



4725 Galley Road Conditional Use

CITY PLANNING COMMISSION
FORMAL MEETING – July 8, 2026



4725 Galley Road – Conditional Use

QUICK FACTS

Address:

4725 Galley Road

Location:

Southwest of Wooten Road and Galley Road Intersection

Zoning and Overlays

Current: BP/SS-O/AP-O/APZ-2

(Business Park with Streamside, Airport and Accident Potential Subzone-2 Overlays)

Site Area

2.63 Acres

Proposed Land Use

Light Industry / Warehousing and Wholesaling / Outdoor Storage, Accessory

APPLICATIONS

Conditional Use with Land Use Statement

VICINITY MAP



4725 Galley Road – Conditional Use

PROJECT SUMMARY

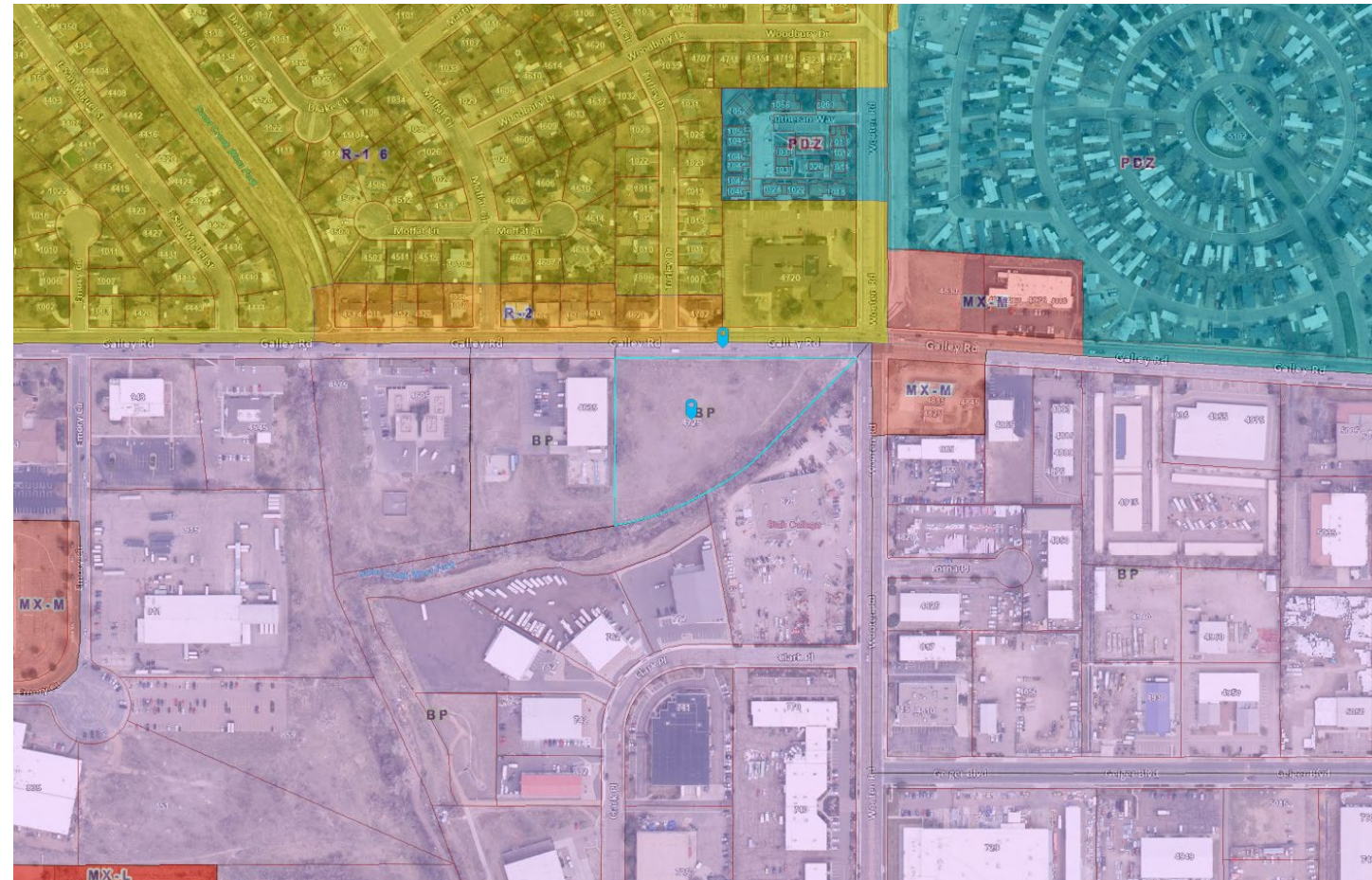
File #(s):

