



3760 East Boulder Street – Conditional Use

CITY PLANNING COMMISSION

FORMAL MEETING – July 9th, 2025



VICINITY MAP

Office / Warehouse

APPLICATIONS

Conditional Use Development Plan with Land Use Statement



3760 E. Boulder Street

PROJECT SUMMARY

File #:

CUDP-24-0024

Project Proposal:

Develop a 4,200 square foot warehouse building with office space and fenced outdoor area for undetermined end-user

ZONING MAP

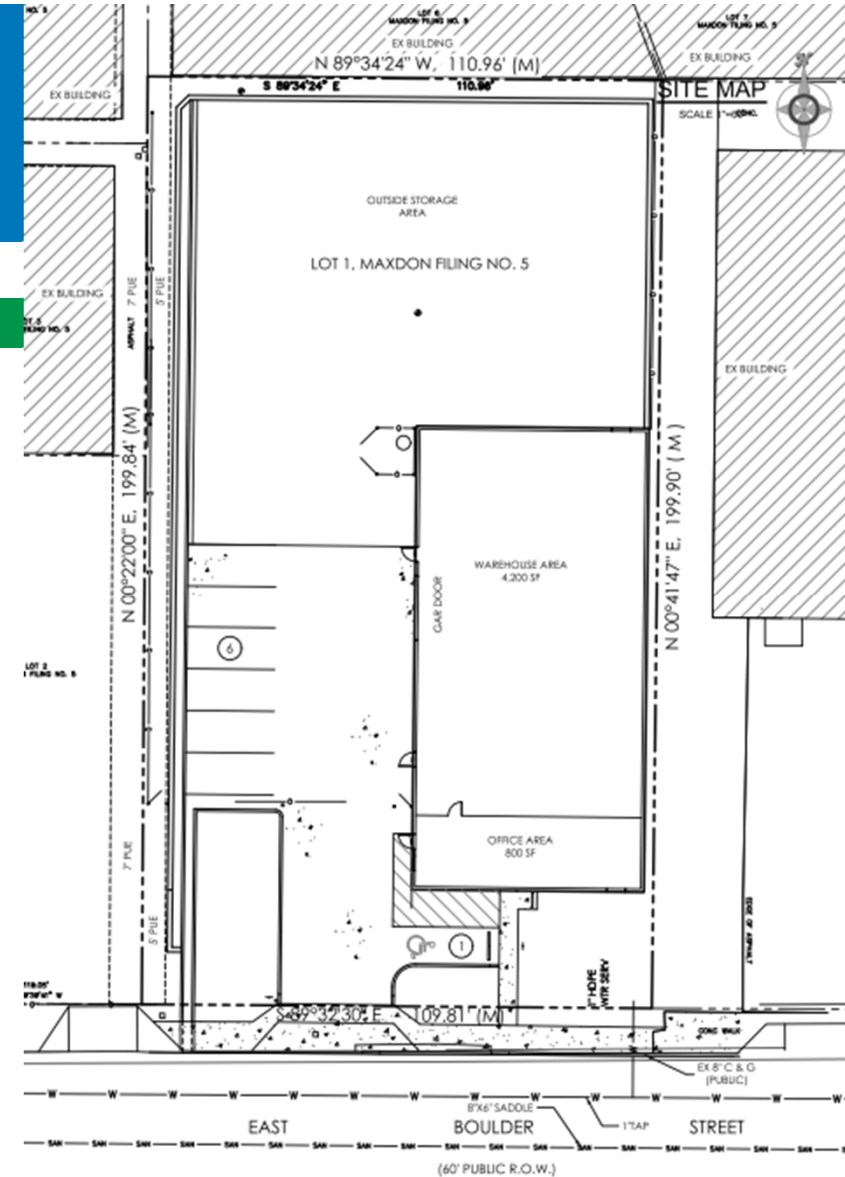


3760 E. Boulder Street

DEVELOPMENT PLAN

- Approx 20,000 square foot lot
- 4,200 square foot building
- 7 parking stalls
- Fenced outdoor storage area

“Dependent on future user of the site, future modifications to the Development Plan and/or other land use applications may be required to address use-specific issues. Future users of the site shall contact the Land Use Review Division prior to occupying the site to ensure Code compliance”



