



1590 N Newport Road

Quick Facts

Applicant

Chuck Crum, MVE, Inc.

Property Owner

Jeff Pierce, 1590 NEWPORT RD
LLC

Address / Location

1590 North Newport Road

TSN(s)

6425003004

Zoning

MX-M AP-O (Mixed-Use Medium
Scale with Airport Overlay)

Site Area

0.519 Acres

Proposed Land Use

Warehousing and Wholesaling
with Accessory Office

Applicable Code

Unified Development Code

Council District

#4

Project Summary

The applicant is requesting Conditional Use approval to allow a Warehousing and Wholesaling use within the MX-M (Mixed-Use Medium Scale) zone district. This vacant parcel is 0.519 acre in size and located at 1590 North Newport Road.

File Number

CUDP-25-0005

Application Type

Conditional Use with Land Use
Statement

Decision Type

Quasi-Judicial

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Addition #11	1971
Subdivision	Newport Subdivision Filing No. 21	2006
Master Plan	Newport Technology Center	1997
Prior Enforcement Action	N/A	N/A

Site History

The subject property, located at 1590 N. Newport Road, is a vacant platted lot identified as Lot 3 of the Newport Subdivision Filing No. 21. The site encompasses approximately 0.519 acres and is situated on the south side of North Newport Road between Fountain Boulevard and Aeroplaza Drive. It is bordered by developed commercial properties on all sides, including hotel uses to the west and south, office and industrial warehouse uses to the north and east, and is part of a broader commercial corridor.

Historically, the site was zoned PBC AO (Planned Business Center with Airport Overlay) but was reclassified to MX-M (Mixed-Use Medium Scale) with the Airport Overlay (AP-O) following the adoption of the 2023 Unified Development Code (UDC). While the previous zoning allowed warehouse uses by right, the current MX-M designation requires Conditional Use approval for warehouse uses. There are no existing development plans associated with the property, and it is not part of a larger common plan or phased development.

The site is served by existing public infrastructure, including curb, gutter, utilities, and a 42-foot-wide asphalt roadway within a 60-foot public right-of-way along North Newport Road. Although the site was once depicted in a conceptual layout associated with the Townplace/Springhill Suites Development Plan (dated December 22, 2005), that layout is no longer viable under the current Unified Development Code and has no regulatory effect.

The proposed development represents an infill opportunity that aligns with the surrounding land use pattern and leverages existing infrastructure without requiring significant off-site improvements.

Applicable Code

All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M AP-O (Mixed-Use Medium Scale with Airport Overlay) BP AP-O (Business Park with Airport Overlay)	Hotel and Office	N/A
West	MX-M AP-O (Mixed-Use Medium Scale with Airport Overlay)	Hotel	N/A
South	MX-M AP-O (Mixed-Use Medium Scale with Airport Overlay) BP AP-O (Business Park with Airport Overlay)	Hotel and Office	N/A
East	BP AP-O (Business Park with Airport Overlay)	Office	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Administrative Review / prior to City Planning Commission Hearing
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	18 - sent for each public notice occurrence
Number of Comments Received	No comments were received

Public Engagement

No public comment was received.

Timeline of Review

Initial Submittal Date	2/6/2025
Number of Review Cycles	Four
Item(s) Ready for Agenda	10/10/2025

Agency Review

Traffic Engineering

Traffic engineering comments will be provided at time of development plan submittal. The applicant will need to coordinate the development plan with CDOT.

Parks

No comments received.

SWENT

No comments received.

Colorado Springs Utilities

No comments received.

Fire

No comments received.

Peterson Base

No comments received.

Summary of Application

The applicant anticipates constructing a 5,000 sq ft Office/Warehouse development with associated paved access, parking, landscaping, and utility extensions. Office is a permitted use in MX-M; Warehousing and Wholesaling require Conditional Use approval. The site will not include outdoor storage or loading docks and is designed to operate during normal weekday business hours. Traffic impacts are expected to be minimal.

