



Quick Facts	Project Summary
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Applicant
Hammers Construction

Property Owner
Galley Road, LLC

Developer
Hammers Construction

Address / Location
4725 Galley Road

TSN(s)
6411403003

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, and Outdoor Storage

Applicable Code
UDC

Council District
5

A Conditional Use with land Use Statement to allow Light Industry, Warehousing and Wholesaling, and accessory Outdoor Storage uses 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.

File Number	Application Type	Decision Type
CUDP-26-0003	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	Smartt's Addition No. 9	December 1, 1963
Subdivision	Rustic Hills Subdivision 6 Filing 3	August 6, 1996
Master Plan	South Academy Master Plan	
Prior Enforcement Action	Not Applicable	

Site History

The subject property is located at 4725 Galley Road and zoned BP/SS-O/AP-O/APZ-2 (Business Park with Streamside, Airport and Accident Potential Subzone-2 Overlays). The site is 2.63 acres with frontage and access off of Galley Road to the north. A segment of the Sand Creek West Fork extends along the south property line which is why this property is affected by the Streamside Overlay. This property is currently vacant and is part of a larger annexation that occurred in 1963 under the Smartt's Addition No. 9 Plat. The site has undergone several platting efforts; however, the current plat is Rustic Hill Subdivision No. 6 Filing No. 3. All properties within this block are primarily zoned BP and feature existing Commercial / Industrial uses, most notably Office / Warehouse combinations. This property is in proximity to one of the Colorado Springs Airport Runways which is why the site is located within the Accident Potential Subzone-2 Overlay.

Applicable Code

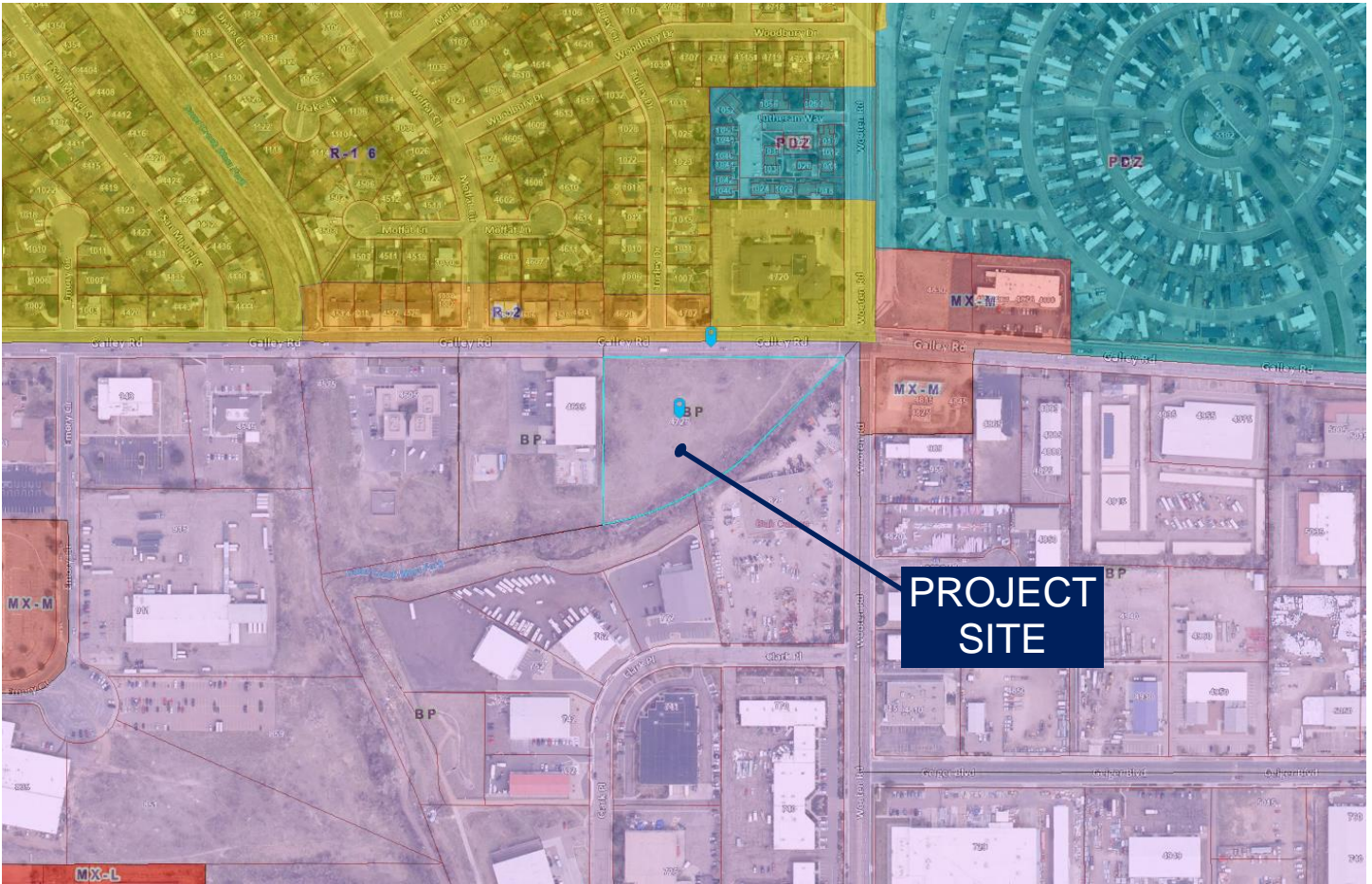
The subject application is subject to review under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-2/R1- 6/AP-O/APZ-2	Religious Institution / Residential	
West	BP/SS-O/AP-O/APZ-2	Office / Warehouse	
South	BP/SS-O/AP-O/APZ-2	Office / Warehouse / Industry	
East	BP/SS-O/AP-O/APZ-2	Office / Warehouse	

