



Project Statement

To: Matthew Ambuul, City of Colorado Springs

From: Kye Maduzia

Date: 9/29/2025

Re: Conditional Use Permit

Project Statement –

The proposed project is located on a 1.18 acre site at 2080 Southgate Road within the Broadmoor Towne Center. It includes a 10 bay automotive shop, along with a customer-focused lobby, administrative offices, trash enclosure, on-site parking for customers and staff, and landscape planters in accordance with local standards. The site zoned MX-M (Mixed-Use Medium Scale) and per the UDC this is a conditional use within the MX-M zone district. Automotive and light vehicle repair is defined as a facility primarily engaged in service or repair of motor vehicles, motorcycles, and light trucks with a GVWR of fifteen thousand (15,000) pounds or less, including the sale, installation, maintenance, and servicing of installation and parts and the accessory storage or parking of vehicles that are awaiting service or pick-up, but excluding the storage of junk vehicles. There are 2 types of said facilities, as follows. Automotive and light vehicle repair (minor) is defined as an establishment that provides minor and routine maintenance or repair to motor vehicles and light vehicles, including tire sales and installation, wheel and brake work, muffler replacement, oil and fluid changes, glass repair, and similar repairs that produce few noise or other impacts on surrounding properties, but not including the additional types of repairs included in the definition of Automobile and Light Vehicle Repair, Major. Automotive and light vehicle repair (major) is defined as all the activities in Automobile and Light Vehicle Repair, Light as well as body and fender repairs, vehicle painting, engine, motor, and transmission rebuilding, and other types of repair and rebuilding of vehicles or parts of vehicles that may have greater impact on the surrounding properties. Christian Brothers Automotive provides minor and routine maintenance including tire install, wheel and brake work, oil and fluid changes, on vehicles less than 15,000 pounds. Christian Brothers does not do any body work, painting, engine or transmission rebuilding on site. Vehicles may be stored on site while awaiting service or pick-up, but no junk vehicles will be stored on site. Given the definitions of minor and major automotive and minor

vehicle repair, this project falls into the minor category. Please see the attached Christian Brothers Intro Letter for more information on the services Christian Brothers performs. This proposed use and development shall comply with all applicable standards, as well as with all other City regulations including water quality, erosion control, and wastewater regulations. As the project develops it will comply with the engineering standards and utilities set out by the City of Colorado Springs, including the standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection. Utilities will be connected as required, in coordination with the local utility providers. Please note that Christian Brothers Automotive is under a LOI to acquire the property and does not yet own the property.

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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