



Item # - Christian Brothers Automotive, Colorado Springs

CITY PLANNING COMMISSION
FORMAL MEETING – November 12, 2025



Christian Brothers Automotive, Colorado Springs

QUICK FACTS

Address:

2080 Southgate Road

Location:

Southeast of intersection of Southgate Rd. and S. Nevada Ave

Zoning and Overlays

Current: MX-M (Mixed-Use Medium Scale)

Site Area

1.18 acres

Proposed Land Use

Automobile and light vehicle repair, minor use

APPLICATIONS

Conditional Use with Land Use Statement

VICINITY MAP



Christian Brothers Automotive, Colorado Springs

PROJECT SUMMARY

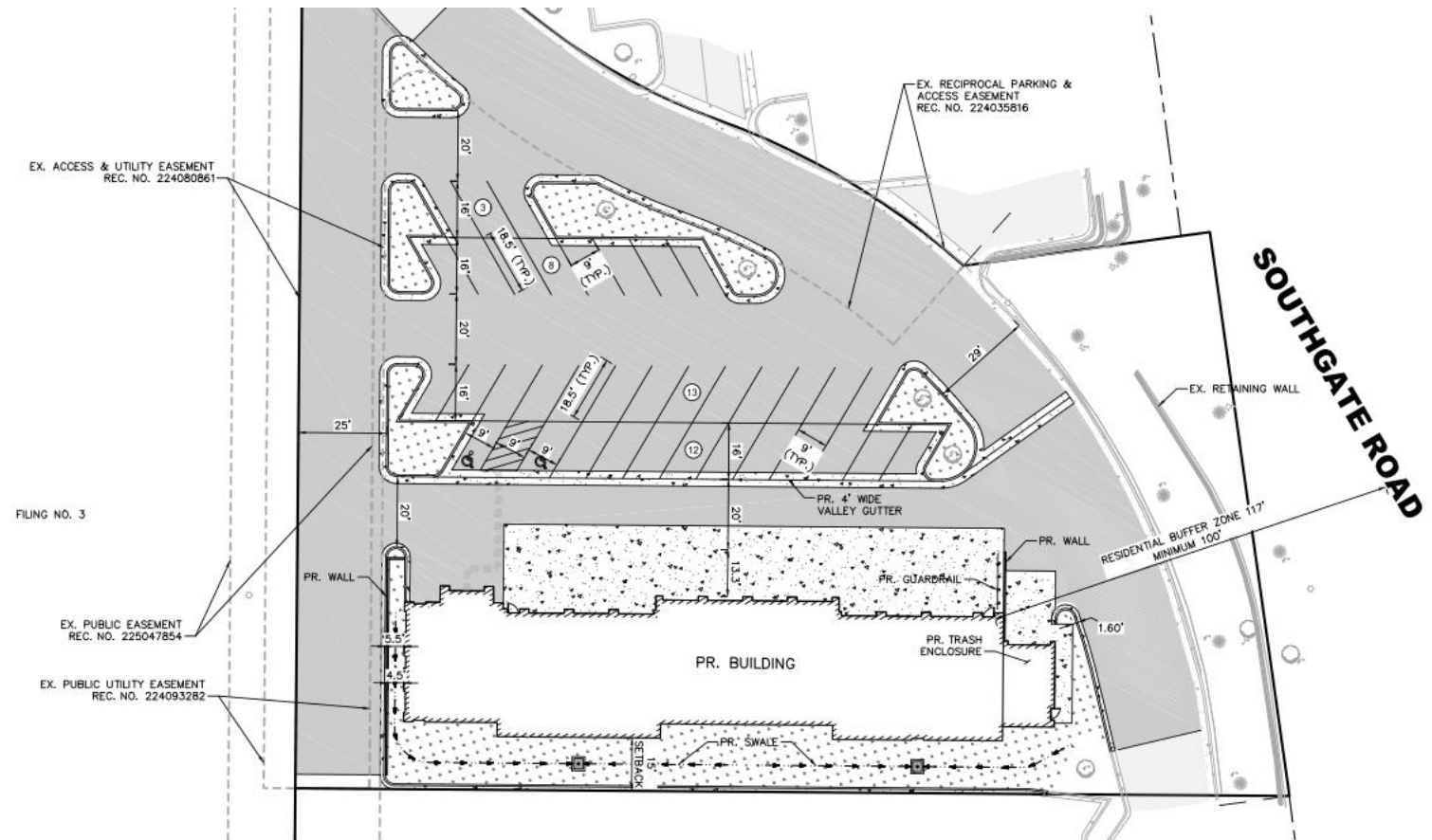
File #(s):

