



Garage Addition

CITY PLANNING COMMISSION

FORMAL MEETING – February 11, 2026



Garage Addition

QUICK FACTS

Address:

5226 Brady Road

Location:

Southwest of Powers Blvd and
Constitution Ave intersection

Zoning and Overlays:

Current: R-E/AP-O (Residential Estate
with Airport Overlay)

Site Area:

1 acre

Proposed Land Use:

Detached Garage

Council District:

#5

APPLICATIONS

Non-Use Variance

VICINITY MAP



Garage Addition

PROJECT SUMMARY

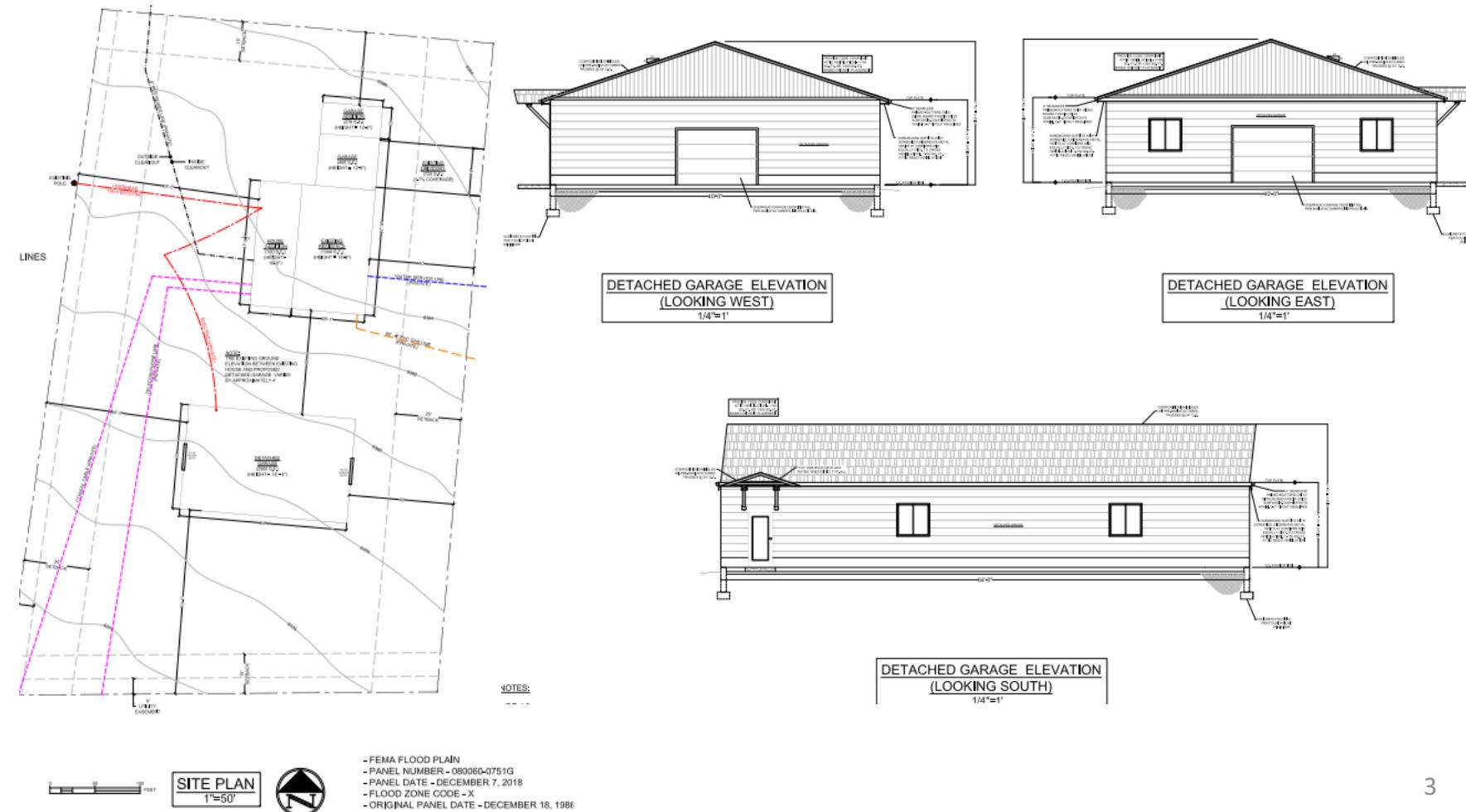
File #:

NVAR-25-0014

Project Proposal:

To construct a 2,560 square foot detached garage with a height of 18-feet, 4 inches for vehicle, boat and equipment storage, bringing the total garage space for the lot to 3,296 square feet.

