



SITE

Quick Facts **Project Summary**

Applicant

Urban Landscapes LLC

Property Owner / Developer

752 Clark Place LLC

Address / TSN

752 Clark Place

TSN: 6411403041

Zoning and Overlays

Current: BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2)

Site Area

2.29 Acres

Proposed Land Use

Heavy Vehicle Storage with Outdoor Storage (Accessory)

Applicable Code

Unified Development Code

Council District

District 5

A Conditional Use to allow a Heavy Vehicle Storage use in the BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2) zone district, consisting of 2.29 acres located at 752 Clark Place.

File Number	Application Type	Decision Type
CUPD-26-0010	Conditional Use Permit	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Smartt's Addition #9	1963
Subdivision	Clark Place Filing No. 1	November 29, 2021
Master Plan	South Academy	Updated: October 31, 2023
Prior Enforcement Action	N/A	N/A

Site History

The subject property was annexed into the City of Colorado Springs through the Smartt's Addition No. 9 annexation in 1963. Following annexation, the property was platted as Lot 3 of the Rustic Hills Subdivision No. 6 Filing No. 3, on August 8, 1966. In 2020, the property was incorporated into the approved Clark Place Concept Plan (see Attachment #1_City File No. AR CP 20-00763), which established permitted uses, dimensional standards, and required improvements along the adjacent Sand Creek West Fork corridor. Property was identified as being zoned PIP-1 at that time.

The property was subsequently replatted and further subdivided on November 29, 2021, to establish the current 2.29-acre lot within the Clark Place Filing No. 1 subdivision (see Attachment #2_City File No. AR FP 21-00351). In addition, the property received approval for the Clark Place Filing No. 1 Development Plan (see Attachment #3_City File No. AR DP 21-00350). The approved development plan included five lots along the western portion of Clark Place, all of which were approved primarily for office and warehousing.

Two Nonuse Variance applications (City File Nos. AR NV 20-00764 and AR NV 20-00765) were also submitted and approved in 2021 to allow a maximum lot coverage of 40 percent where 30 percent was required, and to permit a 10-foot side setback where a 30-foot setback was required. The lot was then developed in 2022 for warehousing and office uses within a 10,000-square-foot building with ancillary outdoor storage.

Applicable Code

The subject application(s) were submitted after the implementation date (June 5, 2023) of the ReTool project. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

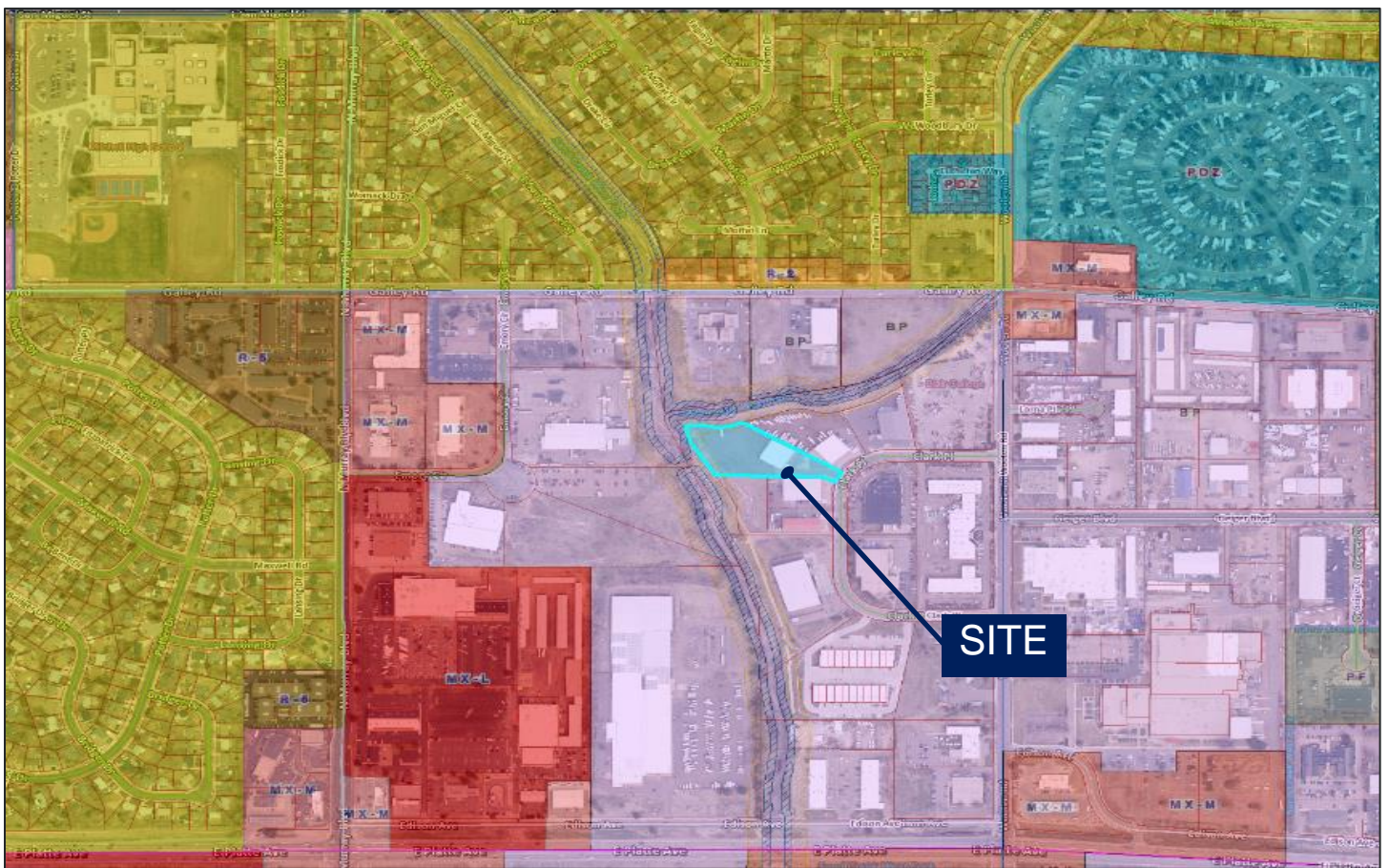
Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2)	Warehouse, Office, Outdoor Storage (Accessory)	Sand Creek West Fork Streamside Corridor

