



Sugarbowl Grove - Street Name Change

CITY PLANNING COMMISSION
FORMAL MEETING – August 12, 2026



Sugarbowl Grove - Street Name Change

QUICK FACTS

Address:

1760 Sugarbowl Grove

Location:

Northwest of the intersection of S. Chelton Road and Delta Drive.

Zoning and Overlays

Current: MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)

Site Area

N/A

Proposed Land Use

Future Multi-Family Residential

APPLICATIONS

Street Name Change

VICINITY MAP



General Road
Alignment shown
with Arrows

TIMELINE OF REVIEW

Initial Submittal Date

05/19/2026

Number of Review Cycles

Two (2) Reviews

Item(s) Ready for Agenda

07/20/2026

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	219 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No public comments received.

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

Comments addressed during the review.

Fire

No comments received during review.

Street Naming

The street name changes meets the correct street designation.

Enumerations

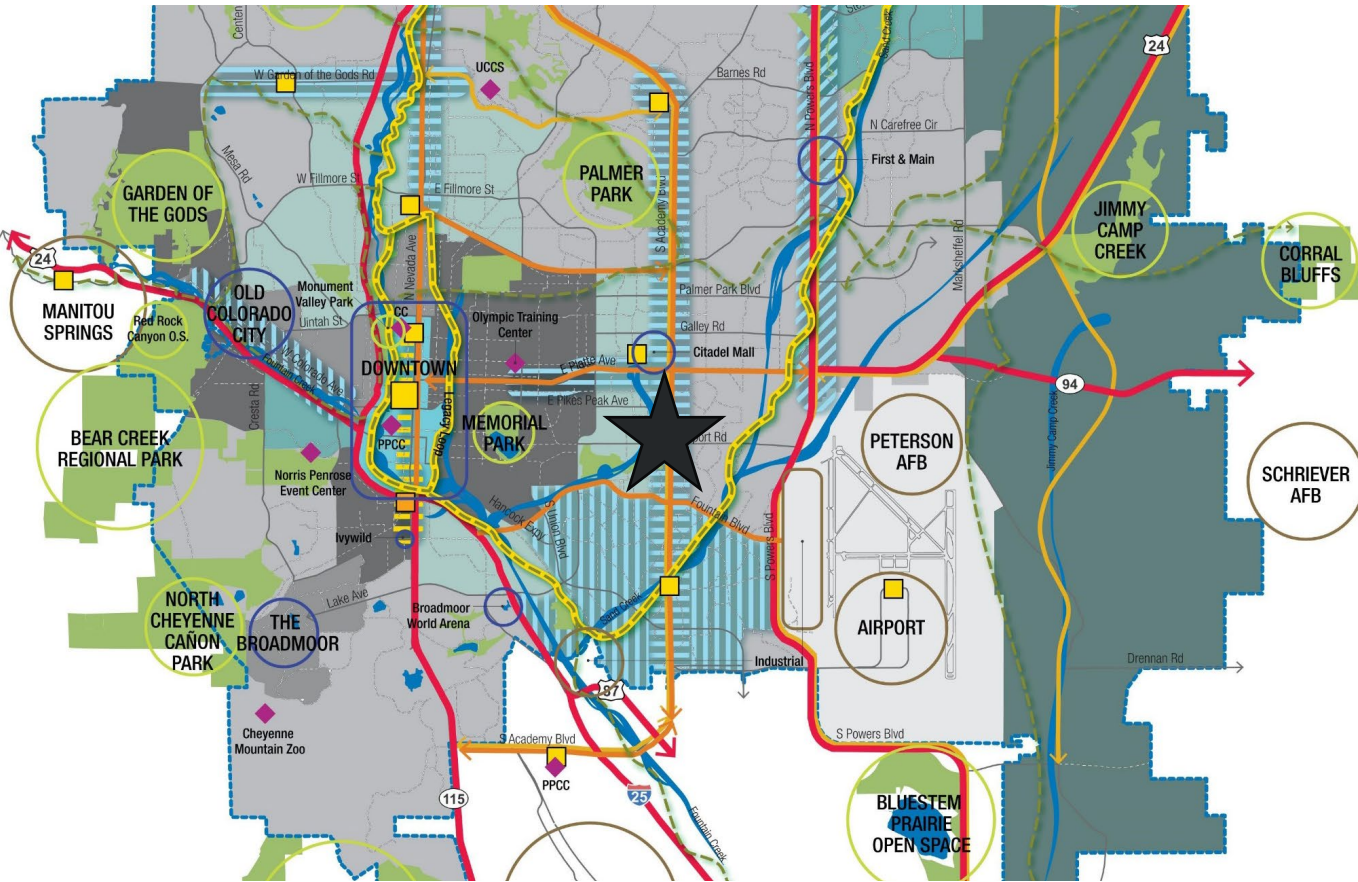
No objections to the street name were raised.