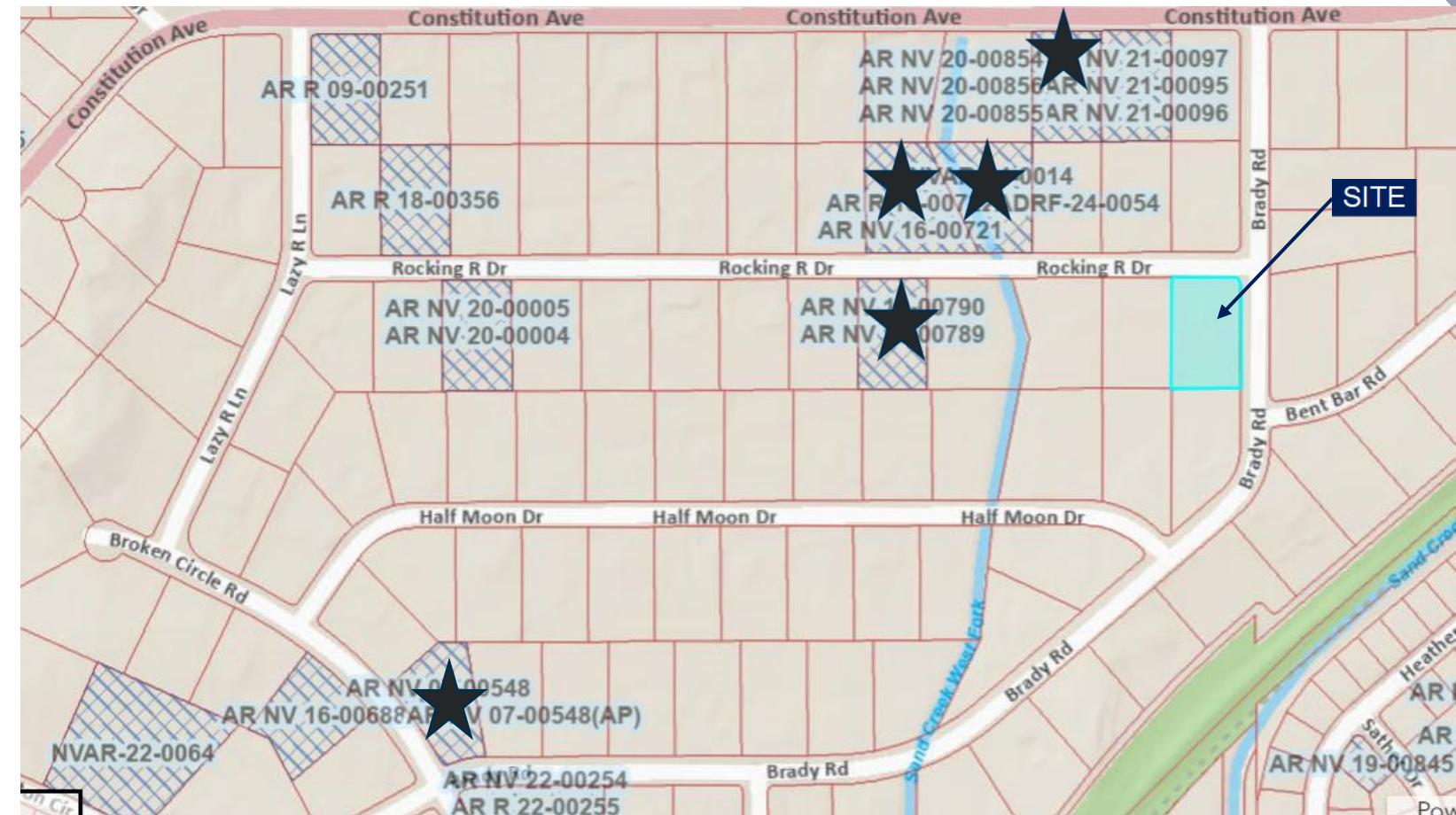
SITE PLAN AND ELEVATION DRAWINGS



Approved Non-Use Variances for Additional Garage Height and Total Garage Space in the Rustic Hills Subdivision



