



## 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

### 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

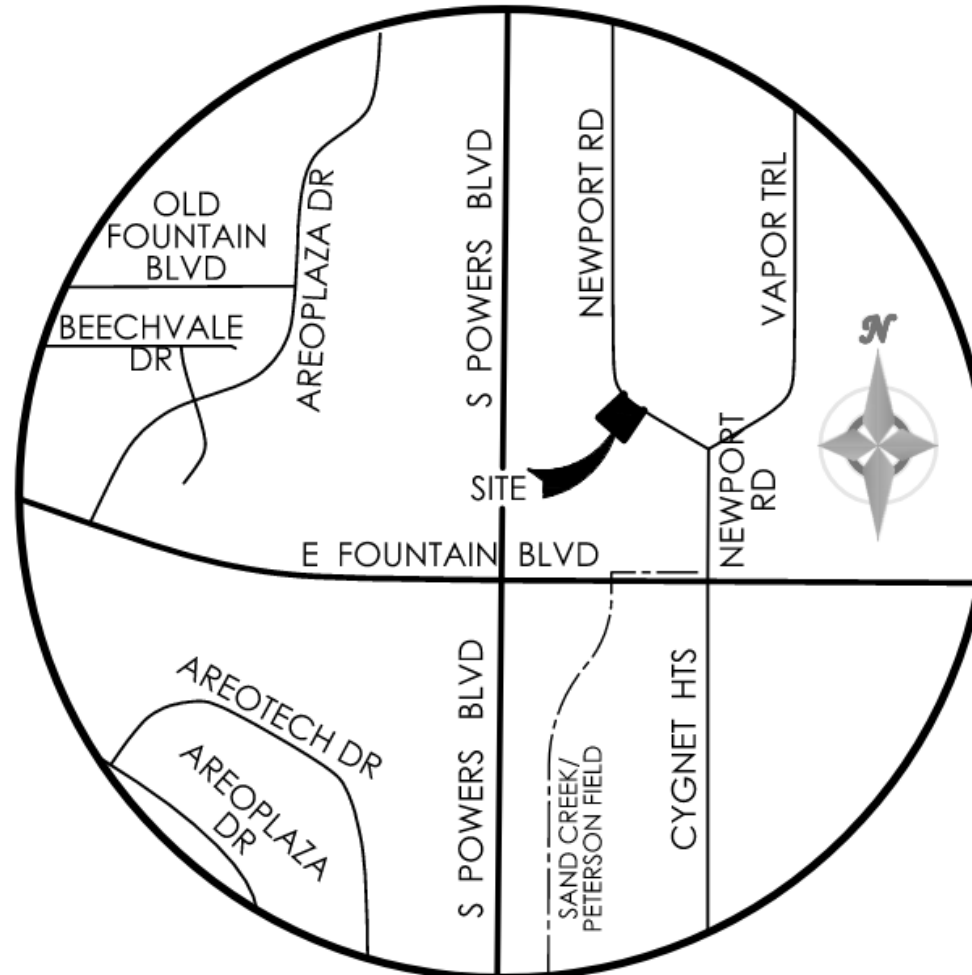
### Proposed Land Use

Warehousing and Wholesaling with Accessory Office

## APPLICATIONS

Conditional Use with Land Use Statement

## VICINITY MAP



# 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



# 1590 N Newport Road - Conditional Use

## 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<br>(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                |
| Number of Comments Received                        | No Comments Received                                                 |

## PUBLIC ENGAGEMENT

- 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.

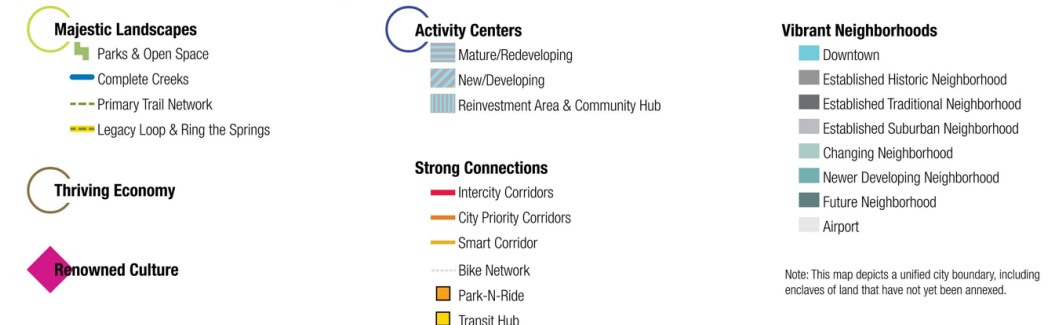
# PlanCOS COMPLIANCE

## 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.