TIMELINE OF REVIEW

Initial Submittal Date	December 3 rd , 2025
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Number of Review Cycles	2 Reviews
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Item(s) Ready for Agenda	June 16 th , 2025
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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	65 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No comments received.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

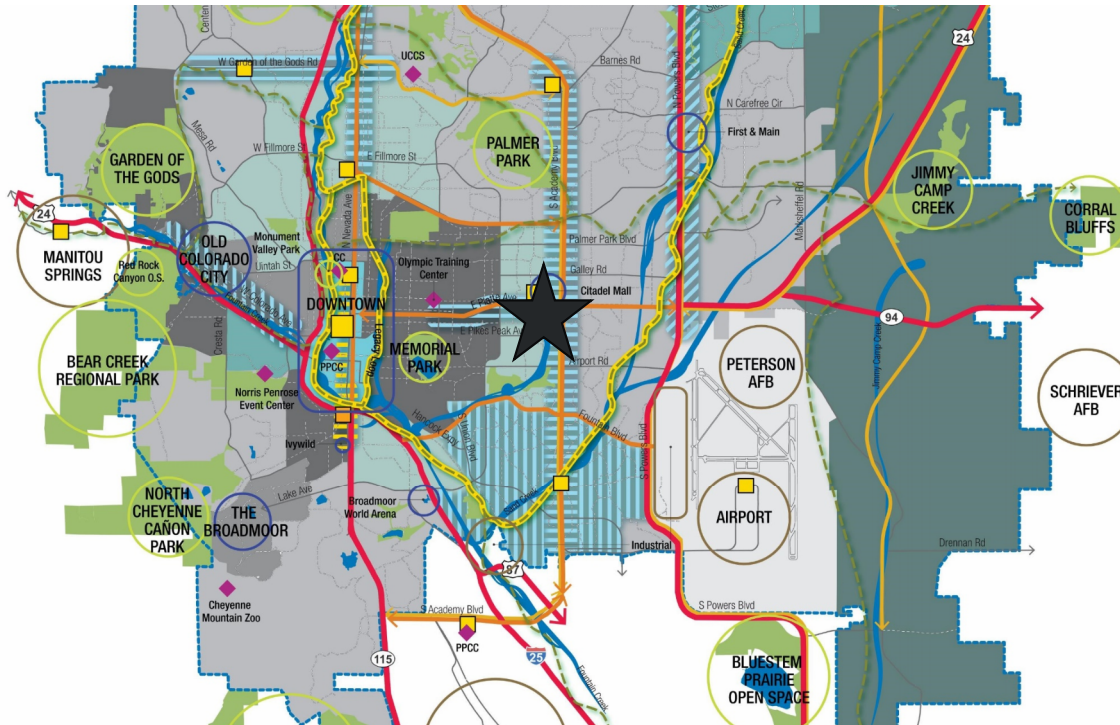
No comments received during review.

Airport

No comments received during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

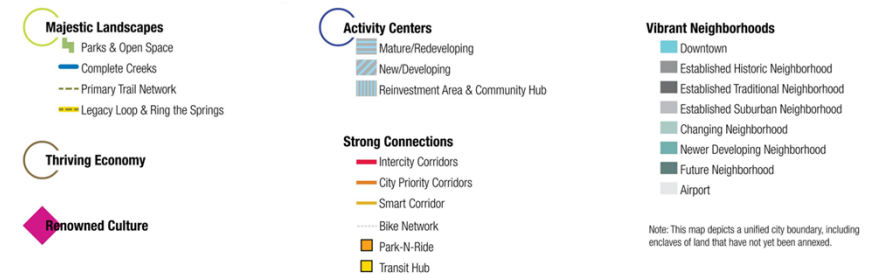


PlanCOS Compliance

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-24-0024

After evaluation of the 3760 East Boulder Street Conditional Use, the application meets the review criteria.

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

CUDP-24-0024 – 3760 East Boulder Street Conditional Use

Motion to Approve

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use based upon the finding that the request does not comply with the criteria as set forth in City Code Section 7.5.601.





