



Quick Facts

Applicant

Legend Engineering

Property Owner

R & T Associates LLC

Address / Location

1883 South Chelton Road

TSN

6427111045

Zoning and Overlays

Current: MX-M/AP-O (Mixed-Use Medium Scale)

Site Area

34,019 SF

Proposed Land Use

Auto and Light Vehicle Repair
 Auto and Light Vehicle Sales
 Outdoor Display of Goods,
 Accessory

Applicable Code

UDC

Council District

District 4

Project Summary

A Conditional Use with Land Use Statement to allow Automobile and Light Vehicle Sales and Rental, Automobile and Light Vehicle Repair, and accessory Outdoor Display of Goods uses in the MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay), zone district, consisting of 34,019 square feet acres located at 1883 South Chelton Road. (Quasi-Judicial)

File Number	Application Type	Decision Type
CUDP-26-0005	Conditional Use with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Park Addition #6	December 1, 1964
Subdivision	LOT 2 HARDEES SUB FIL NO 4	March 8, 2000
Master Plan	South Academy Master Plan	Unknown
Prior Enforcement Action	N/A	

Site History

The subject property was annexed into the City under Pikes Peak Park Addition No. 6 in 1964. In the 2000s, the property was developed and platted under the Hardees Subdivision Filing No. 4. Today, the property contains a 6,5763 square-foot structure that was previously used by an automobile glass tinting service. The applicant is to seek two primary uses and one accessory use, all of which require a conditional use approval. This conditional use will support the reuse of the existing building, access points, internal circulation, parking areas, and other site features and allow the introduction of ATV, UTV, and other similar recreational sports vehicles sales, rentals, and repairs on-site.

Applicable Code

The subject application was submitted after the implementation date (June 5, 2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Vacant	N/A
West	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Vacant	N/A
South	MX-N/AP-O (Mixed-Use Neighborhood Scale with Airport Overlay)	Self-Storage	N/A
East	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Restaurant	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 (Administrative Review / Prior to City Planning Commission)
Postcard Mailing Radius	1,000 Feet
Number of Postcards Mailed	151 Postcards
Number of Comments Received	0 Comments

Public Engagement

Staff did not receive any public comments for this application.

Timeline of Review

Initial Submittal Date	March 3rd, 2026
Number of Review Cycles	2 Reviews
Item(s) Ready for Agenda	June 8, 2026

Agency Review

Traffic Impact Study

Traffic engineering reviewed this application and had no further comments on the requested trip generation report (refer to Attachment 1 – Trip Generation Report).

Colorado Springs Fire Department

No comments received.

Colorado Springs Utilities

No comments received.

City Engineering

No comments received.

Landscape

The landscape reviewer evaluated this application to ensure the site can meet the screening requirements at the development plan review stage. No further comments.

Conditional Use

Summary of Application

The Applicant submitted a Conditional Use application with Land Use Statement (refer to Attachment 2 – Land Use Statement), which is permitted through UDC Section 7.5.601.B.3: *“If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic.”* A separate Development Plan must be reviewed administratively subject to approval of the Conditional Use application.

The proposed Conditional Use would allow Automobile and Light Vehicle Sales and Rental, Automobile and Light Vehicle Repair, and accessory Outdoor Display of Goods uses in the existing 6,573 square foot structure. As stated in the Applicant’s Project Statement (refer to Attachment 3 – Project Statement), no site changes are proposed except for the introduction of outdoor display areas that will be defined on a future Development Plan modification. The existing conditions onsite can be viewed in Attachment 4 – Existing Conditions Exhibit. Since each land use requested necessitates a conditional use request and each use is inherently interrelated within the site’s programming, a single conditional use is being allowed to seek approval.

Application Review Criteria

This conditional use application is required to meet the application review criteria as defined in Section 7.5.601. This application meets the review criteria as described below:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),

The subject Conditional Use application includes the request to add Automobile and Light Vehicle Repair, Automobile and Light Vehicle Sales and Rental, and accessory Outdoor Display of Goods. Both Automobile and Light Vehicle land uses are subject to the following use-specific standards and the site it anticipated to be able to fully comply with the below applicable standards. During Planning staff's review of a future Development Plan modification application, the use-specific standards, which are operational and site programming limitations, will be confirmed. The Applicant has consented to following all applicable standards, as indicated on accompanying project statement and Land Use Statement.