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	153
Number of Comments Received	0

Timeline of Review

Initial Submittal Date	February 27, 2026
Number of Review Cycles	3
Item(s) Ready for Agenda	June 12, 2026

Agency Review

Traffic Impact Study

The City's Traffic Engineering Division reviewed the provided Traffic Impact Study and deemed it to be in conformance with the City's Traffic Criteria Manual. Any onsite or offsite improvements will be required along Galley Road to support the development of the site. These improvements will be reviewed under future Development Plan and construction drawings submittals to ensure conformance with applicable City standards and the Manual on Uniform Traffic Control Devices (MUTCD).

School District

No comments received.

Parks – Program Administrator

No comments on the Conditional Use request. Citywide Development Impact (Police & Fire) Fees are being evaluated with associated Development Plan and will be due at time of building permit.

SWENT

Comments were received and addressed during staff review.

Colorado Springs Utilities

Colorado Springs Utilities has no comment currently on the proposed Conditional Use application. Additional comments will be provided with the concurrent Development Plan application.

Planning - Streamside Overlay

Staff found the proposed uses to be consistent with the applicable Streamside Overlay criteria and were comfortable with the proposed accessory Outdoor Storage use as long as there are no chemicals or potential pollutants permitted within the designated storage areas.

Airport Overlay

The Conditional Use application was reviewed by City Airport staff as well as the Airport Advisory Commission (AAC). The ACC provided the comments below.

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.

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 Conditional Use request is to allow Light Industry, Warehousing and Wholesaling, and accessory Outdoor Storage uses in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside, Airport and Accident Potential Subzone-2 Overlays) zone district. The subject property consists of 2.63 acres and is located at 4725 Galley Road. More specifically, the request is to allow the identified uses within the Streamside Overlay. All of the other base zone / overlays allow these uses as permitted uses. Given the adjacent uses along the stream, which include other Light Industry and Warehousing uses, the proposed uses are not incompatible with the surrounding land use pattern. The applicable use-specific and development standards have been successful in reasonably mitigating and preventing significant issues. However, it was identified by the Streamside reviewer that the requested accessory Outdoor Storage use will be restricted to certain areas of the site, specifically away from the stream, to ensure that no chemicals or other hazardous materials that could impact the stream are being stored onsite.

A concurrent Development Plan application (DEPN-25-0169) is being administratively reviewed and will be subject to the approval of this Conditional Use and any conditions applied to it. The Development Plan will include this restriction as well as more specifics on how the project meets the streamside requirements / criteria.

