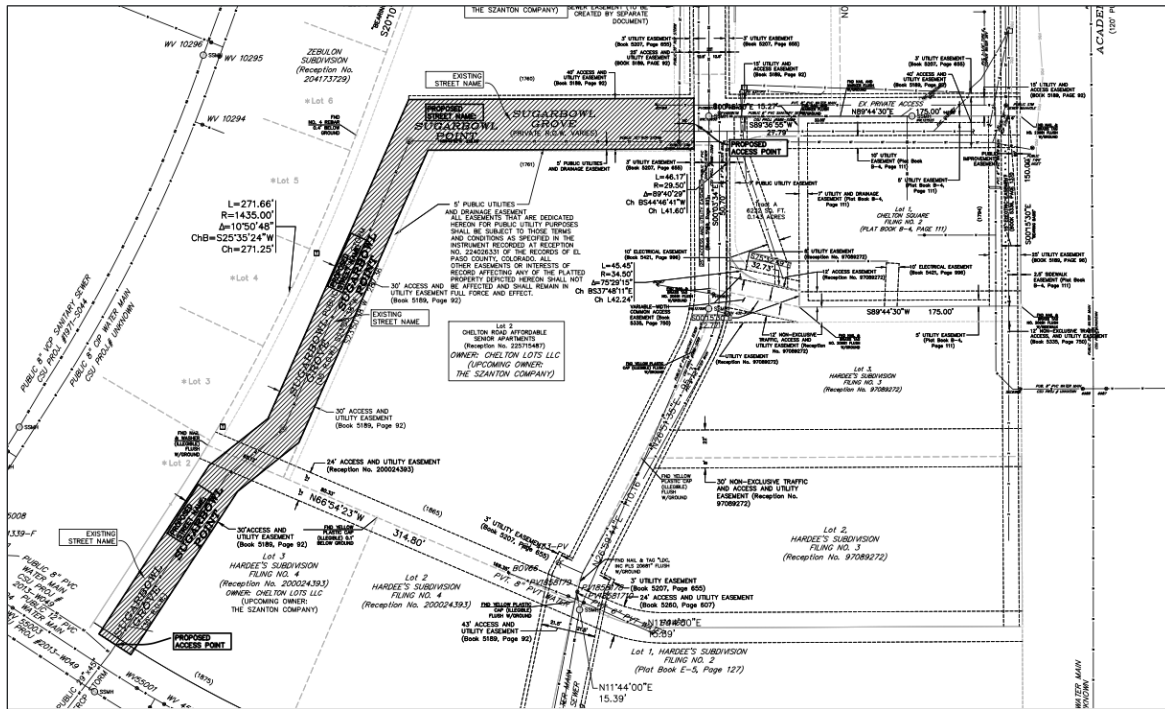




SUGARBOWL GROVE – STREET NAME CHANGE

Planning Commission August 12, 2026

Staff Report by Case Planner: Allison Stocker



Quick Facts

Applicant

Drexel, Barrell & Co.

Property Owner

Chelton Lots, LLC

Developer

The Szanton Company

Address / Location

1760 Sugarbowl Grove

TSN

6427111076; 6427111077

Zoning and Overlays

Current: MX-M/AO (Mixed-Use
Medium Scale with Airport
Overlay)

Site Area

N/A

Proposed Land Use

N/A

Applicable Code

UDC

Council District

District 4

Project Summary

A Street Name Change from Sugarbowl Grove to Sugarbowl Point located northwest of the intersection of South Chelton Road and Delta Drive.

File Number

SUBD-26-0049

Application Type

Street Name Change

Decision Type

Administrative

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Pikes Peak Addition #6	01/12/1964
Subdivision	Chelton Road Affordable Senior Apartments	02/19/2025
Master Plan	South Academy Master Plan	Unknown
Prior Enforcement Action	N/A	

Site History

The subject private street was created through the Chelton Road Affordable Housing Senior Apartments Subdivision (refer to Attachment 1 – Subdivision Plat) which was recorded with the El Paso County Clerk and Recorder on February 19, 2025. This street was created to support anticipated future development of the site as affordable senior housing. The subject application seeks to change the street's name from "Sugarbowl Grove" to "Sugarbowl Point" in advance of further land use applications to better support their future development. The extent of the street name change can be viewed on Attachment 2 – Utility Plan Exhibit.