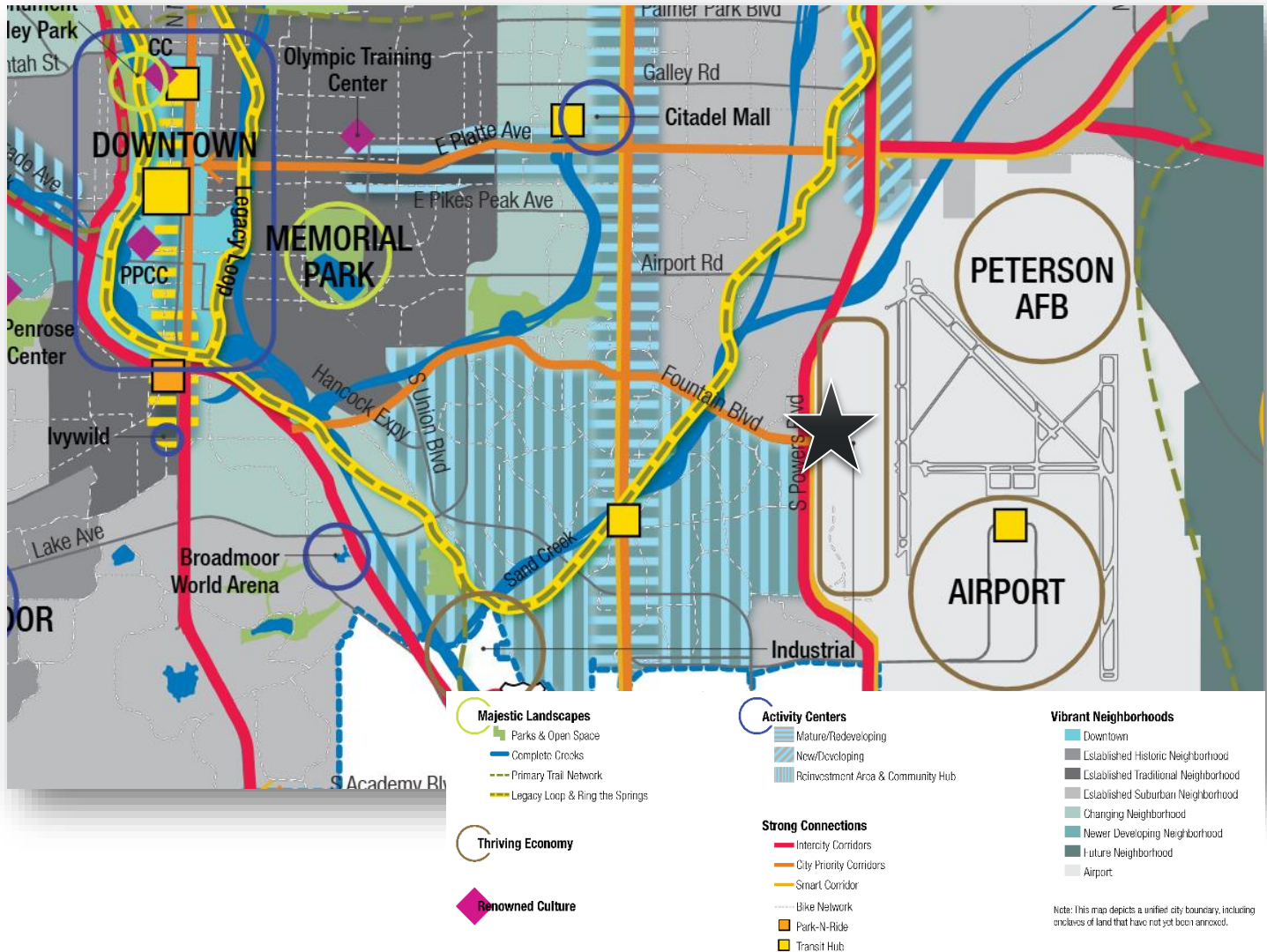
Application Review Criteria

UDC Section 7.5.601.C.2.