CUDP-26-0003

Project Proposal:

A Conditional Use to allow Light Industry, Warehousing and Wholesaling, and Outdoor Storage in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside, Airport and Accident Potential Subzone-2 Overlays) zone district, consisting of 2.63 acres located 4725 Galley Road. More specially, the request is specific to the Streamside Overlay as these uses are permitted within the other associated zone base / overlay districts.

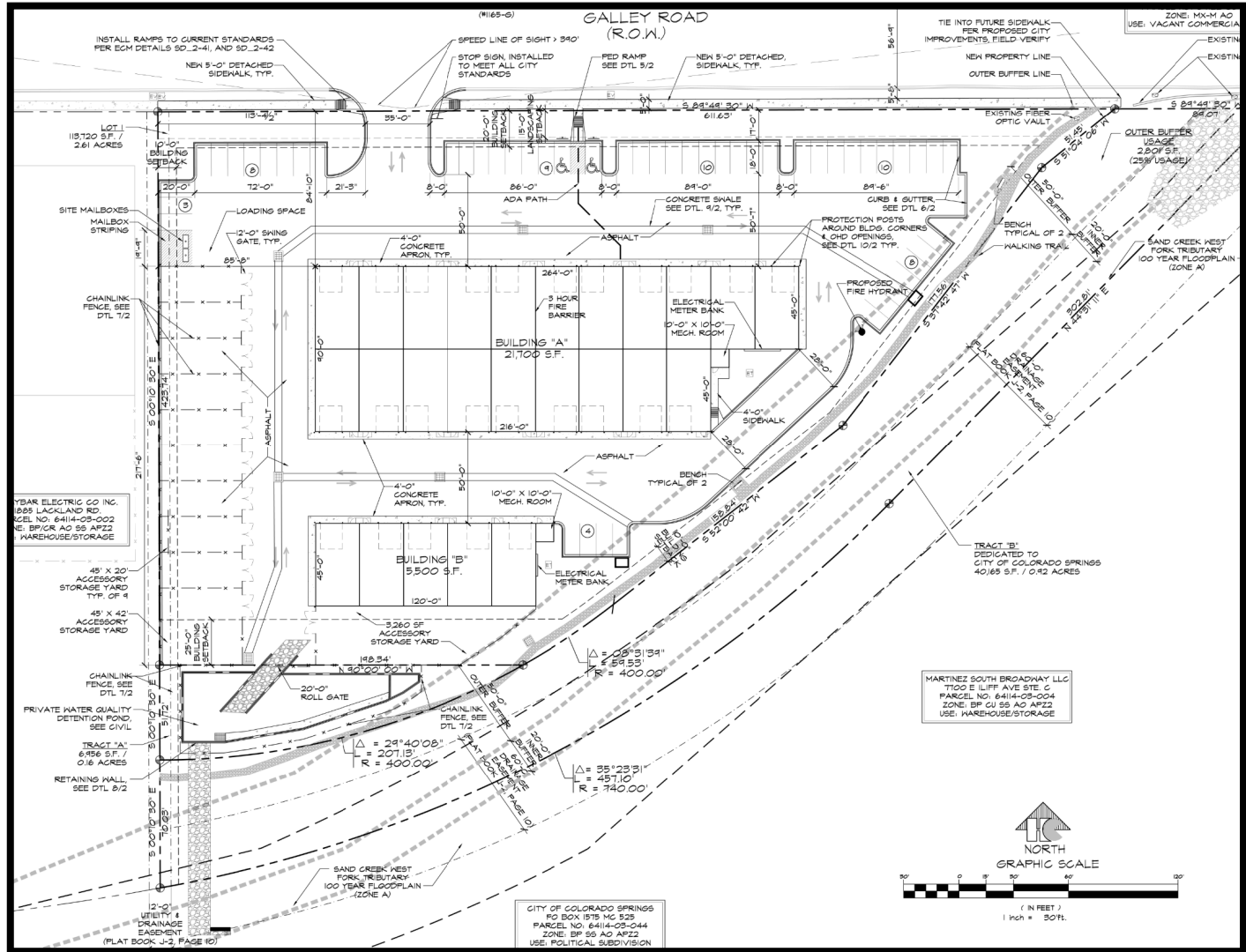
SITE PLAN



4725 Galley Road – Conditional Use

PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	GALLEY RD, LLC 19655 BIRDSEYE VW. PEYTON, CO 80831
LEGAL DESCRIPTION: LOT 3 BLK 1 RUSTIC HILLS SUB 6 FIL 3	
BUILDING INFORMATION	
GROSS BUILDING AREA:	27,200 SF
BUILDING FOOTPRINT:	27,200 SF
BUILDING OCCUPANCY:	S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	3-HR FIRE BARRIER
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	WAREHOUSE/ LIGHT INDUSTRIAL
PROPOSED ACCESSORY USE:	OUTDOOR STORAGE YARD
STRUCTURAL COVERAGE:	23%
PAVEMENT COVERAGE:	60%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	7%
BUILDING STRUCTURAL HEIGHT:	21'-9" (45'-0" MAX)
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	10'-0"
CORNER LOT SIDE STREET SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
RESIDENTIAL ADJACENT SETBACK:	100'-0"
FRONT PARKING SETBACK:	20'-0" (REDUCED TO 17'-0" W/ VARIANCE)
REQUIRED PARKING SPACES	
WAREHOUSE-(1 SPACE/1,000 S.F.) (27,200 S.F. / 1,000 S.F.)	28
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	28
TOTAL PARKING SPACES PROVIDED:	44
STANDARD SPACES PROVIDED:	42