- **5211 Constitution Ave**
 - 2,400 sq. ft. detached garage
 - 2,940 sq. ft. total garage space
 - 20 ft detached garage height, roof pitch 1:12
- **5120 Rocking R Drive**
 - 1,536 sq. ft. detached garage
 - 2,149 sq. ft. total garage space
- **5202 Rocking R Drive**
 - 2,000 sq. ft. detached garage
 - 3,141 sq. ft. total garage space
 - 21 ft. detached garage height, roof pitch 4:12
- **5119 Rocking R Drive**
 - 2,000 sq. ft. detached garage
 - 2,723 sq. ft. total garage space
- **5002 Brady Road**
 - 2,688 sq. ft. detached garage
 - 3,174 sq. ft. total garage space



Garage Addition

ADDITIONAL INFO

- **Primary Use:** Detached Single-Family Dwelling
- **Garage Space:**
 - Existing garage: 460 sq ft.
 - Addition to garage: 276 sq ft.
 - Detached garage: 2,560 sq ft.
 - Total: 3,296 sq ft.
- The height of the detached garage is 18-feet, 4 inches, an administrative adjustment will also need to be obtained for additional height (15%).

Unified Development Code 7.3.304.C

C. Carport or Garage, Accessory

1. Garages

- Garages shall be no larger than one thousand, six hundred and fifty (1,650) square feet for a detached single-family dwelling and no more than eight hundred (800) square feet may be dedicated per unit for an attached single-family, two-family, or multi-family dwelling.
- A detached garage shall have a maximum height of sixteen (16) feet if the roof pitch is less than six (6) to twelve (12), or twenty (20) feet otherwise.

TIMELINE OF REVIEW

Initial Submittal Date

September 11th, 2025

Number of Review Cycles

Three (3)

Item(s) Ready for Agenda

January 14th, 2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Prior to Internal Review / Prior to City Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	146 Postcards - Two (2) times
Number of Comments Received	17 Comments Received

PUBLIC ENGAGEMENT

- City Planning received 17 comments for the Non-Use Variance application, 14 of which are opposed, and three (3) in support. General concerns regarding the Non-Use Variance included the overall size of the structure on a 1-acre lot with commentors stating it is too large, needs to be more architecturally compatible with the neighborhood, garage may be used for commercial purposes, potential neighborhood devaluation, too close to the entrance of the neighborhood, and does not meet code for the City or Rustic Hills Improvement Association (HOA) covenants. Those in support stated that it could increase property values, help to clean up the neighborhood and upgrade the existing property.

AGENCY REVIEW

Traffic Engineering

Traffic reviewed this proposal and had no comments on the application.

Stormwater Enterprise (SWENT)

A Final Drainage Letter must be reviewed and approved. The Stormwater Enterprise will have additional technical modifications after the Final Drainage Letter is submitted and reviewed.

Engineering Development Review (EDR)

Engineering reviewed this proposal and had no comments on the application.

Airport

All comments have been addressed.