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FORMAL MEETING – July 9th, 2025



3760 E. Boulder Street

QUICK FACTS

Address:

3760 East Boulder Street

Location:

Northeast of intersection of East Boulder Street and Delaware Drive

Zoning and Overlays

Current: MX-L/AP-O

Site Area

0.50 Acres

Proposed Land Use

Office / Warehouse

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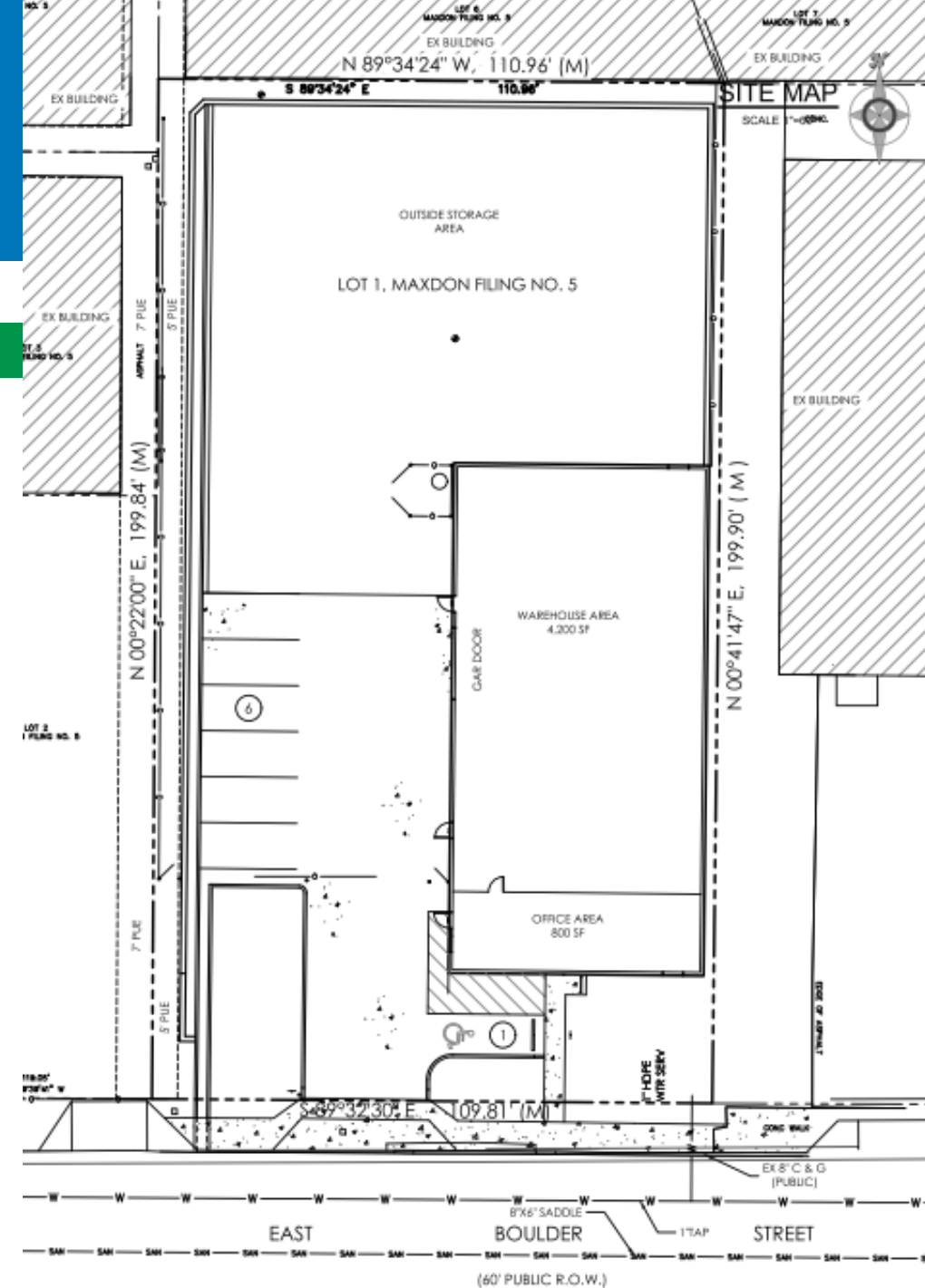