1. *Automobile and Light Vehicle Repair, Minor and Major:*
 - a. *All work on vehicles shall be done entirely within an enclosed building.*
 - b. *Automotive parts or junk vehicles may not be stored outside.*
 - c. *The nearest point of the building in which the repair activity occurs shall be more than one hundred (100) feet from the boundary of any residential zone district.*
2. *Automobile and Light Vehicle Sales and Rental:*
 - a. *If vehicle repair services are provided, this use shall comply with the standards in Subsection 1 above for Automobile and Light Vehicle Repair, Minor and Major.*
 - b. *Vehicles shall not be displayed in areas designated for landscaping unless otherwise shown on an approved Development Plan.*
 - c. *Outdoor display areas for vehicles are allowed as an accessory use or conditional accessory use in those districts where Outdoor Display of Goods, Accessory is permitted in Table 7.3.2-A (Base and NNA-O District Use Table).*
 - d. *Required maneuvering or access areas shall not be used for display or storage of motor vehicles. Display or storage areas shall be delineated on required plans.*

2. 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

The proposed Conditional Use does not propose any changes to the structure, site layout, or anticipated traffic impacts. This site was previously used as an automotive tint shop, so the conversion to the subject land uses will have minimal change in possible impacts.

3. 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.

The existing infrastructure and public improvements in this area have been deemed sufficient to support the proposed land uses. No issues or concerns were identified by the reviewing agencies during the administrative review period.

After evaluation of the Karl Malone Polaris Conditional Use, Planning staff finds the application meets the review criteria.

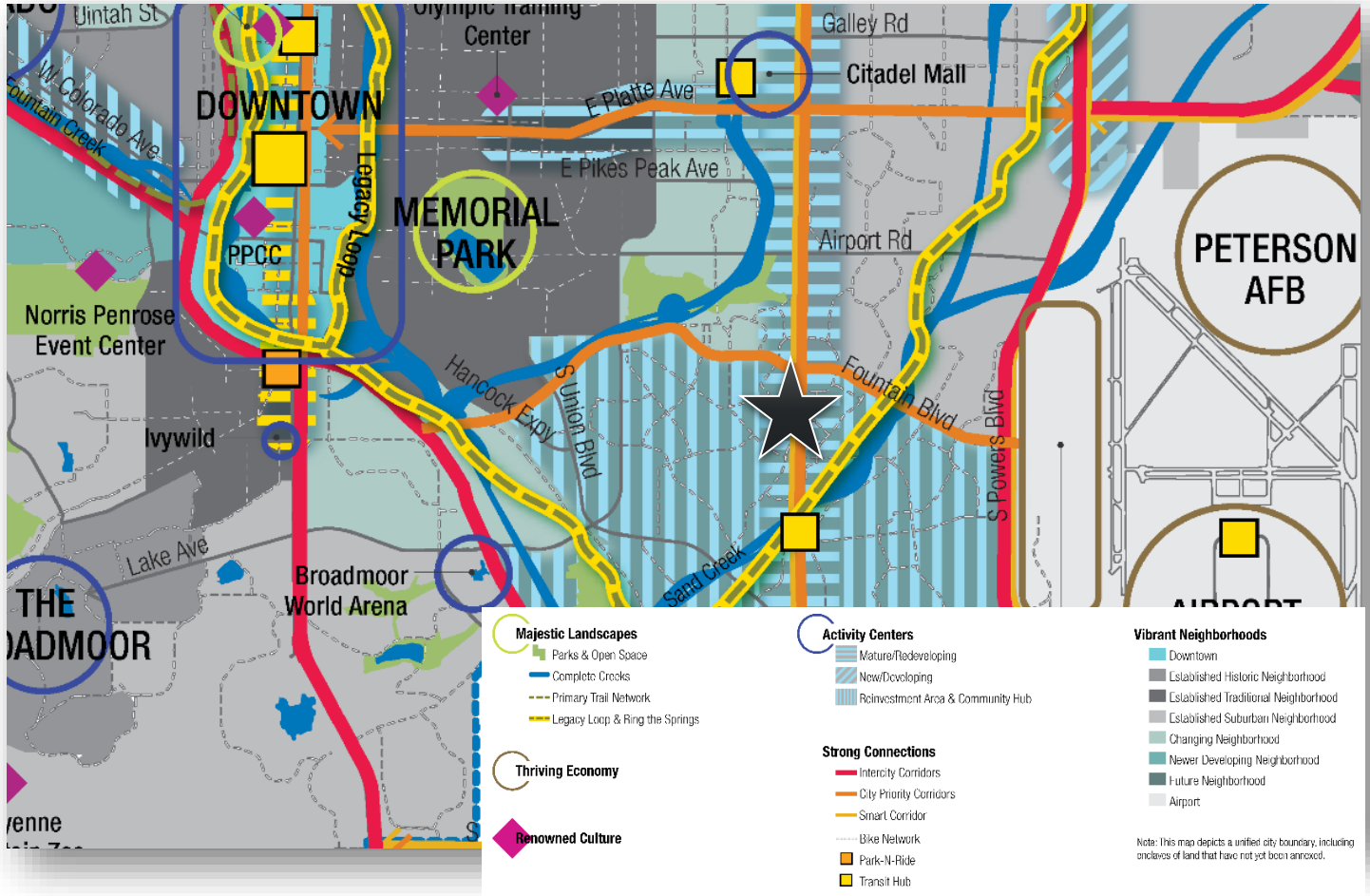
Compliance with Relevant Guiding Plans and Overlays