Fire

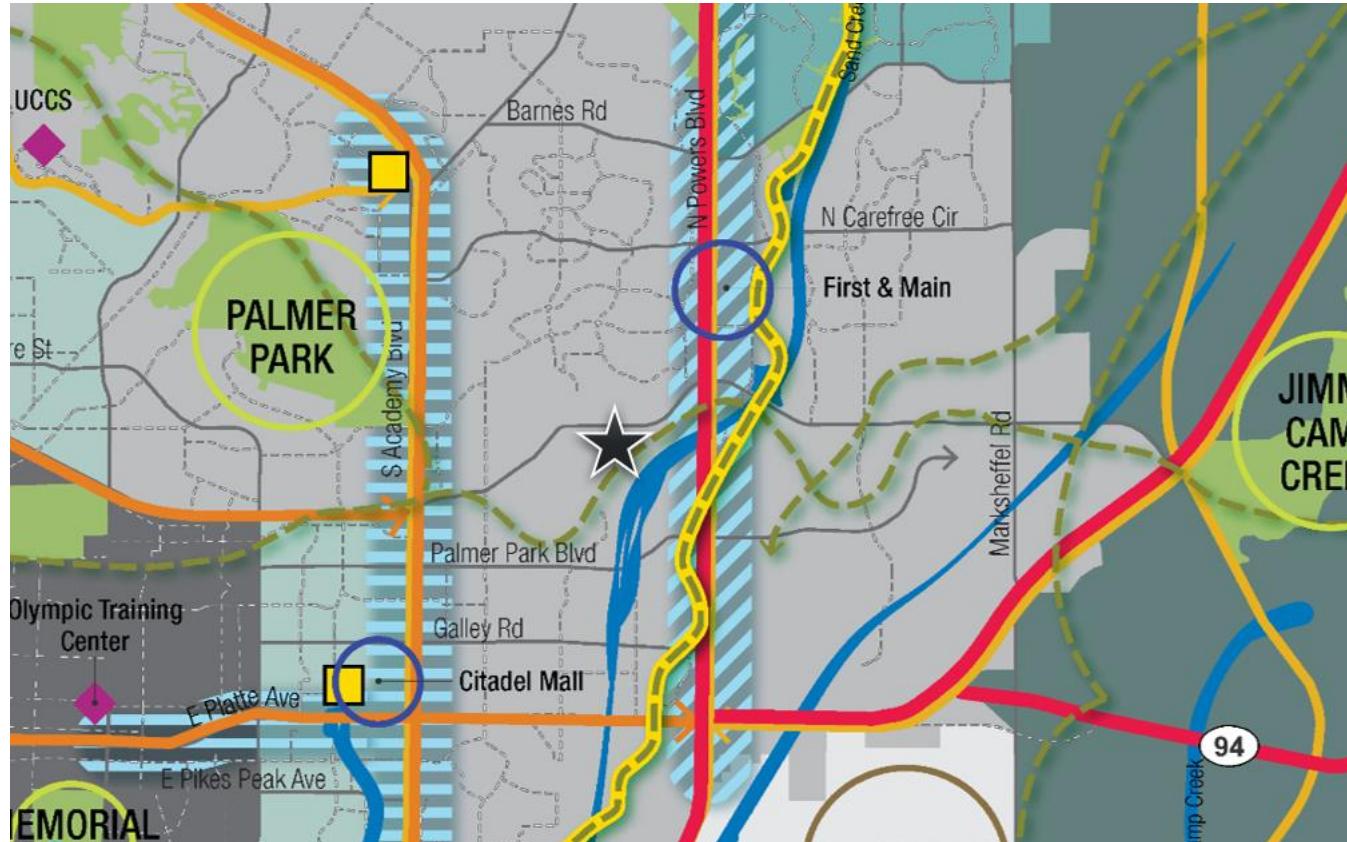
Fire reviewed this proposal and had no comments on the application.

Colorado Springs Utilities

All comments have been addressed.

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

- 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

7.3.304.C.1.a Non-use Variance

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 property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zone district.
- c) That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief.
- d) That the granting of the Non-Use Variance will not have an adverse impact upon surrounding properties.

Statement of Compliance

NVAR-25-0014

After evaluation of the Non-Use Variance, it is unclear if the application meets the review criteria .

