

Item 5.E. - 1590 N Newport Road - Conditional Use

CITY PLANNING COMMISSION FORMAL MEETING – November 12, 2025



1590 N Newport Road - Conditional Use



QUICK FACTS

VICINITY MAP

Address:

1590 North Newport Road

Location:

Northwest of the intersection of North Newport Road and Vapor Trail

Zoning and Overlays

MX-M AP-O (Mixed-Use Medium Scale with Airport Overlay)

Site Area

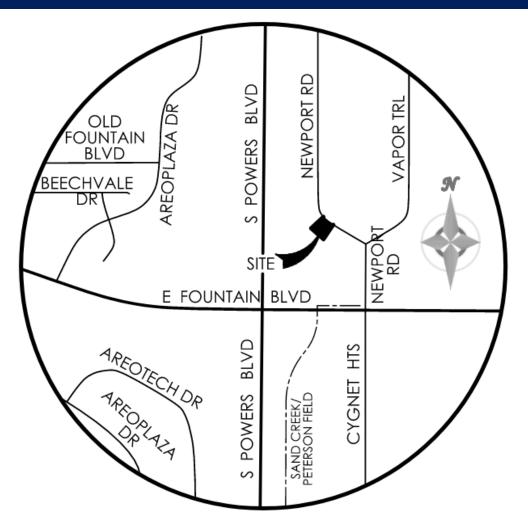
0.519 Acres

Proposed Land Use

Warehousing and Wholesaling with Accessory Office

APPLICATIONS

Conditional Use with Land Use Statement



1590 N Newport Road - Conditional Use



PROJECT SUMMARY

File #(s):

CUDP-25-0005

Project Proposal:

- 5,000 SF Office/Warehouse building
 - Includes paved access, parking, landscaping, and utility extensions
 - No outdoor storage or loading docks
 - Weekday business hours only
- Purpose:
 - Conditional Use required for warehouse use in MX-M zone
 - Office use is permitted by right

Aerial Image



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ADDITIONAL INFO

- Vacant platted lot (Lot 3, Newport Subdivision Filing No. 21)
- Previously zoned PBC AO; reclassified to MX-M AP-O under 2023 UDC
 - Warehouse use now requires Conditional Use approval in MX-M
- Surrounded by hotel, office, and warehouse uses
- Represents a compatible infill opportunity with minimal off-site improvements required



TIMELINE OF REVIEW

Initial Submittal Date	2/6/2025
Number of Review Cycles	Four (4)
Item(s) Ready for Agenda	10/10/2025



STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE	
Public Notice Occurrences (Posters / Postcards)	Initial Administrative Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	18 Postcards – sent for each public notice occurrence

No Comments Received

PUBLIC ENGAGEMENT

Number of Comments Received

· No public comment was received.

AGENCY REVIEW



Traffic Engineering

Traffic engineering comments to be provided at development plan submittal. The applicant will need to coordinate the development plan with CDOT.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

Airport

No comments received during review.

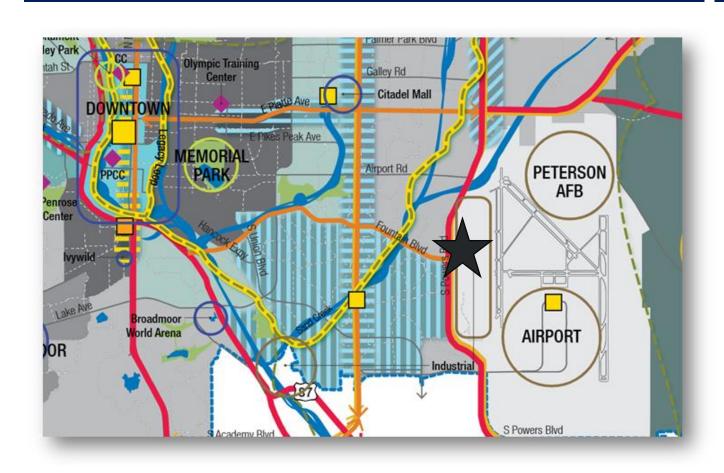
Peterson Base

No comments received during review.



PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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





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-25-0005

After evaluation of the Conditional Use with Land Use Statement, Staff finds that the application meets the review criteria.

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS



Optional Motions

CUDP-25-0005 – 1590 N Newport Road - Conditional Use

Motion to Approve

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use based upon the finding that the request does not comply with the criteria as set forth in City Code Section 7.5.601.