The subject property is located within the Academy Boulevard Great Streets Plan which extends from Maizeland Road and south past the Hancock Expressway. Per the Academy Boulevard Corridor Great Streets Plan, "*the intent of this Great Streets Plan is to establish a vision for this segment of Academy Boulevard that integrates land use and transportation at the Corridor level. Its overall purpose is to support the needs of existing residents and businesses in the area while encouraging reinvestment, revitalization, and long-term sustainability. In short, facilitating the re-purposing of*

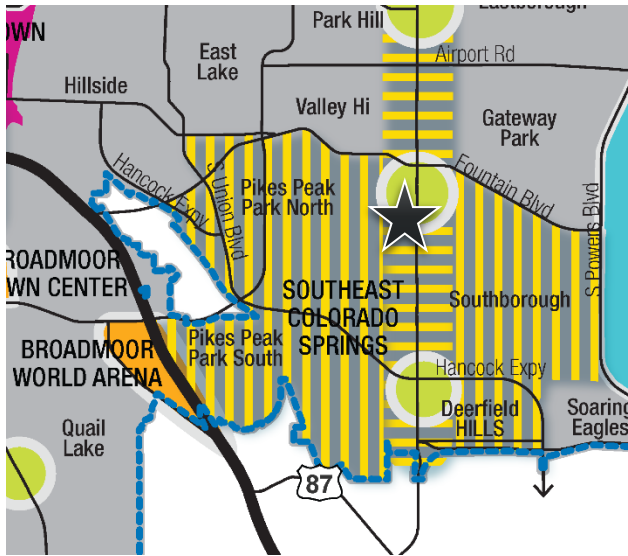
Academy Boulevard to be a “Great Street.” The proposed uses support the intent of this Plan by reinvesting and reusing vacant commercial property.

Compliance with PlanCOS

PlanCOS Vision



The subject site is located within PlanCOS Visions Map’s typology of “Mature/Redeveloping Area”. This typology is used to describe areas where continuing development consists of a large amount of infill and adaptive reuse as the area sees reinvestment and significant changes. The proposed conditional use supports PlanCOS through the following policy alignment.



Unique Places

This project supports PlanCOS policies that encourage reinvestment into existing properties.

Policy UP-2.A “Support infill and land use investment throughout the mature and developed areas of the City

Statement of Compliance

CUDP-26-0005 – Karl Malone Polaris Conditional Use

After evaluation of the Karl Malone Polaris Conditional Use application, the application appears to meet the review criteria.