Applicable Code

The subject applications was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the application is subject to 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.

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	During Administrative Review / Prior to City Planning Commission
Postcard Mailing Radius	1000'
Number of Postcards Mailed	219 Postcards
Number of Comments Received	Zero (0) Comments Received

Public Engagement

Staff did not receive any public comment on this item.

Timeline of Review

Initial Submittal Date	05/19/2026
Number of Review Cycles	Two (2) Reviews
Item(s) Ready for Agenda	07/20/2026

Agency Review

Enumerations

Enumerations has no objections to the street name change as no permits have been applied for or approved. The applicant is aware that the street name change will result in the need to change two addresses from 1760 and 1761 Sugar Bowl Grove to 1760 and 1761 Sugar Bowl Point.

Street Naming

The proposed street name change meets the correct street designation requirements for a private street.

Traffic Engineering

No comments received.

SWENT

No comments received.

Colorado Springs Utilities

Comments received and addressed through the review process.

City Engineering

No comments received.

Colorado Springs Fire Department

No comments received.

Colorado Springs Police Department

No comments received.

Street Name Change

Summary of Application

In anticipation of a proposed senior affordable multi-family housing project that is planned to occupy both 1760 and 1761 Sugarbowl Grove, the developer would like to rename the private street that will service the development and these two addresses prior to any further land use review. The developer wishes to reserve the possibility of naming the affordable, senior housing project Sugarbowl Grove. The developer requests the name change to avoid potential future confusion or safety issues that could stem from the development and a street within it sharing the same name. Further discussion on the street name change and its consistency with code can be found in Attachment 3 – Project Statement.

Application Review Criteria

UDC Section 7.5.531

Planning Commission's Decision: The Planning Commission shall review the Street Name Change application in accordance with Subsection 7.5.407.D.2 (Planning Commission, FBZ Review Board) based on the requirements of Subsection 7.4.304.H (Street Names).

UDC Section 7.4.304.H

1. Approval: All street names, both public and private, shall be subject to the approval of the Planning Department, Traffic Engineering, Colorado Springs Police Department Enhanced 911 Database Coordinator, Fire Code Official, and the Building Official. For purposes of this Section 7.4.304H, the official street name list to be used in the review of street names shall be that list commonly known as the master street address guide maintained by the El Paso/Teller County Enhanced 911 Authority Board.

Per the review by Street Naming, "Sugarbowl Point" is approved by the previously listed entities and the applicant is the only affected party.

2. Street Name Regulations: The following regulations shall apply to all newly platted or renamed streets:
 - a. Address Assignment: Numeric address assignment shall be subject to the approval of the Building Official as required by Section RBC312 (enumeration code) of the Regional Building Code.
 - b. Street Names: All street names shall be established by the use of common spellings using the Latin alphabet.
 - c. Directional Entries: No directional entries shall be allowed as part of a street name, for example, but not by way of limitation, Northpointe Drive.
 - d. Residential Street Names: Residential street names shall be limited to a maximum of fourteen (14) letters, not including the street name designation. Two-word street names are permitted.
 - e. Duplicate Street Names: Duplicate street names shall not be approved regardless of the street designation, for example, but not by way of limitation, Chelton Road, Chelton Loop, Chelton Circle.
 - f. Street Names Similar to Other Streets: Street names that closely approximate the spelling or phonetically sound similar to a platted street in the El Paso County-Teller County 911 service area shall not be approved.
 - g. Numeric Spelling in Street Names: The use of street names containing numeric spelling is prohibited, for example, but not by way of limitation, Two Branch Lane, or Six Pack Avenue.
 - h. Street Designators in Street Names: A street designator (such as the use of "way" in "Aspenway" Drive) shall not be used as part of the street name.

The proposed street name change is consistent with the above-listed naming regulations.

3. Continuity of Names: Any street that is a continuation or a logical approximate extension of an existing dedicated street, a platted street, a deeded street, a proposed street as shown on an approved Land Use Plan or approved Development Plan, or a street on the Major Thoroughfare Plan shall bear the same street name unless the continuation is to be designated as a private street. Street names shall not change at any point along the continuation of the street. Street names may change names at approved intersections. No street shall intersect itself resulting in an intersection with the same street name.

Not Applicable.