Colorado Springs Police Department

No comments received.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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

★ SITE LOCATION

Majestic Landscapes

- Parks & Open Space
- Complete Creeks
- Primary Trail Network
- Legacy Loop & Ring the Springs

Thriving Economy

Renowned Culture

Activity Centers

- Mature/Redeveloping
- New/Developing
- Reinvestment Area & Community Hub

Strong Connections

- Intercity Corridors
- City Priority Corridors
- Smart Corridor
- Bike Network
- Park-N-Ride
- Transit Hub

Vibrant Neighborhoods

- Downtown
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Newer Developing Neighborhood
- Future Neighborhood
- Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

1. **Approval:** All street names, both public and private, shall be subject to the approval of the Planning Department, Traffic Engineering, Colorado Springs Police Department Enhanced 911 Database Coordinator, Fire Code Official, and the Building Official. For purposes of this Section 7.4.304H, the official street name list to be used in the review of street names shall be that list commonly known as the master street address guide maintained by the El Paso/Teller County Enhanced 911 Authority Board.
2. **Street Name Regulations:** The following regulations shall apply to all newly platted or renamed streets:
 1. Address Assignment: Numeric address assignment shall be subject to the approval of the Building Official as required by Section RBC312 (enumeration code) of the Regional Building Code.
 2. Street Names: All street names shall be established by the use of common spellings using the Latin alphabet.
 3. Directional Entries: No directional entries shall be allowed as part of a street name, for example, but not by way of limitation, Northpointe Drive.
 4. Residential Street Names: Residential street names shall be limited to a maximum of fourteen (14) letters, not including the street name designation. Two-word street names are permitted.
 5. Duplicate Street Names: Duplicate street names shall not be approved regardless of the street designation, for example, but not by way of limitation, Chelton Road, Chelton Loop, Chelton Circle.
 6. Street Names Similar to Other Streets: Street names that closely approximate the spelling or phonetically sound similar to a platted street in the El Paso County-Teller County 911 service area shall not be approved.
 7. Numeric Spelling in Street Names: The use of street names containing numeric spelling is prohibited, for example, but not by way of limitation, Two Branch Lane, or Six Pack Avenue.
 8. Street Designators in Street Names: A street designator (such as the use of "way" in "Aspenway" Drive) shall not be used as part of the street name.
3. **Continuity of Names:** Any street that is a continuation or a logical approximate extension of an existing dedicated street, a platted street, a deeded street, a proposed street as shown on an approved Land Use Plan or approved Development Plan, or a street on the Major Thoroughfare Plan shall bear the same street name unless the continuation is to be designated as a private street. Street names shall not change at any point along the continuation of the street. Street names may change names at approved intersections. No street shall intersect itself resulting in an intersection with the same street name.
4. **Small Culs-De-Sac:** Small culs-de-sac that have fewer than five (5) interior lots shall bear the name of the intersecting street and the property shall be sequentially numerically addressed from the block series of the intersecting street.
5. **Public Street Name Designation:** Street type abbreviations shall comply with the National Emergency Number Association (NENA) standards. Street name designations shall be as defined by Traffic Engineering and used as follows:
 1. Boulevard or Parkway: Shall be reserved for streets designated on the Major Thoroughfare Plan that are planned to have a median divider of sufficient size to allow for landscaping.
 2. Avenue or Road: Shall be reserved for streets of substantial continuity such as major or minor arterials of the Major Thoroughfare Plan
 3. Street or Drive: Shall be reserved for streets of less continuity such as collector streets.
 4. Court, Place, Circle, Way, Terrace, Lane, Loop, Trail, or Path: Shall be reserved for streets with no continuity.
6. **Private Street Name Designations:** Any private street or right-of-way shall be designated as follows: Grove, Heights, Point, or View.
7. **Temporary Posting of Public or Private Street Name Required:**
 1. In order to ensure the timely and effective delivery of public services, including emergency assistance, provision of utilities, and required inspections, it shall be the responsibility of the subdivider, a duly authorized agent, or other subsequent property owner(s) to ensure the temporary posting of street names in subdivisions or areas of the City where new construction of building(s) is occurring.
 2. Such temporary posting of a street name shall occur within forty-eight (48) hours after issuance of the first Building Permit to allow construction in a block face.
 3. Such a street name sign shall be of any material that is weather resistant, shall be lettered to be legible and weather resistant, shall be placed in a location that is convenient and visible and at the appropriate intersection, and shall be maintained until a permanent sign is installed.
 4. Temporary access to any property based on a temporary posting of a street name shall not be construed as a guarantee of continued usage of any numeric address or street name that may have been assigned at time of approval of temporary access.
 5. Temporary addressing must comply with all requirements of the Fire Code Official. (Ord. 23-03)

PLANNING COMMISSION OPTIONAL MOTIONS

Statement of Compliance

SUBD-26-0049

After evaluation of the Sugarbowl Grove Street Name Change, the application meets the review criteria

Optional Motions

SUBD-26-0049 – Sugarbowl Grove Street Name Change

Motion to Approve

Approve the Street Name Change of Sugarbowl Grove to Sugarbowl Point based upon the finding that the request complies with criteria for a Street Name Change set forth in City Code Sections 7.5.531 and 7.4.304(H).

Motion to Deny

Deny the Street Name Change of Sugarbowl Grove to Sugarbowl Point based upon the finding that the request does not comply with criteria for a Street Name Change set forth in City Code Sections 7.5.531 and 7.4.304(H).