West	BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2)	Warehousing and Distribution	Sand Creek West Fork Streamside Corridor
South	BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2)	Warehouse, Office, Outdoor Storage (Accessory)	N/A
East	BP/SS-O/AP-O/APZ-2 (Business Park with Streamside and Airport Overlay within the Accident Potential Zone 2)	Warehouse and Office	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences
(Poster / Postcards)

Internal Review / Prior to Planning Commission Hearing

Postcard Mailing Radius	1,000-feet
Number of Postcards Mailed	80 Postcards
Number of Comments Received	None

Timeline of Review

Initial Submittal Date	May 5, 2026
Number of Review Cycles	Three (3)
Item(s) Ready for Agenda	June 15, 2026

Agency Review

Landscape Architect

Planning Landscape is accepting of the existing six (6) foot fence where seven (7) feet is required.

Streamside Overlay

Staff is amenable to the inclusion of heavy-vehicle storage on the site provided the vehicles are stored empty and free of any potential pollutant leakage.

City Engineering

No comment.

SWENT

No comment.

Colorado Springs Utilities

No comment.

Conditional Use Permit – CUDP-26-0010

Summary of Application

The applicant proposes a Heavy Vehicle Storage use with Accessory Outdoor Storage use on the western portion of the lot to support waste and recycling operations. Per the applicant's project statement (see Attachment #4_Project Statement) waste transfer vehicles and waste containers will be stored on the lot when not in use. The subject lot is subject to the BP (Business Park), SS-O (Streamside Overlay) and AP-O (Airport Overlay) zones where Heavy Vehicle Storage is only permitted conditionally. While accessory Outdoor Storage is permitted in the BP zone district, it is also only permitted conditionally within the SS-O; however, the accessory use was permitted on the previous development plan and is an approved accessory use for the site.

The Conditional Use application was submitted with a Land Use Statement (see Attachment #5_Land Use Statement) in compliance with UDC Section 7.5.601.B.3: *"If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic."*

A separate Minor Modification to the Development Plan (City File No. DEPN-26-006)1 and Administrative Adjustment (City File No. ADRF-26-0027) are currently being reviewed administratively and are subject to approval of this Conditional Use application. The referenced Administrative Adjustment has been submitted to allow for a six (6) foot tall fence where

a seven (7) foot fence is required to screen the accessory Outdoor Storage use. The existing perimeter fence was originally installed at a height of six (6) feet and was acceptable under old Chapter 7 and is noted on the approved development plan.