H.C. SPACES PROVIDED:	2
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2026
LANDSCAPING:	SUMMER 2026



TIMELINE OF REVIEW

Initial Submittal Date 02/27/2026

Number of Review Cycles

3

Item(s) Ready for Agenda

06/12/2026

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	153 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No public comments were received.

AGENCY REVIEW

Traffic Engineering

1. The proposed access point width meets the City Traffic Criteria Manual.
2. The proposed access point horizontal sight distance meets the City Traffic Criteria Manual.
3. The proposed access point location and spacing meet the City Traffic Criteria Manual.
4. Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Colorado Springs and the Manual on Uniform Traffic Control Devices (MUTCD).

SWENT

Comments received and addressed during the review of this application.

Colorado Springs Utilities

Colorado Springs Utilities has no comment currently on the proposed Conditional Use application. Additional comments will be provided with the submittal of any required Preliminary Utility and Public Facilities Plan associated with future development plan entitlements and building permits, if applicable.

Streamside

Comments received and addressed during the review. Staff are comfortable with outdoor storage as long as there are no chemicals or potential pollutants permitted within the designated storage areas.

Parks

No comments on Conditional Use request. Citywide Development Impact (Police & Fire) Fees are being evaluated with associated DP, DEPN-25-0169, and will be due at time of building permit.

