



August 1, 2025

PROJECT STATEMENT
Conditional Use Application
1590 N. Newport Road
CUDP-25-0005

PROJECT DESCRIPTION

The proposed Conditional Use application is for the Office/Warehouse use at the 1590 N. Newport Road property which is a platted lot having El Paso County Tax ID number of 64250 03 004. The site is located within the Northeast 1/4 of Section 25, Township 14 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The site is platted as Lot 3, Newport Subdivision Filing No. 21. The 1590 N. Newport site encompasses 22,592 sf. (0.519± acres) of land and is zoned MX-M (mixed-use Medium Scale). The site is situated on the southerly side of North Newport Road between Fountain Boulevard and Aeroplaza Drive. A **Vicinity Map** is included for reference.

North Newport Road is adjacent to the northeasterly side of the site. The street is a 42 foot wide improved asphalt surfaced public street with concrete curb and gutter in a 60 foot wide right-of-way. Developed Lot 1, Newport Subdivision Filing No. 21 is adjacent northwesterly, developed Lot 2, Newport Subdivision Filing No. 21 is adjacent southwesterly, developed Lot 1, Newport Subdivision Filing No. 10 A is adjacent southeasterly Lot 3, and developed TRW Subdivision adjacent across North Newport Road to the northeast. The site and adjacent lots are all in the MX-M Zone District which was recently changed by the implementation of the 2023 Unified Development Code (UDC) from PBC AO (planned business center airport overlay) zone.

There are no existing Development Plans for the property and it is not part of a larger common plan or development. The site, however, is depicted on the Townplace/Springhill Suites Development Plan, dated December 22, 2005, as "Conceptual Plan Layout Only". The concept layout is not viable for the intended use, cannot be effectively implemented under the new UDC, and is no longer economically relevant in today's real estate and business environment. The site is vacant except for the adjacent City of Colorado Springs curb & gutter, utilities, and asphalt paving within North Newport Road. This application is being submitted with an associated Land Use Statement. A Development Plan will be submitted for separate consideration to be reviewed administratively. The Conditional Use is proposed to allow construction of an approximately 5,000 sf Office/Warehouse Development on the site with associated parking, drives, landscaping and utilities. Office is a Permitted Use in the MX-M zone while Warehouse is a Conditional Use.

JUSTIFICATION

The purpose of the proposed Conditional Use is to allow the development of the existing vacant lot as an Office / Warehouse use. The proposed use will not include outdoor storage of vehicles or materials. The surrounding area is already developed with commercial uses which include hotel accommodations located to the west and south. The land uses to the north include industrial with warehouse while a commercial office building is located to the northeast of the site. The adjacent hotel property to the east also has an existing Outdoor Storage use. Therefore, the project is characterized as compatible with surrounding land uses and also as an infill development project.

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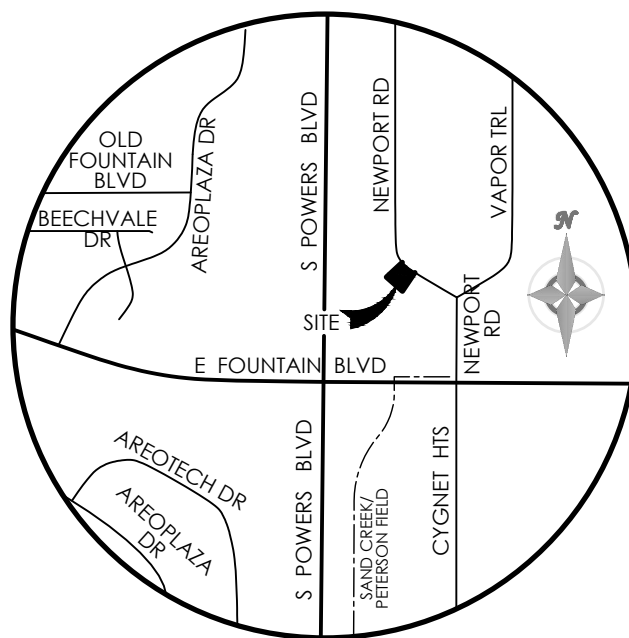
The end user is unknown for this Office / Warehouse use. Warehousing does not have any Use-Specific Standards. Should the end user require any Use-Specific Standards as designated in Part 7.3.303 of UDC (Part 3 Use-Specific Standards) they will be complied with. The uses in the surrounding area, especially to the north, are overwhelmingly associated with commercial, industrial and warehousing uses. The remaining hotel uses to the west and south are larger in size and mass, but comparable in commercial character to the proposed use. The owner's intention is to provide a facility that would be used by similarly oriented business to those adjacent to the north and northeast, but not incompatible to the adjacent hotel uses. The project will comply with all MX-M zone district requirements. It is not anticipated that any Commercial or Industrial use types requiring use-specific standards as outlined in Section 7.3.303 (Commercial And Industrial Uses) are to be utilized on the property.

The size, scale, height, density, multi-modal traffic impacts, and other impacts of the use are compatible with existing uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible. The surrounding area was developed under the PIP and PBC zones and developed uses included hotel, office and industrial warehouse. The previous PBC Zone allowed office and warehouse among other uses. The new MX-M (Mixed-Use Medium Scale) zone district allows Office use, but Warehouse use is by Conditional Use only. Therefore, we are requesting a Conditional Use of a warehouse to be included with an office. The nearest residential zoned property is located over 1,600 feet away from the site. Additionally, the residential zone and residential uses are separated from the site by Powers Boulevard, a six-lane major thoroughfare (Freeway) in a 210' wide right-of-way. This application for an Office/Warehouse use will comply with any use specific standards for a warehouse in Part 7.3.3 (Use-Specific Standards). The size, scale, height, density, traffic impacts of the future use will be compatible with existing existing use in the surrounding area. The area of disturbance for this project is less than 1.0 acres and not part of a larger common plan of development. Therefore, the consideration of a Four Step Process is not necessary according to the provisions of the City of Colorado Springs Drainage Criteria Manual Volume 2. Storm water quality and green infrastructure are not applicable. Any adverse impacts are to be mitigated to the fullest extent feasible by a future submitted Development Plan (DP). Building coverage, parking, public sidewalk, public drive entrance, storm water drainage, and landscaping all meet or exceed City requirements. The proposed use is anticipated to have low traffic impact. The site is not anticipated to accommodate semi-truck traffic due to size of the site.

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. Adequate infrastructure and access provisions exist at the site adjacent to N. Newport Road. The existing infrastructure and public improvements serving the proposed development have adequate capacity to serve the proposed development. Future construction of City standard entrance drive will satisfy future required mitigation to the maximum extent possible.

ISSUES

A Pre-Application conference was conducted for this project to outline the land use application process appropriate for the improvements to the site. The listed potential issue is the requirement of acquiring a condition use permit for the warehouse (garage) portion. All the required documents for Development Plan approval including Final Landscape Plan, Drainage Report, Geohazard Waiver will be included in the separate Development Plan application. Consultation with City Traffic Engineering has produced verbal support for the access.



VICINITY MAP
NOT TO SCALE