Regarding the location of the Streamside Overlay and associated buffers, according to the Land Suitability Analysis provided by the applicant below (Figure 1_Land Suitability Analysis), the inner and outer buffers extend to the lot lines. Although the City's GIS data (Figure 2_City GIS Streamside Overlay Data) describes the outer buffer to be slightly over the lot lines, the referenced perimeter fence was strategically placed along the extent of the outer buffer. In any instance, the proposed heavy vehicle storage use will stay within the fenced area, and no concerns were received during administrative review of the proposed use related to the adjacent Streamside Overlay code standards.

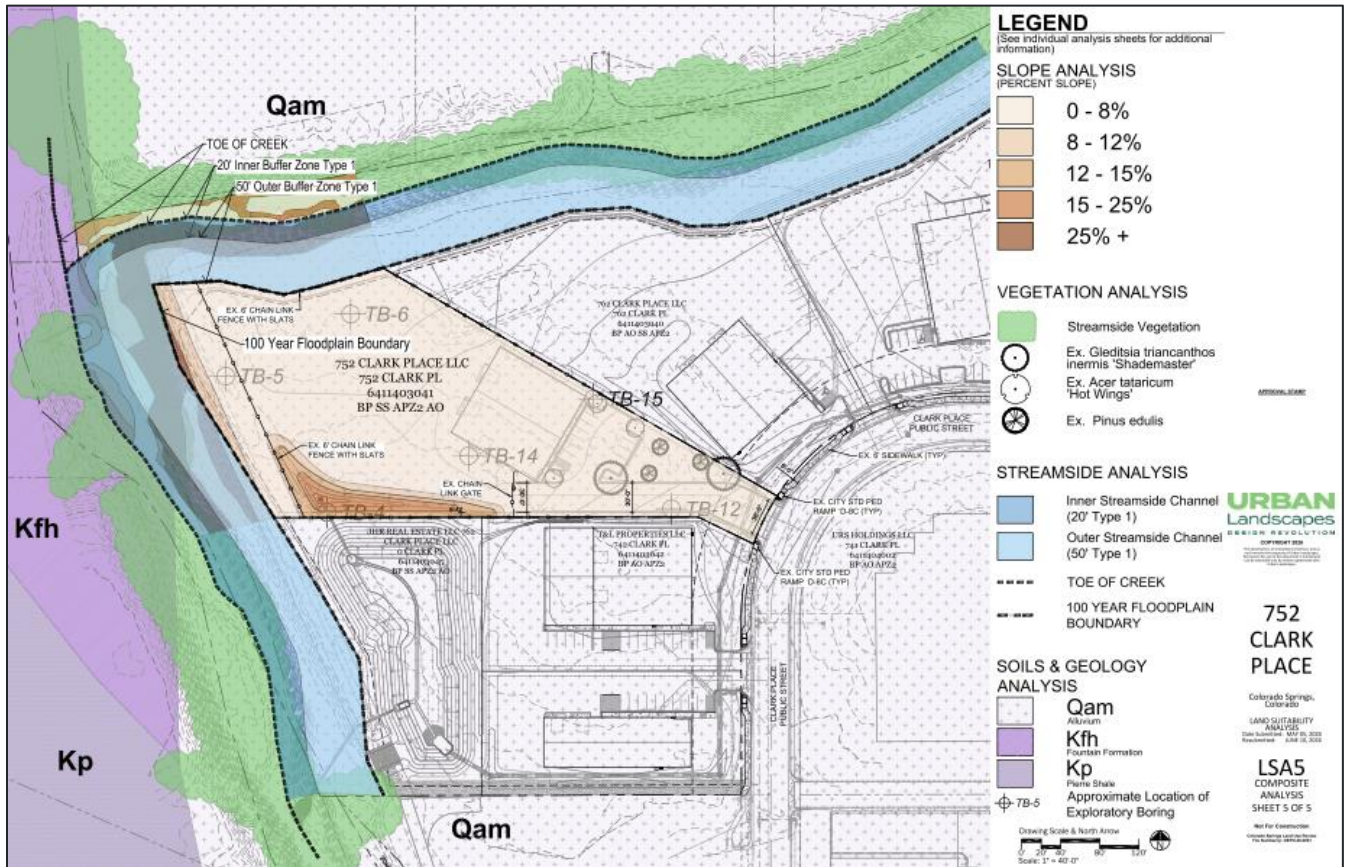


Figure 1: Land Suitability Analysis

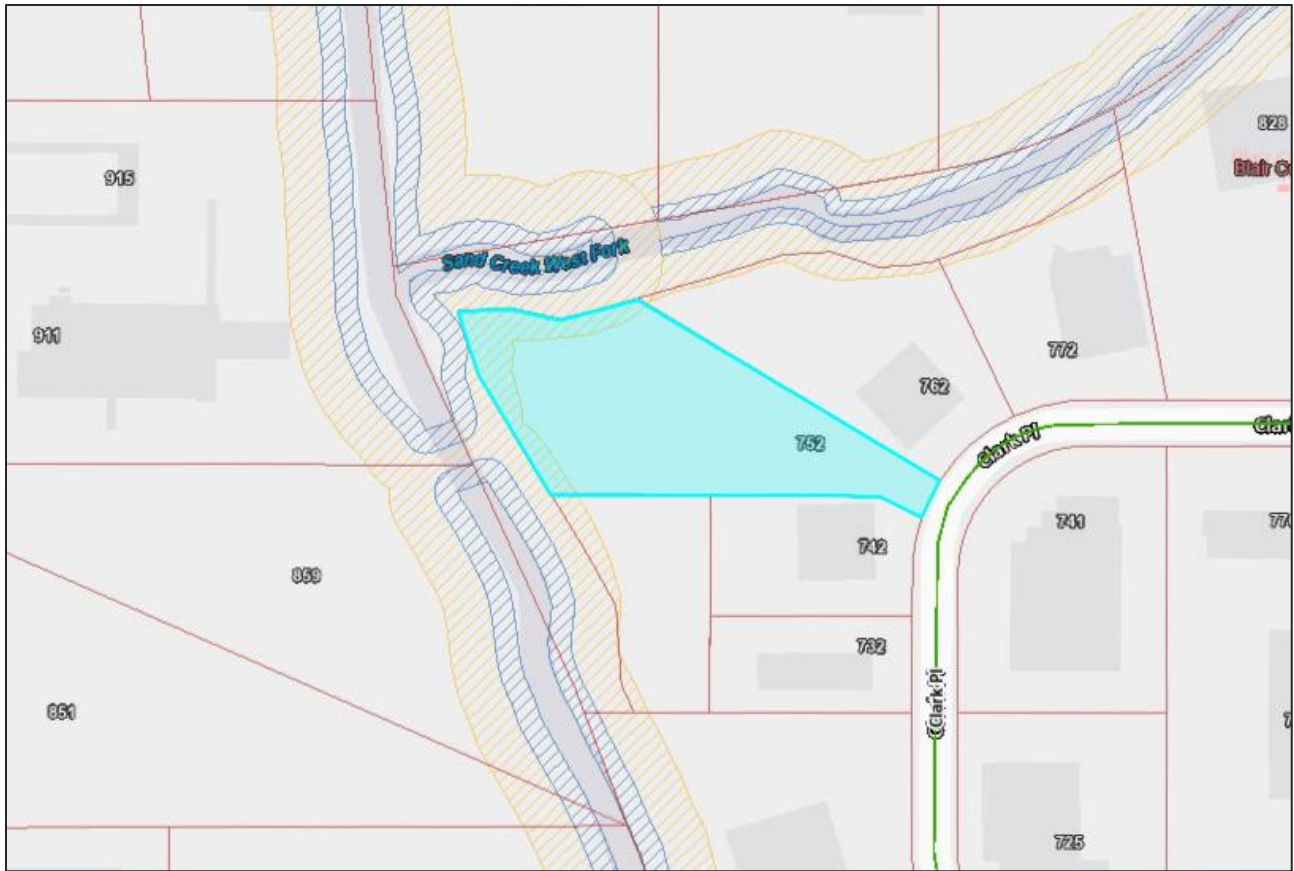


Figure 2: City GIS Streamside Overlay Data

Application Review Criteria

UDC Code Section 7.5.601.C.2

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).
 - a. *UDC 7.3.303.I.4: Heavy Vehicle and Equipment Storage: This use shall be entirely contained within a building or within a yard enclosed on all sides by a wall or solid fence at least seven (7) feet in height and kept in good repair at all times.*