- a. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);
 - The proposed warehouse use does not trigger any specific standards under UDC Section 7.3.303. However, the applicant has acknowledged that if any use-specific standards are applicable to the future end user, they will be fully complied with. The warehouse component will be entirely enclosed within the building, with no outdoor storage or industrial yard, and no loading docks are proposed. This ensures compatibility with the surrounding commercial context and compliance with the intent of the MX-M zone.
- 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
 - The proposed Office/Warehouse use is compatible with the surrounding land uses, which include hotel accommodations to the west and south, office and industrial warehouse uses to the north and east, and other commercial developments. The project is designed to minimize potential adverse impacts through:
 - No outdoor storage or high-traffic retail components
 - Limited hours of operation (weekday business hours)
 - Full cut-off wall-mounted lighting to reduce light spillover
 - Perimeter landscaping to buffer adjacent uses and enhance visual compatibilitySite design and architectural elements will be further evaluated during the Development Plan review to ensure compliance with applicable development standards and to promote architectural consistency with the surrounding area. These measures collectively ensure that the proposed use will not negatively impact the character or function of the surrounding neighborhood.
- 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.
 - The site is served by existing public infrastructure, including a 42-foot-wide asphalt roadway, curb and gutter, and utility mains within the North Newport Road right-of-way. The development will extend utility services from these existing mains and construct a standard entrance drive. No off-site improvements are required. The City's infrastructure has adequate capacity to serve the proposed development, and no adverse impacts to public systems are anticipated.

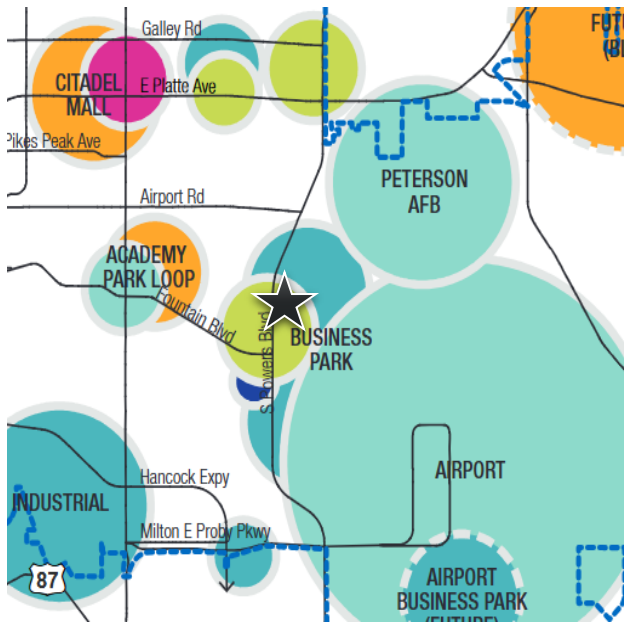
After evaluation of the Conditional Use, the application meets the review criteria.

PlanCOS Vision Map



The subject site is located with the PlanCOS Vision Map's typology of "Industrial" under the broader category of Thriving Economy. This typology is used to describe areas that support Colorado Springs' long-term economic vitality through a mix of employment-generating uses such as manufacturing, warehousing, logistics, and service industries. These areas are typically located near major transportation corridors, including highways and the airport, and are envisioned as places where strategic investment can sustain and grow the city's industrial and employment base. The goal is to foster a resilient and diversified economy by accommodating both traditional and emerging industries in well-connected, infrastructure-ready locations.

The subject site at 1590 N. Newport Road falls within this typology and supports its intent by introducing a low-impact Office/Warehouse use that complements surrounding industrial and commercial development. The project contributes to economic diversity, leverages existing infrastructure, and aligns with the city's vision for employment-focused infill in transitional industrial corridors.



Predominant Typology

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

Thriving Economy

The subject site is located within a mixed commercial and light industrial corridor that reflects characteristics of PlanCOS's Spinoffs and Startups typology. This typology is intended to support a dynamic and adaptable economic environment that fosters innovation, entrepreneurship, and small business growth, particularly in areas with access to infrastructure and flexible development patterns.

While the proposed Office/Warehouse use is not a direct example of tech or innovation startup, it supports the broader goals of this typology by introducing a flexible, small-scale employment use that can accommodate a range of business types. The project contributes to economic diversity, supports job creation, and utilizes a vacant infill site in a way that complements surrounding commercial and industrial activity.

Policy TE-1.A: Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.

Policy TE-2.B: Create a positive atmosphere for spinoffs, startups, and entrepreneurship. spaces that support local businesses.

Statement of Compliance

CUDP-25-0005 – 1590 North Newport Rd - Conditional Use

After evaluation of the Conditional Use with Land Use Statement, the application meets the review criteria.