Application Review Criteria

This Conditional Use application is required to meet the applicable review criteria as defined in City Code 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);*

Of the identified uses Light Industry is the only proposed land use with use-specific standards found in City Code Section 7.3.303. This use-specific standard is not applicable to this proposal, as it is related to the Data Center sub-use under the Light Industrial use type. Since a Land Use Statement was submitted with the Conditional Use application, Planning staff will evaluate the Development Plan application for conformance with all applicable standards and requirements of City Code..

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*

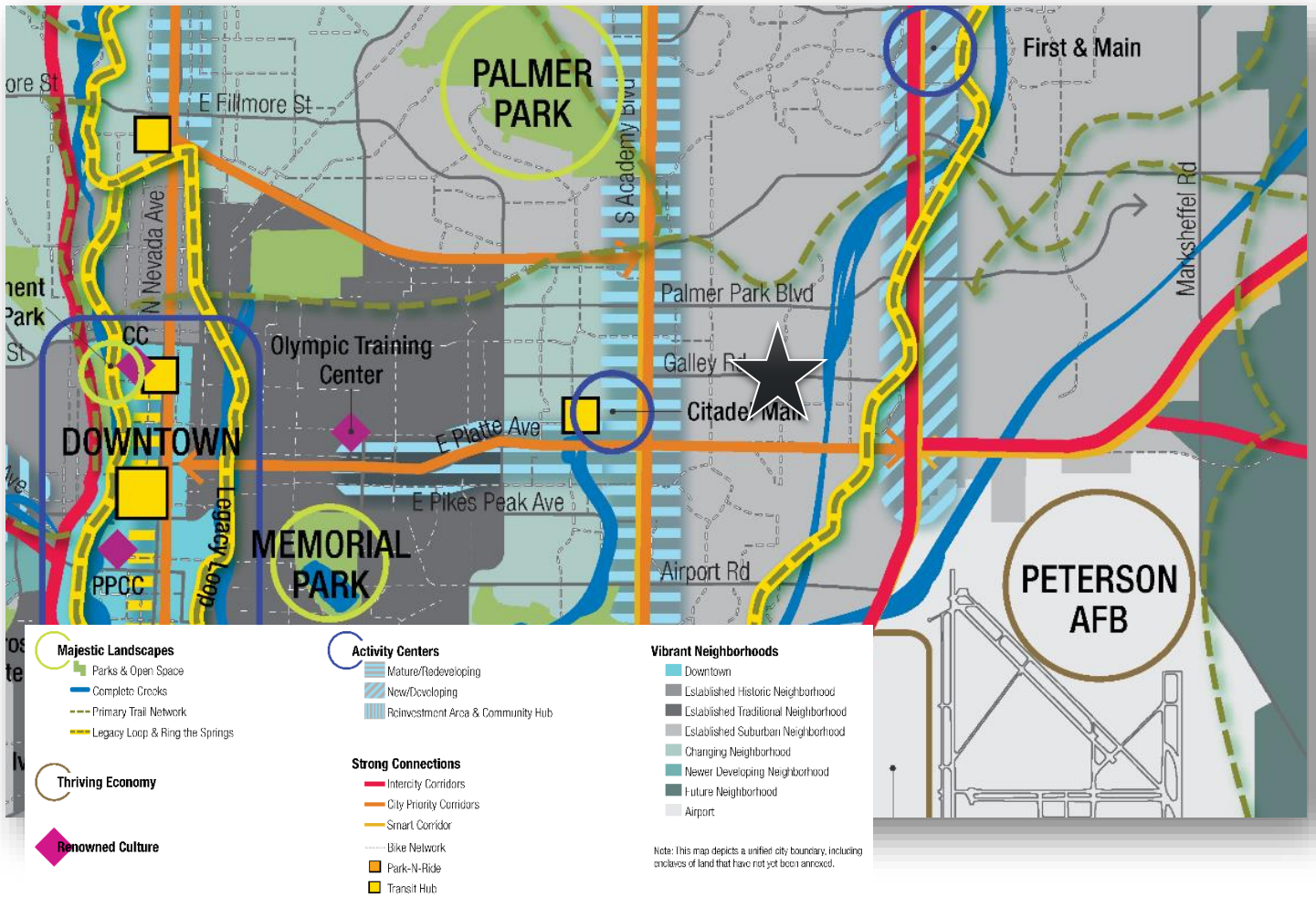
The proposed development with its proposed uses is similar to other developed uses in the surrounding uses. The Applicant has provided relevant information within the project statement and accompanying Land Use Statement to ensure the application review criteria for developing within the Streamside Overlay will be met and no impacts to the stream system will occur. The final building and site design, which is being administratively reviewed under a concurrent Development Plan application illustrates how the proposed development will be compatible with the surrounding neighborhood and meet requirements identified by the AAC.