Currently, the rear portion of the lot is enclosed by a six (6) foot fence which was approved and required via the previously approved development plan for the site. The previous development plan, approved under previous Chapter 7 zoning code, required outdoor storage to be screened by a six (6) foot fence whereas the current regulation requires seven (7) feet for heavy vehicle storage. The applicant has submitted a concurrent administrative adjustment application (City File No. ADRF-26-0027) to allow for the originally approved six (6) foot fence to satisfy this use-specific standard. Approval of this administrative adjustment is dependent on the approval of this Conditional Use application. Given the current industrial use of the property for the past five (5) years with no complaints or objections from surrounding properties, the existing six (6) foot fence appears sufficient. The existing six (6) foot fence includes slats satisfying the opacity and screening requirement for heavy vehicle storage. Based on this analysis, City Planning finds the proposed heavy vehicle storage use complies with this section of code.

2. 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 use involves no structural changes and only involves the addition of heavy vehicle staged on the property. As such, the size, scale, and height of the building will remain unchanged. The addition of heavy vehicle

storage is not expected to result in a notable increase in the overall trip generation. Considering that this lot will only be utilized to park waste transfer vehicles overnight, there is no evidence that the addition of this use will have any negative multimodal traffic impacts. Additionally, the City Traffic Engineering Department evaluated the request and had no concerns or requests.

The storage of heavy vehicles is not expected to create any adverse impacts to the surrounding area and is fairly compatible with the surrounding industrialization of the area which primarily consists of office, warehousing, and outdoor storage. Additionally, the lot has two routes of access to Wooten Road, a collector street, runs north and south through the area and provides access to primarily industrial and commercial uses. Based on this analysis, City Planning finds the proposed Heavy Vehicle Storage use complies with this section of code.

3. *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.*

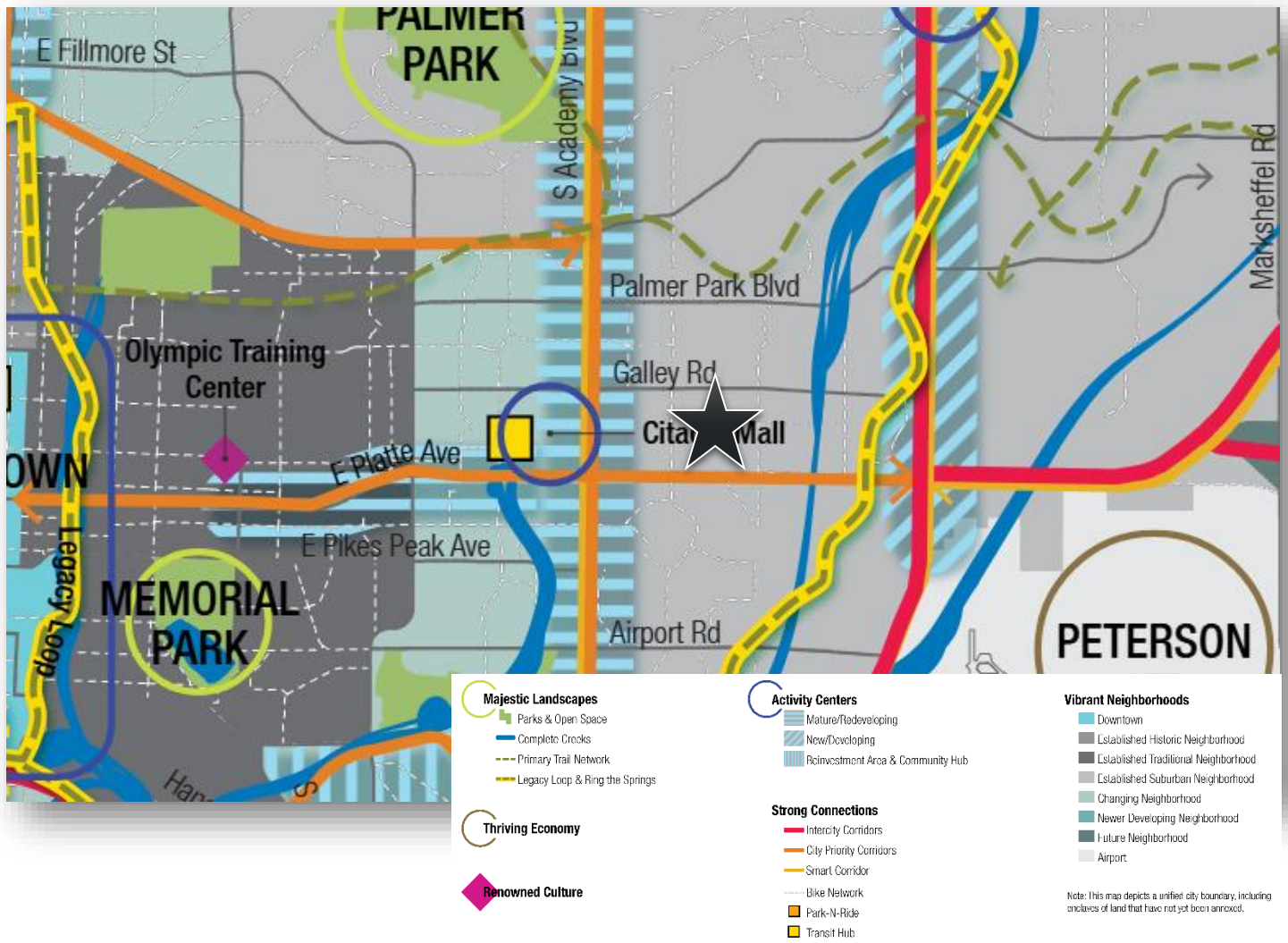
Upon review of the Condition Use application, no agency partners provided comments or concerns that would raise question of the Heavy Vehicle Storage use on this lot. No burdens on public infrastructure are expected to occur with the implementation of this use. City Planning finds the proposed use for heavy vehicle storage complies with this section of code.