CUDP-25-0026

Project Proposal:

A Conditional Use application with Land Use Statement to allow automobile and light vehicle repair, minor use in the MX-M (Mixed-Use Medium Scale) zone district. This project will include an anticipated 6,390 square foot automotive facility with ten (10) service bays with site improvements.

SITE PLAN



Christian Brothers Automotive, Colorado Springs

ADDITIONAL INFO

Unified Development Code 7.3.303.I

Primary Use: Automobile and light vehicle repair, minor use

- The nearest point from which the use is to occur is located approximately 117 feet from any residential boundary or zone district.
- No junk vehicles will be stored on-site, and most vehicles left overnight will be stored in CBAs secured bays.

I. Vehicle-Related:

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.

TIMELINE OF REVIEW

Initial Submittal Date	July 29, 2025
Number of Review Cycles	Three (3)
Item(s) Ready for Agenda	October 16, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	During Internal Administrative Review/ Prior to the City Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	120 Postcards
Number of Comments Received	One (1) comment received

PUBLIC ENGAGEMENT

- One (1) public comment was received concerned about parking and driving aisles between adjacent aisles in commercial center.

AGENCY REVIEW

Stormwater Enterprise (SWENT)

No comment. SWENT stated a Preliminary Drainage Report (PDR) will be required at development stage.

Engineering Development Review (EDR)

No comment. EDR determined a Geohazard report is required for this project at the development stage as geologic hazards exist in the area.

Colorado Springs Utilities

No comment. Utility comments will be made on development plans.

Traffic Engineering

No comment. Traffic Engineering stated the following for the development plans:

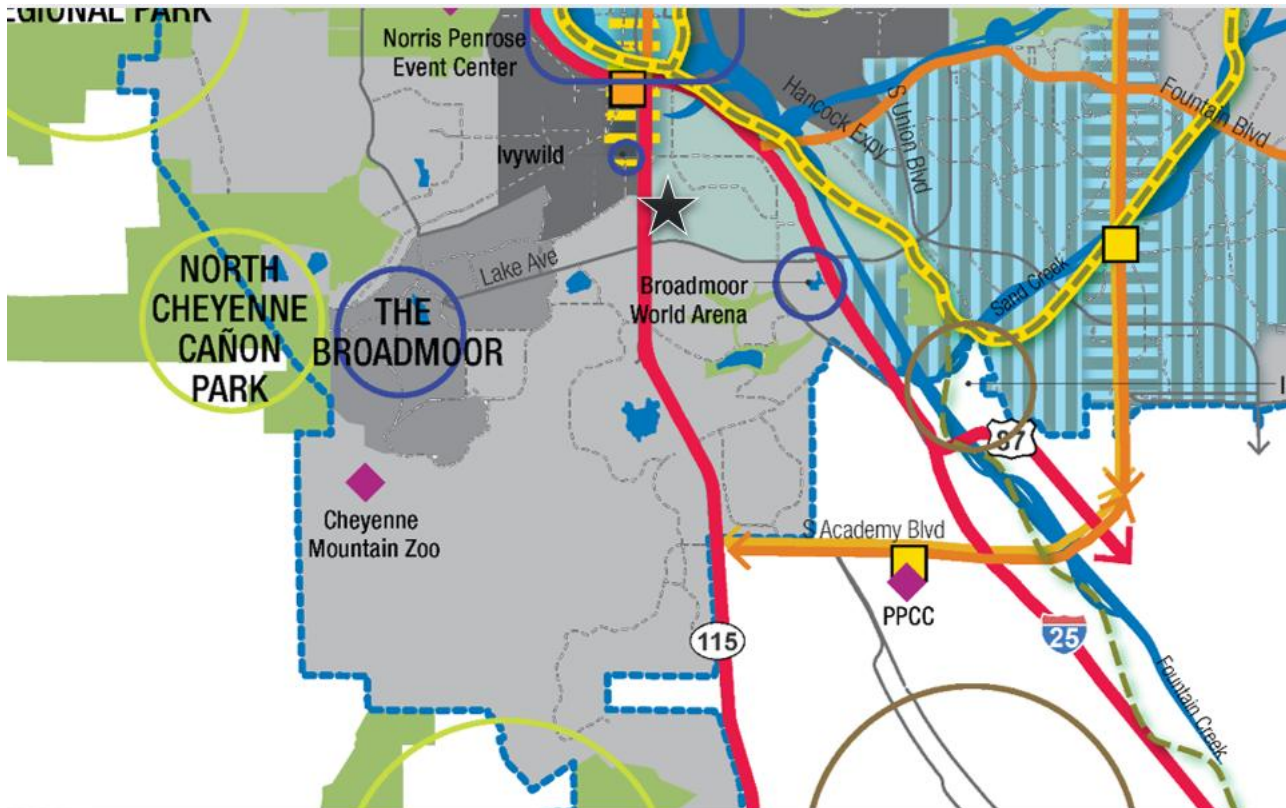
- 1- The proposed development does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual. Therefore, a Traffic Impact Study (TIS) will not be required for this site.
- 2- Site plans show no changes to existing access points. All existing access points are located along a private street.

Fire

No comment. Comments will be made on the development plans.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

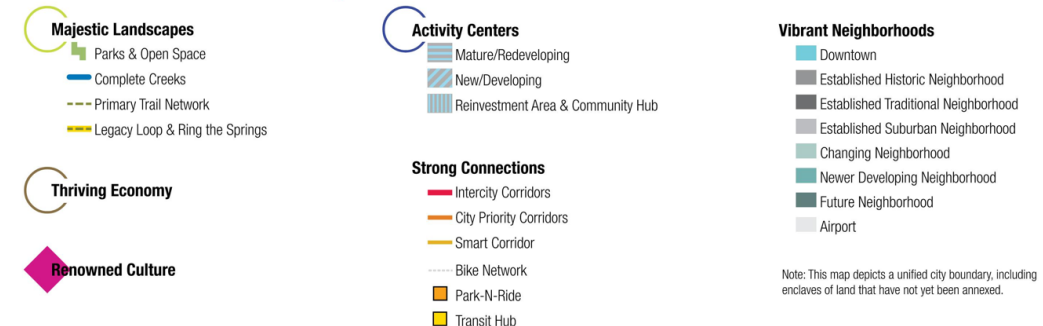


PlanCOS Compliance

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



SITE LOCATION



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-25-0026

After evaluation of the Christian Brothers Automotive, Colorado Springs, Conditional Use, the application meets the review criteria .

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

CUDP-25-0026 – Christian Brothers Automotive, Colorado Springs

Motion to Approve

Approve the Conditional Use to allow automobile and light vehicle repair, minor in the MX-M (Mixed-Use Medium Scale) zone district based upon the findings that the request complies with the criteria set forth in City Code Section 7.5.601 with the following conditions of approval:

- a. A Geohazard report will be submitted and approved by Engineering Development Review prior to Building Permit issuance.
- b. A Preliminary Drainage Report will be submitted and approved by Storm Water Enterprise prior to Building Permit issuance.

Motion to Deny

Deny the Conditional Use to allow automobile and light vehicle repair, minor in the MX-M (Mixed-Use Medium Scale) zone district based upon the findings that the request does not comply with the criteria set forth in City Code Section 7.5.601.



Questions?

