



Karl Malone Polaris – Conditional Use

CITY PLANNING COMMISSION
FORMAL MEETING – July 8th, 2026



Karl Malone Polaris

QUICK FACTS

Address:

1883 S Chelton Road

Location:

Northwest of the intersection of Delta Drive and S. Chelton Road

Zoning and Overlays

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

Site Area

34,019 SF

Proposed Land Use

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

APPLICATIONS

Conditional Use with Land Use Statement

VICINITY MAP



Karl Malone Polaris

PROJECT SUMMARY

File #:

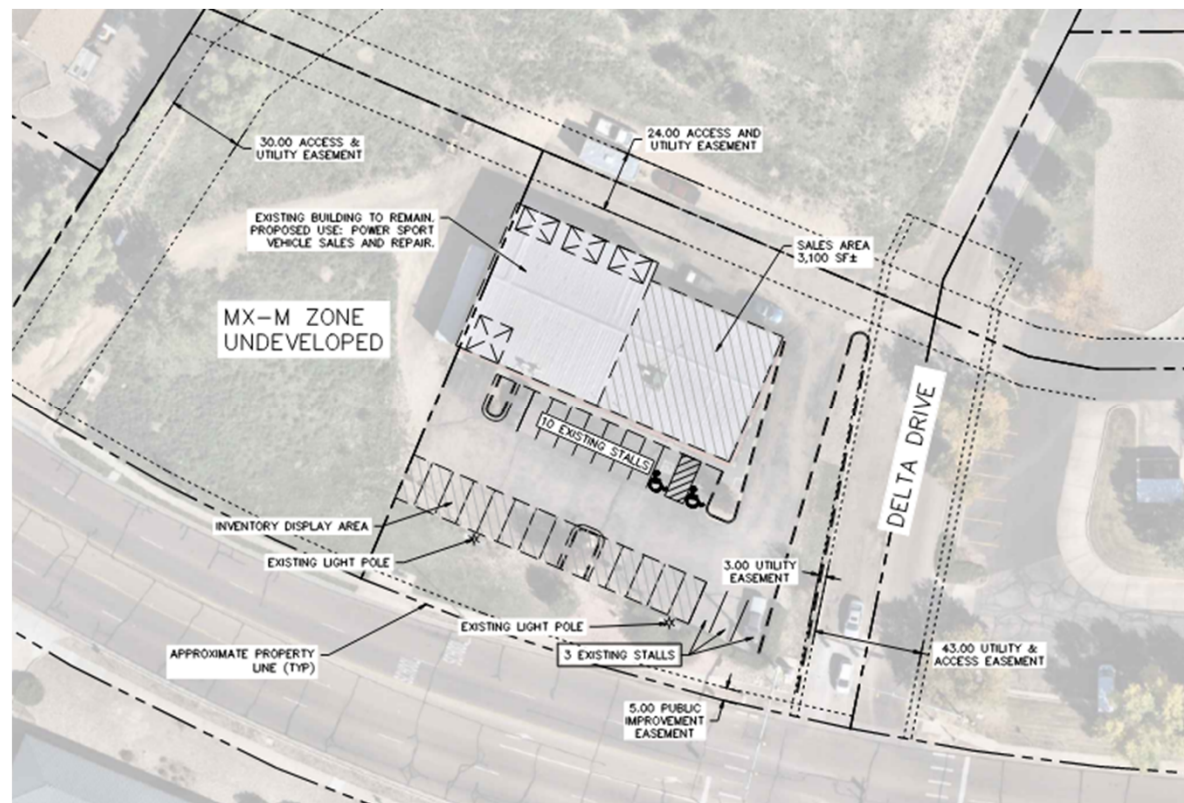
CUDP-26-0005

Project Proposal:

Convert existing site and building to the following uses:

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

Existing Conditions Exhibit



Karl Malone Polaris

ADDITIONAL INFO

Write in additional information relevant to the project here.

ZONING MAP



TIMELINE OF REVIEW

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

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	151 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No public comments were received during either public notice period.

AGENCY REVIEW

Traffic Engineering

Traffic engineering reviewed the application and had no comments on the requested trip generation report.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

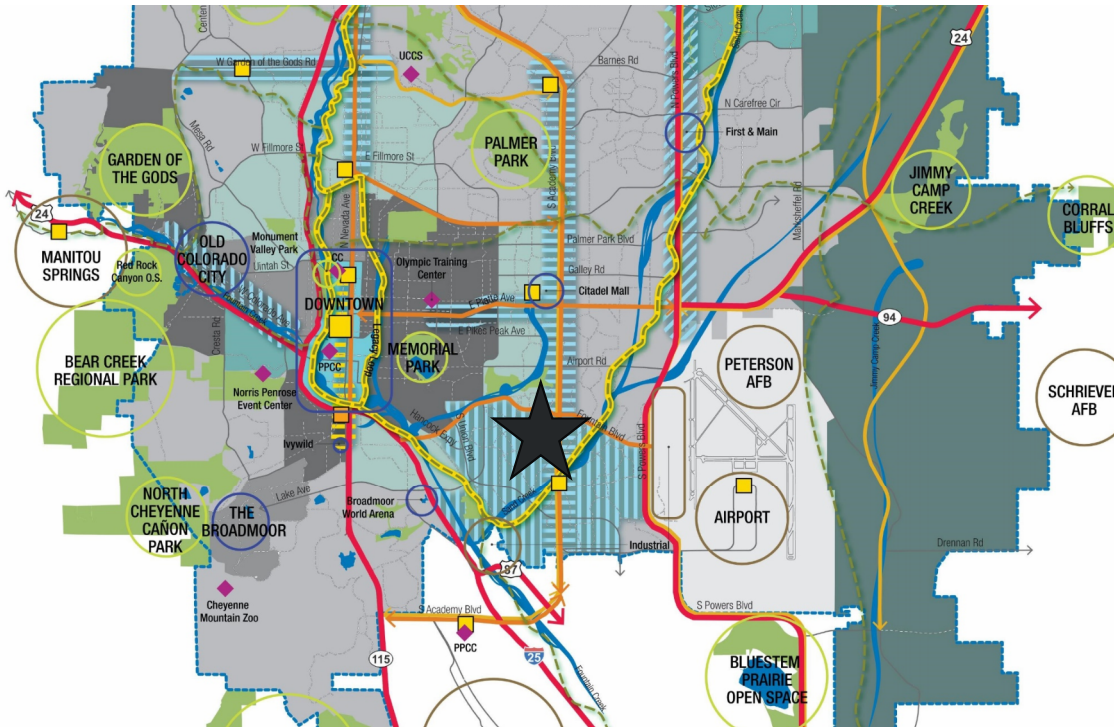
Planning Landscape

Landscape reviewed to ensure that applicable screening requirements could be met at the development review stage. No further comments.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

PlanCOS Compliance



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

★ 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.

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-26-0005

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

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

CUDP-26-0005 – Karl Malone Polaris Conditional Use

Motion to Approve

Approve the Conditional Use for Automobile and Light Vehicle Sales and Rental, Automobile and Light Vehicle Repair, and Outdoor Display of Goods, Accessory based upon the finding that the request complies with the criteria for a Conditional Use set forth in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use for Automobile and Light Vehicle Sales and Rental, Automobile and Light Vehicle Repair, and Outdoor Display of Goods, Accessory based upon the finding that the request does not comply with the criteria for a Conditional Use set forth in City Code Section 7.5.601.