After evaluation of the Conditional Use Permit, the City Planning Department finds that the application meets the review criteria.

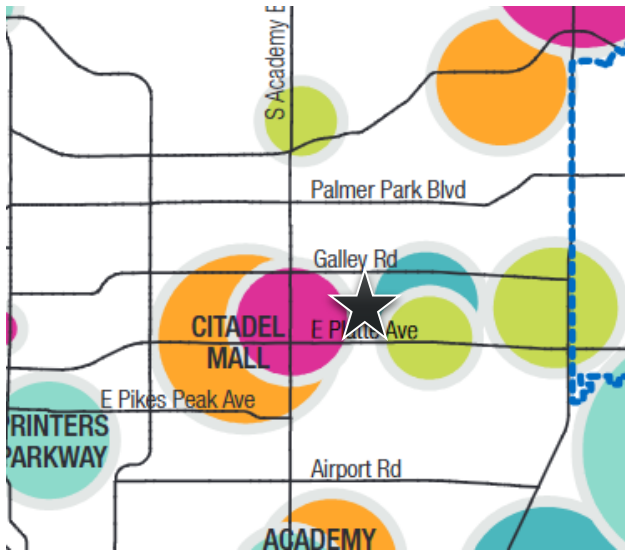
Compliance with Relevant Guiding Plans and Overlays

The subject property is located within the South Academy Master Plan which extends from Maizeland Road south to Milton East Proby Parkway. Per the Academy Boulevard Corridor Great Streets Plan, development in the corridor should *"Promote, support and adaptively redevelop the Academy Boulevard Corridor as a Great Street with access to alternate modes of transportation, public/private investment in business and residential development, and enhanced connectivity with the street, between land uses, and with neighborhoods."* Some of the goals of this plan are to increase place-making, contribute economic vitality to the area, and promote quality jobs. Considering vacancies and under-utilization of buildings and lots is a key concern indicated in this plan, the continued utilization of this property will contribute to ongoing business growth within the corridor and provide an essential service to the area (i.e., waste transfer services) upholding a key objective of the referenced plan. While the business may not have a large impact economically, the property will continue to be utilized, contribute economically, support business growth, and provide a beneficial service to the area while maintaining continued compatibility with the surrounding area.

PlanCOS Vision



The subject property is in close proximity to 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 support reinvestment of existing lots and structures.



Predominant Typology

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

Thriving Economy

This project generally complies with Goal 4 below of the Thriving Economy chapter of PlanCOS by engaging in adaptive re-use of a building within a developed area of the City and in an area that has been identified as an area for re-investment.

Goal TE-4: “Focus on productive development and redevelopment of areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas”

Statement of Compliance

City File No. CUDP-26-0010 – 752 Clark Place LLC

After evaluation of the Conditional Use for 752 Clark Place LLC, the application meets the review criteria.