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June 8, 2026

Land Use Review Division, City of Colorado Springs
30 S. Nevada, Suite 701
Colorado Springs, CO 80903

Re: 752 Clark Place - Conditional Use, Administrative Development Standards Adjustment, and Minor Modification to the Approved Development Plan

Thank you for the previous Pre-Application with our Client at 752 Clark Place (PRE-26-0190) on March 4, 2026. Per the Pre-Application Summary, we are submitting the following applications in conjunction with this application (Conditional Use Application CUDP-26-0010):

1. Minor Modification to the Approved Development Plan **DEPN-26-0061**
2. Administrative Development Standards Adjustment **ADRF-26-0027**

The applications are necessary for the recently developed property to allow for Heavy Vehicle Storage/Outdoor Storage. The property's approval history includes a Concept Plan approval (AR CP 20-00763) in March, 2021 and a Development Plan approval (AR DP 21-00350) in November, 2021, and a Final Plat approval (AR FP- 21-00351) in November, 2021.

Because site plans, landscape plans, etc. have been implemented to date on this site, this series of applications are necessary for the following objective:

- Allow for Heavy Vehicle Storage;

Project Description

The property included in this application is referenced with El Paso County Tax Schedule Numbers 6411403041 with a current address at 752 Clark Place. The site has frontage along Clark Place and is adjacent to similar uses on all sides of the property – all with zoning that permits light industry. The below aerial image provides an illustration of the property (highlighted in yellow) in its proximity to similar properties. As illustrated in the aerial photograph, there are multiple properties adjacent to the subject property with heavy vehicle storage.



The specific use that has prompted this application is the overnight storage of trucks used for waste and/or recycling. The trucks require a place to be stored (empty) overnight when they are not in use. We anticipate trucks to be mostly in operation

during normal daylight hours with the storage being specific to evenings and the overnight hours.

The property includes multiple overlay zones to include the Airport Overlay Zone (AO), Accident Potential Zone (APZ-2) and Streamside Overlay Zone (SS). We are not requesting a modification to the overlay zones with these applications. The land use is ideal for the Airport Overlay Zone and is compatible with the Streamside Overlay Zone as previously noted.

The adjacent Sand Creek to the west of the property has an elevation of over twenty (20) feet lower than the property without a trail present today. At the time of development of the property, and still today, the outer buffer and inner buffer of the adjacent streamside is located outside the boundaries of the fenced in area to be used of Heavy Vehicle Storage/Outdoor Storage.

The property to the west is owned by the City of Colorado Springs where it is presumed that the City will extend the Homestead Trail at some point. The fenced area for Heavy Vehicle Storage is 28' from the edge of property at the shortest distance and 51' from the edge of the property at the greatest distance point. In addition to the horizontal distance and fenced in screening, we anticipate that a future trail will set lower in elevation than the property and have additional screening by the Parks Department. The edge of the heavy vehicle storage area of 752 Clark Place includes a 6-foot chain link fence with plastic slats in good condition.

With this application, we have included a Land Suitability Analysis (LSA) of the property. This analysis includes five (5) sheets illustrating the findings from the LSA. We have also included a separate document from the Project Statement with the written portion of the LSA.

Please refer to the following pages for details on how the property meets the City of Colorado Springs' criteria for each application:

Sincerely,

John Olson, RLA, CNU-a, LEED AP
Principal, Urban Landscapes, LLC

Conditional Use Application (CUDP-26-0010)

The intention of this Conditional Use Application is to allow for Heavy Vehicle Storage/Outdoor Storage. The property has been developed with this intention in mind and is located in an area where this similar uses are adjacent.

The following are the criteria for granting a Conditional Use for the property:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards)
 - a. Yes, the property is surrounded by similar properties where light to heavy vehicle storage and outdoor storage are present. The property to the north is “RV Smith” or a repair shop for Recreational Vehicles, which are classified as “Heavy Vehicle Storage” – a compatible use to the proposed use. The property to the south includes some outdoor storage visible in an aerial photo. This property is home a company called “Down to Earth Pottery” where seemingly most of the operations are within the warehouse building that was constructed at a close proximity to this property.

The Use-specific criteria for “Heavy Vehicle and Equipment Storage” is the containment of the use within a “yard enclosed on all sides by a wall or or solid fence at least seven (7) feet in height and kept in good repair at all times.” The fence was constructed prior to the use as “Heavy Vehicle Storage” and it was constructed as a six (6) foot tall chain link fence with plastic slats for obstructing visibility to the storage yard. We have requested an Administrative Adjustment to the fence height to comply with what is constructed on site today – which is a six-foot fence in good condition.

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
 - a. The requested use will not have an effect visual or traffic for the property. The view of the heavy vehicle storage is predominantly blocked by the building. Both sides of the building include narrow openings to the rear fenced yard where the heavy vehicle storage/outdoor storage is to be utilized. There is an existing 6-foot tall chain link fence with gray slats obstructing the view of the yard area.
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.
 - a. The requested use will not have an effect on the infrastructure and/or circulation adjacent to the property. The adjacent creek (Sand Creek) to the west of the property does not include a trail and is located more than twenty (20) below the surface of the fenced in area for heavy vehicle storage/outdoor storage.