4. Small Culs-De-Sac: Small culs-de-sac that have fewer than five (5) interior lots shall bear the name of the intersecting street and the property shall be sequentially numerically addressed from the block series of the intersecting street.

Not Applicable.

5. Public Street Name Designation: Street type abbreviations shall comply with the National Emergency Number Association (NENA) standards. Street name designations shall be as defined by Traffic Engineering and used as follows:
- a. Boulevard or Parkway: Shall be reserved for streets designated on the Major Thoroughfare Plan that are planned to have a median divider of sufficient size to allow for landscaping.
 - b. Avenue or Road: Shall be reserved for streets of substantial continuity such as major or minor arterials of the Major Thoroughfare Plan.
 - c. Street or Drive: Shall be reserved for streets of less continuity such as collector streets.
 - d. Court, Place, Circle, Way, Terrace, Lane, Loop, Trail, or Path: Shall be reserved for streets with no continuity.

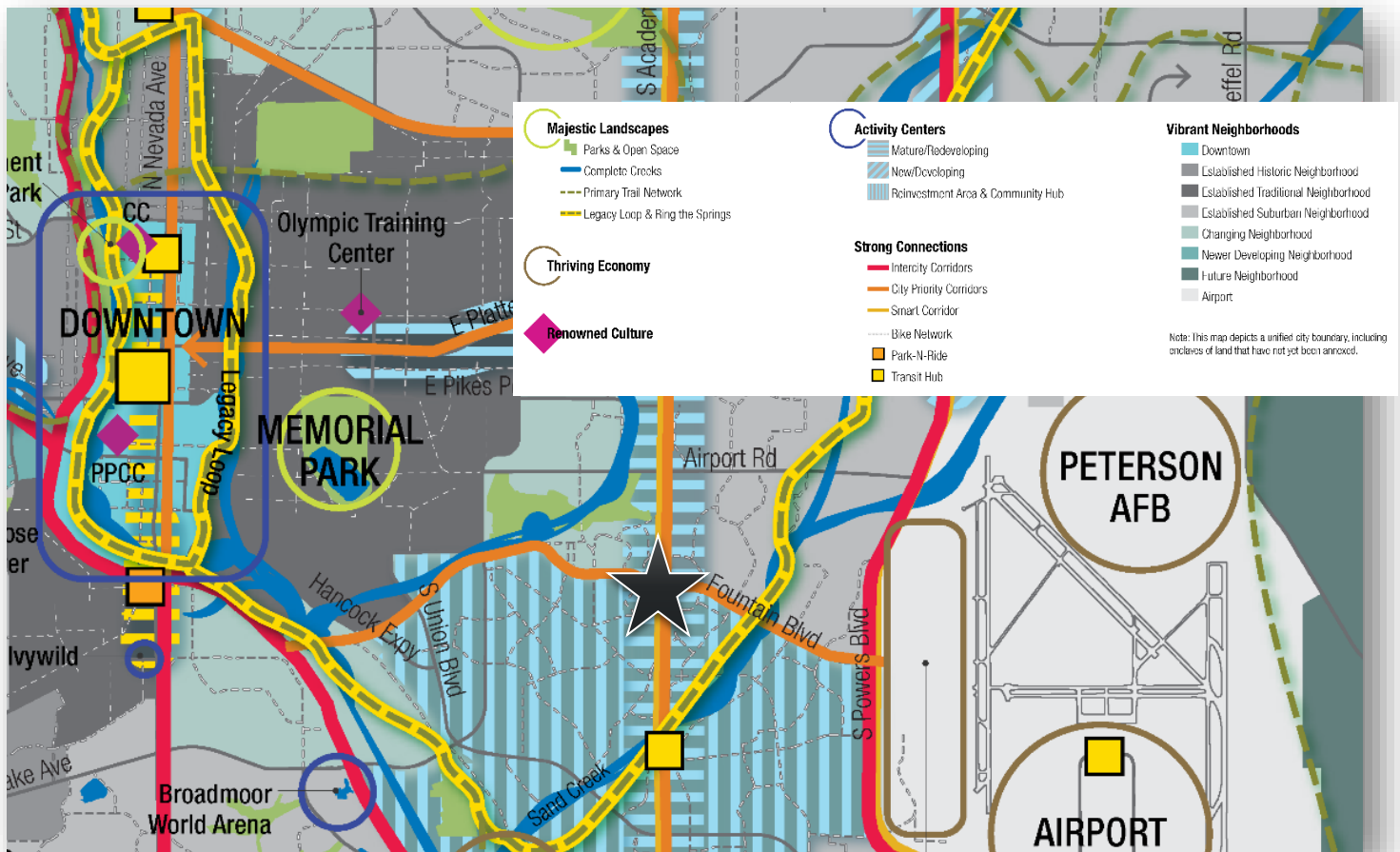
This Street Name has been reviewed and approved by NENA.