CITY PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

NVAR-25-0014 – Non-use Variance for total garage space

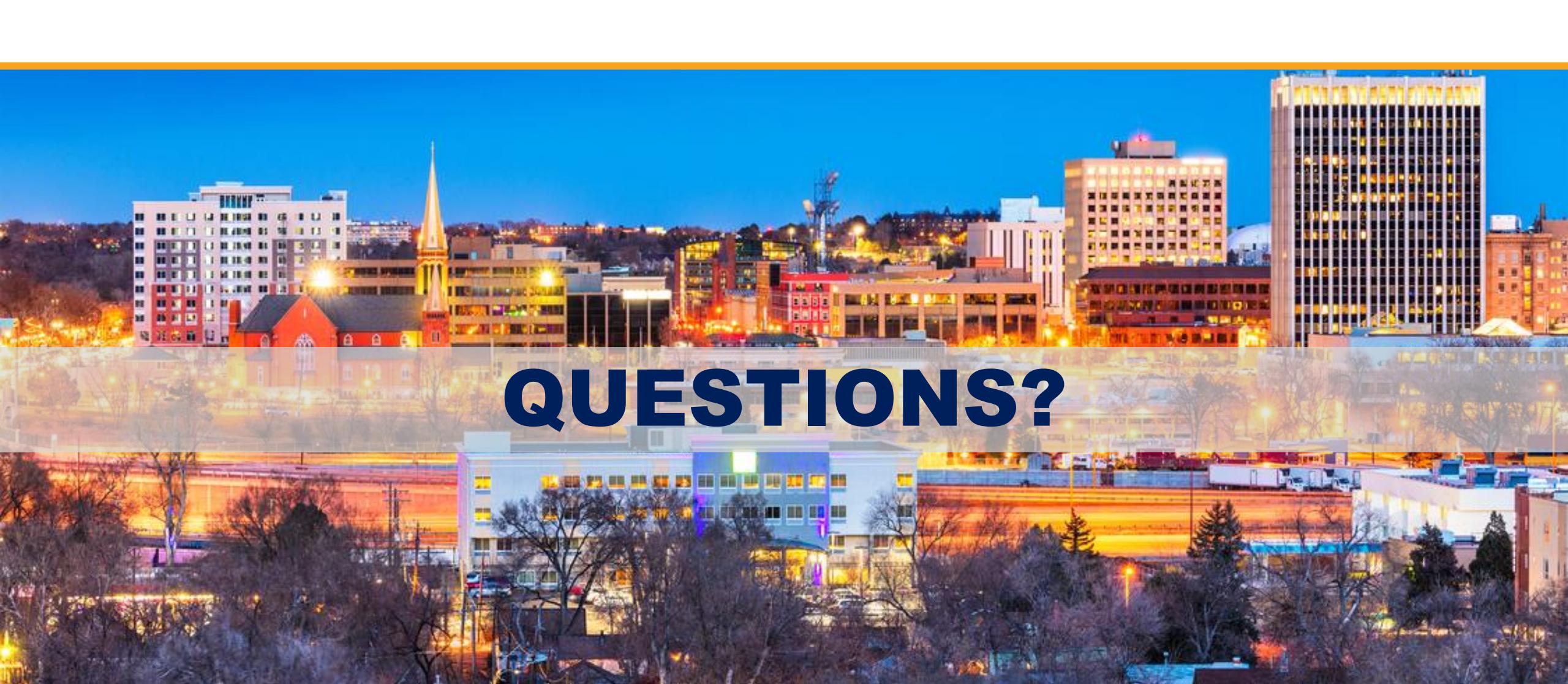
Motion to Approve

Approve the Non-use Variance to City Unified Development Code Section 7.3.304.C.1.a allowing 3,296 square feet of garage space based upon the findings that the request complies with the criteria as set forth in City Unified Development Code Section 7.5.526.E with the following condition of approval:

1. Prior to Building Permit issuance, a Final Drainage Letter needs to be reviewed and approved by City's Stormwater Enterprise.
2. Any additional technical modifications by the Stormwater Enterprise must be fully addressed once the Final Drainage Letter is submitted and reviewed.
3. Prior to Building Permit issuance, an Administrative Adjustment application must be reviewed and approved for the proposed 18-foot, four (4) inch building height for the garage.

Motion to Deny

Deny the Non-Use Variance to City Unified Development Code Section 7.3.304.C.1.a allowing 3,296 square feet of garage space based upon the findings that the request does not comply with the criteria set forth in City Unified Development Code Section 7.5.526.E.



QUESTIONS?

