



Drexel, Barrell & Co.

February 5, 2026

City of Colorado Springs – Land Use Review
Attn: Kerri Schott, Planner II/Hillside Overlay Reviewer
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903
719-385-5602

Engineers/Surveyors

Colorado Springs
Lafayette

101 Sahwatch Street, #100
Colorado Springs, CO 80903

719 260-0887

**RE: Land Use Statement – Conditional Use Permit Application (CUP)
CUDP-25-0012
Tire Shop – 1790 S. Academy Boulevard
Lot 1, Chelton Square Filing No. 1
(Parcel/Tax Schedule # 64271-11-070)**

Ms. Schott,

On behalf of Carefree Car Wash, LLC, please accept this land use statement and the enclosed supplemental materials as Drexel, Barrell & Co.'s application and request for your review and approval of a Conditional Use Permit for the subject tire shop. All zoning requirements are being reviewed with a coordinated Major Modification Development Plan (MMDP) application (File Number DEPN-25-0171) that is concurrent with the CUP application.

Location / Site

The site is located northwest of the corner of Academy Boulevard and Chelton Road, more specifically, 1790 S. Academy Boulevard, Colorado Springs, El Paso County, Colorado. The site lot contains approximately 0.61 acres and is bounded by Walmart Neighborhood Market to the north, South Academy Boulevard and commercial/merchandising uses to the east, the associated auto sales lot (as mentioned above) to the south, and vacant proposed multi-family property to the west. The site is accessed from an existing driveway via private access roads from either South Academy Boulevard or from Chelton Road.

History Information

The proposed use occurring on the subject property does not conform with zoning regulations, and a code enforcement case is currently active. This CU application will resolve the code enforcement action/the site will be brought into compliance. The previously approved (2018) CU only applied to the property to the south located at 1790 S. Academy Boulevard for the auto sales facility and the subject property is its own separately platted lot, although it was combined for tax purposes; the subject property has not been replatted.

Proposed Land Use

Proposed tire operations consist of retail tire sales of new and slightly used tires, storage of tires that are for sale (storage is located within designated areas during standard business hours of 7:00 AM – 6:00 PM, Monday through Saturday, only), and tire installation services

which occur inside the enclosed portions of the building. All tires are stored inside the building as well as in a storage container located to the north of the building. It should also be noted that the Colorado Springs Fire Department (CSFD) has previously approved the current location and outlined specific storage requirements (entailing tires being contained within an enclosed space/building) which have been fully implemented. Additional CSFD requirement compliance remains in tire storage piles being kept under 500 square feet and under 6 feet tall in the building. Please refer to the forthcoming MMDP for outside display area designation (during standard business hours) and distance compliance from lot lines and buildings.

The proposed tire operations use is classified under “Vehicle Related: Automobile and Light Vehicle Repair, Minor” as per Definition Section 7.6.301 as further outlined in the concurrent CUP application Project Statement. No housing or residential uses are included in this application and development intensity will remain low, consistent with similar automotive retail operations. The existing structure, previously used as a car wash, will be reused with no proposed changes to the building footprint or primary infrastructure other than a minor addition of two overhead bay doors for purposes of enclosing one bay. The proposed improvements will define parking and pedestrian access, while providing required landscaping improvements. The property is conducive to the proposed use due to its established use, infrastructure and configuration. The proposed land use demonstrates compliance with use-specific standards as outlined in UDC Part 7.3.3.I and 7.3.304.K (for outdoor display of goods as an accessory use), along with general criteria.

Compatibility with Adjacent Development Patterns

The site and automotive sales use is compatible with existing and planned uses in the adjacent areas, with no potential for adverse impacts to the character or permitted function of the area. The site is located within a commercially zoned corridor and is surrounded by other retail and service-oriented businesses to the east along with South Academy Boulevard, an automotive-related use to the south, Walmart Neighborhood Market to the north, and vacant proposed multi-family property to the west.

The proposed tire shop is compatible with the surrounding development pattern and will maintain the commercial character of the area. Reuse of the existing building supports continuity and avoids disruption to neighboring parcels. The proposed use, along with the variety of surrounding commercial/merchandising/conditional uses are contributory to the overall land use dynamic. The site’s complimentary use and design intent also positively contributes to the leverage of the area’s established traffic flow.

Impact on Adjacent Developments

Auto sales light, noise, and traffic effects have been reevaluated for the purpose of this CUP application and no negative impacts to adjacent developments are anticipated. Tire shop functions shall adhere and operate within the existing commercial context, while maintaining complimentary relations with neighboring businesses. Light projections will remain the same as no additional lighting fixtures are proposed (existing building wall packs and site light poles will remain). Tire installation services will be offered and performed within the structure’s interior and during standard business hours as stated above, and thus, any burdensome impacts are expected to be minimal and are consistent with other commercial uses in the area. Minimal traffic interruptions exist due to the site’s designated area for parking, as well as its location to existing private access to/from

Academy Boulevard and Chelton Road. It should also be noted that the tire shop does not house a waiting area nor allow customers to access installation areas, therefore, customers typically only drop off and pick up vehicles with no prolonged stay/limited use only. Existing perimeter fencing remains for site security purposes.

NEIGHBOR COMMENT:

I am against approving the development projects concerning 1790 S Academy Blvd. & 1794 S Academy Blvd. Record number CUDP-25-0012 & CUDP-25-0013, DEPN-25-0048, & SUBD-25-0048.

Reason being both Companies at these locations do not respect the right of way access to S. Academy from Delta Dr.

Using Delta Drive as a parking lot for towed in vehicles and doing automotive repairs on Delta Drive. Making access difficult.

Delta Drive needs to be accepted as a actual street in Colorado Springs before any planning changes.

Thank you,

Harold Rivera

R&T Associates

Quality Auto Performance Center

RESPONSE:

Right-of-Way access to S. Academy Boulevard is not classified as a public Right-of-Way/Delta Drive, rather, a private access drive for the benefit of the overall development (a portion of which is contained within the subject property lines). Colorado Springs Fire Department (CSPD) comments in response to the adjacent and associated auto sales proposal included fire lane designation requirements, which will prohibit all parking, including towed vehicle storage and automotive repair activity. Fire designation has been incorporated as part of the previous auto sales lot proposal and as per requirements held by the CSPD Fire Apparatus Access Road Markings (and the 2015 International Fire Code).

We trust you find our Conditional Use Permit application and request for Carefree Car Wash, LLC, acceptable. We look forward to working with the City in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Principal, Regional Manager