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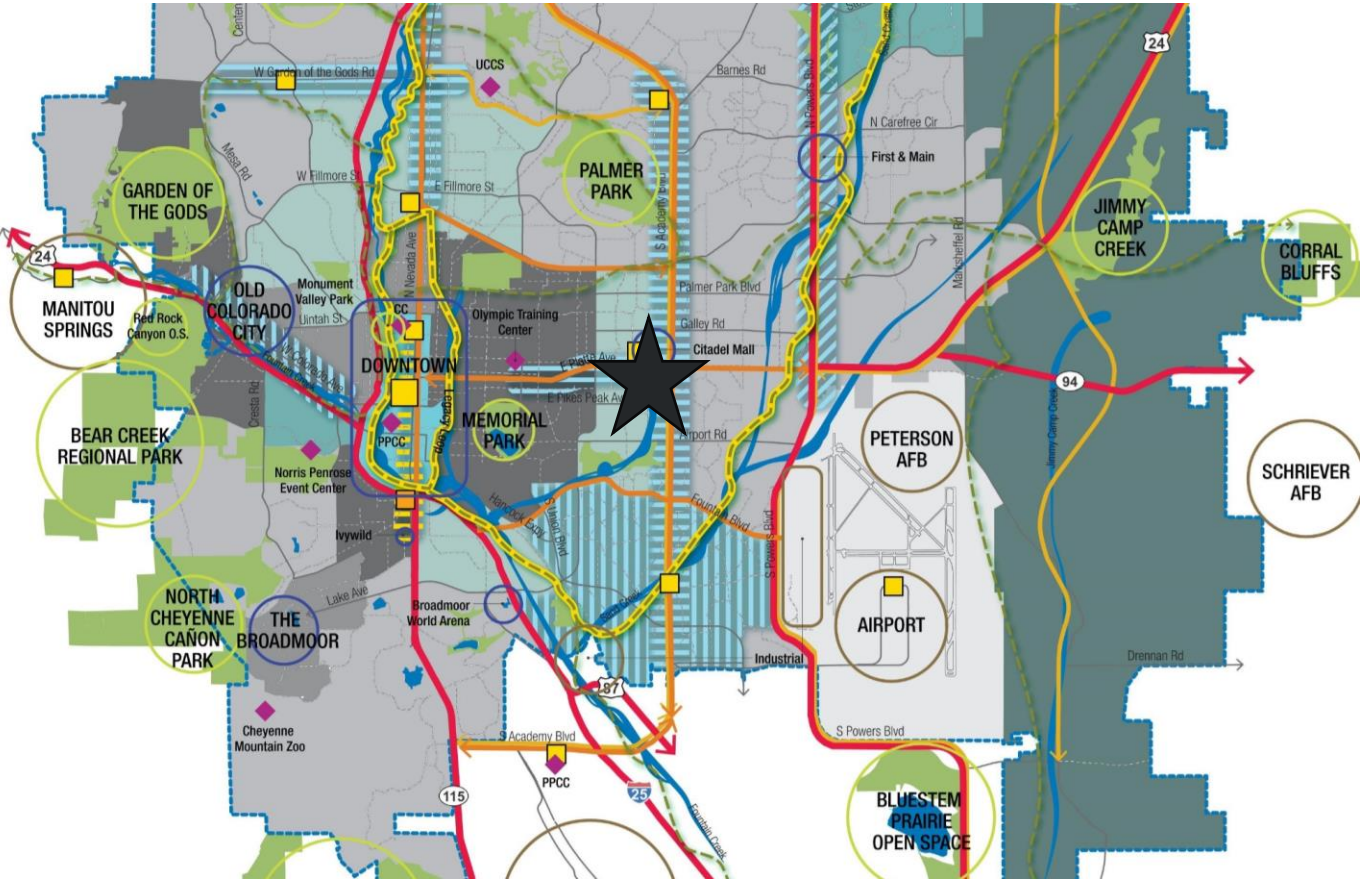
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PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

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★ SITE LOCATION

Majestic Landscapes

- Parks & Open Space
- Complete Creeks
- Primary Trail Network
- Legacy Loop & Ring the Springs

Thriving Economy

Renowned Culture

Activity Centers

- Mature/Redeveloping
- New/Developing
- Reinvestment Area & Community Hub

Strong Connections

- Intercity Corridors
- City Priority Corridors
- Smart Corridor
- Bike Network
- Park-N-Ride
- Transit Hub

Vibrant Neighborhoods

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

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

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Questions?