6. Private Street Name Designations: Any private street or right-of-way shall be designated as follows: Grove, Heights, Point, or View.

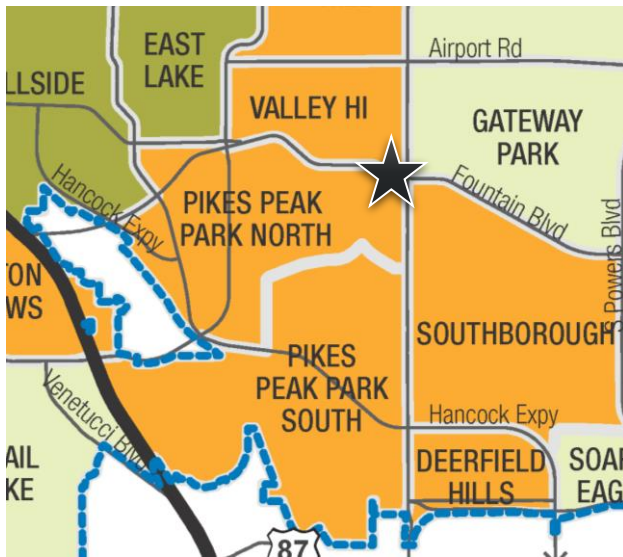
The proposed street name "Sugarbowl Point" is appropriate for a private street per code.

7. Temporary Posting of Public or Private Street Name Required:
- a. In order to ensure the timely and effective delivery of public services, including emergency assistance, provision of utilities, and required inspections, it shall be the responsibility of the subdivider, a duly authorized agent, or other subsequent property owner(s) to ensure the temporary posting of street names in subdivisions or areas of the City where new construction of building(s) is occurring.
 - b. Such temporary posting of a street name shall occur within forty-eight (48) hours after issuance of the first Building Permit to allow construction in a block face.
 - c. Such a street name sign shall be of any material that is weather resistant, shall be lettered to be legible and weather resistant, shall be placed in a location that is convenient and visible and at the appropriate intersection, and shall be maintained until a permanent sign is installed.
 - d. Temporary access to any property based on a temporary posting of a street name shall not be construed as a guarantee of continued usage of any numeric address or street name that may have been assigned at time of approval of temporary access.
 - e. Temporary addressing must comply with all requirements of the Fire Code Official. (Ord. 23-03)

The applicant is aware of all procedural requirements and is working with the Planning Department, Traffic Engineering, Colorado Springs Police Department Enhanced 911 Database Coordinator, Fire Code Official, and Building Official to ensure they are meeting all requirements associated with this name change.



The subject property is within the Mature / Redeveloping typology on the PlanCOS Vision Map. This typology is used in areas that are undergoing continuous change and are the focus of redevelopment and investment. This project is an example of how the Academy Boulevard corridor can use adaptive reuse for existing buildings and activate under-utilized segments of this key corridor.



Predominant Typology

 Downtown	 Established Traditional Neighborhood
 Newer Developing Neighborhood	 Established Suburban Neighborhood
 Changing Neighborhood	 Airport
 Established Historic Neighborhood	 Future Neighborhood

Vibrant Neighborhoods

The request for a street name change is largely due to the desire to develop a specific sense of place and community for the future Silver Key Apartment community. By allowing the street name change, the developers can work to create a more cohesive neighborhood identity.

Goal VN-1: Increase neighborhood identity, inclusion, and participation throughout the City for residents, employees, and visitors.

GOAL VN-3: Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest to create community, vibrancy, and to address their specific vision and needs.

Statement of Compliance

SUBD-26-0049 – Street Name Change

After evaluation of the Sugarbowl Grove Street Name Change, the application meets the review criteria.