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.*

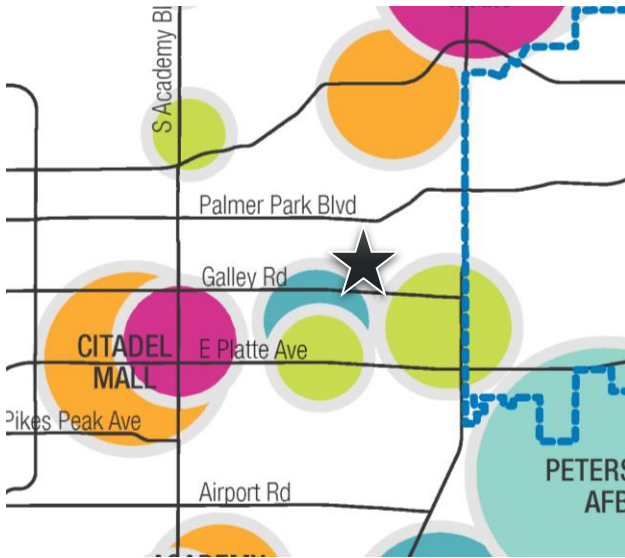
The proposed development will have no significant impact on existing streets and other infrastructure. The Applicant will be responsible for meeting all applicable site design standards, specifically providing vehicular and pedestrian access to the site. The Applicant is required to have onsite detention to handle drainage. A traffic impact analysis was not required for this project.

After evaluation, staff has determined that the 4725 Galley Road Conditional Use application meets the review criteria.

PlanCOS Vision



The subject property is located within a Established Suburban Neighborhood Typology in the Vibrant Neighborhoods Framework. Areas within this typology contain predominantly built-out neighborhoods that have been established for several decades. Generally, not a lot of new development occurs except as infill projects or by redevelopment. Infill and redevelopment projects should prioritize compatibility with the surrounding area and safe connectivity.



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

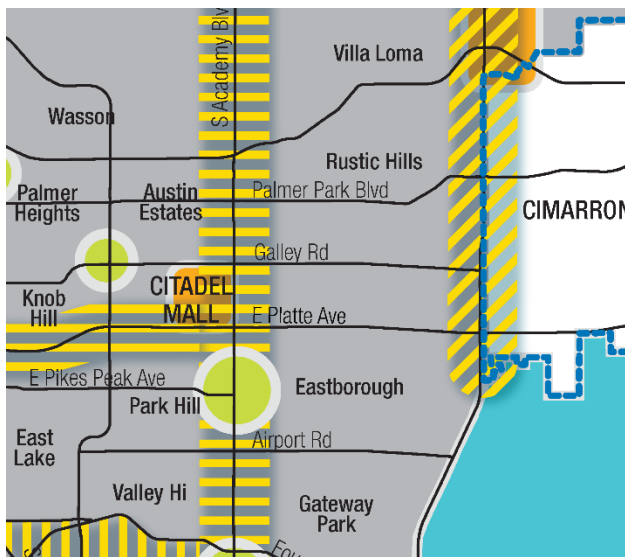
Thriving Economy

Industry Icon / Spinoffs and Startups

Policy TE-2.A: Preserve and strengthen the city's industry icons typology.

Goal TE-4: Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impact of disinvestment in blighted areas.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment.



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Statement of Compliance

CUDP-26-0003 – Galley Road Conditional Use

After evaluation of the Galley Road Conditional Use, staff has determined that the meets the review criteria.