed on all sides by a wall or solid fence at least seven (7) feet in height and kept in good repair at all times.

- The portion of the lot where heavy vehicle storage will be occurring is completely enclosed on all sides by an existing six (6) foot, opaque fence.
- Administrative Adjustment submitted concurrently to allow for a six (6) foot fence whereas a seven (7) foot fence is required.

Aerial – Fence Enclosure and Screening



PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions:

City File No. CUDP-26-0010 – 752 Clark Place LLC

Motion to Approve

Approve the Conditional Use to allow heavy vehicle storage within the Business Park zone district and within the Streamside overlay based upon the finding that the request complies with the criteria for a Conditional Use set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use to allow heavy vehicle storage within the Business Park zone district and within the Streamside overlay based upon the finding that the request does not comply with the criteria for a Conditional Use set forth in City Code Section 7.5.601.



QUESTIONS?