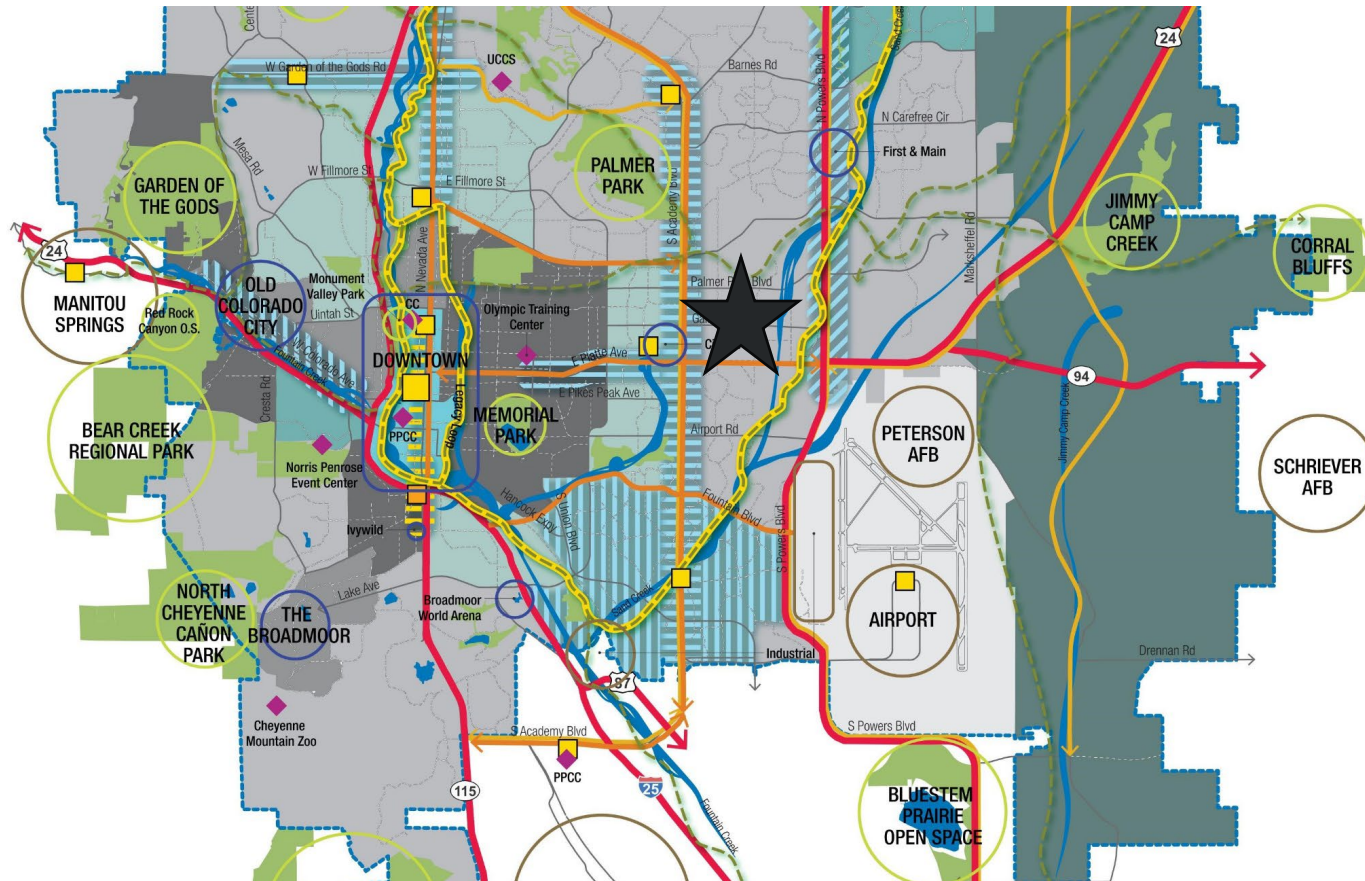
Airport

3/31/2026: This was reviewed and approved by the AAC with the below comments:

1. Avigation Easement: An avigation easement is recorded; no further actions are required.
2. FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).
3. Accident Potential Zone (APZ-2): The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. The proposed use associated with this development is permissible in the APZ-2 subzone.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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

★ SITE LOCATION

<p>Majestic Landscapes</p> <ul style="list-style-type: none"> Parks & Open Space Complete Creeks Primary Trail Network Legacy Loop & Ring the Springs 	<p>Activity Centers</p> <ul style="list-style-type: none"> Mature/Redeveloping New/Developing Reinvestment Area & Community Hub 	<p>Vibrant Neighborhoods</p> <ul style="list-style-type: none"> Downtown Established Historic Neighborhood Established Traditional Neighborhood Established Suburban Neighborhood Changing Neighborhood Newer Developing Neighborhood Future Neighborhood Airport
<p>Thriving Economy</p> <ul style="list-style-type: none"> Intercity Corridors City Priority Corridors Smart Corridor Bike Network Park-N-Ride Transit Hub 	<p>Renowned Culture</p> <ul style="list-style-type: none"> 	<p><small>Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.</small></p>

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-26-0003

After evaluation of the 4725 Galley Road Conditional Use, the application meets the review criteria .

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

CUDP-26-0003 – Galley Road Conditional Use

Motion to Approve

Approve the Conditional Use to allow Light Industry, Warehousing and Wholesaling, and Outdoor Storage based upon the finding that the request complies with the criteria for a Conditional Use set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use to allow Light Industry, Warehousing and Wholesaling, and Outdoor Storage based upon the finding that the request does not comply with the criteria for a Conditional Use set forth in City Code Section 7.5.601.



QUESTIONS?

