



# CHRISTIAN BROTHERS AUTOMOTIVE, COLORADO SPRINGS

Planning Commission November 12, 2025

Staff Report by Case Planner: Matthew Ambuul



## Quick Facts

### Applicant

Kye Maduzia / Calibre Engineering

### Property Owner

Sears Holding, LLC

### Developer

Christian Brothers Automotive

### Address / Location

2080 Southgate Road

### TSN

6430122007

### Zoning and Overlays

Current: MX-M (Mixed-Use Medium Scale)

### Site Area

1.18 Acres

### Proposed Land Use

Minor Automotive and Light Vehicle Repair

### Applicable Code

UDC

### Council District

District #3

## Project Summary

A Conditional Use to allow an automotive and light vehicle repair, minor use in the MX-M (Mixed-Use Medium Scale) zone district, consisting of 1.18 acres located at 2080 Southgate Road.

### File Number

CUDP-25-0026

### Application Type

Conditional Use with Land Use Statement

### Decision Type

Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

| <i>Action</i>            | <i>Name</i>                            | <i>Date</i> |
|--------------------------|----------------------------------------|-------------|
| Annexation               | Stratton Addition #2                   | 04/01/1966  |
| Subdivision              | Broadmoor Towne Center North Filing #4 | 11/18/2024  |
| Master Plan              | N/A                                    | N/A         |
| Prior Enforcement Action | N/A                                    | N/A         |

### Site History

The site is currently a parking lot on the east side of the Broadmoor Towne Center. In 1966, this lot was annexed into the city as part of the Stratton Addition #2. This site was originally part of the Broadmoor Towne Center #2 subdivision, until 2024, when the Biolife Plasma Services Center (Currently in construction) subdivided this lot and the lot directly south. This shopping center has had two other recent infill developments which include the development of a Chase Bank and Biolife Plasma Services Center.

### Applicable Code

The subject application was submitted after the implementation date (06/05/2023) 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 | MX-M (Mixed-Use Medium Scale) | Shopping Center     | A Non-Use Variance has been approved for retaining wall heights on property. |
| West  | MX-M (Mixed-Use Medium Scale) | Shopping Center     | N/A                                                                          |
| South | MX-M (Mixed-Use Medium Scale) | Medical Office      | N/A                                                                          |
| East  | R-5 (Multi-Family High)       | Multi-Family        | N/A                                                                          |

Zoning Map



Stakeholder Involvement

Public Notice

|                                                   |                                                                |
|---------------------------------------------------|----------------------------------------------------------------|
| Public Notice Occurrences<br>(Poster / Postcards) | Internal Review/ Prior to the City Planning Commission Hearing |
| Postcard Mailing Radius                           | 1,000 feet                                                     |
| Number of Postcards Mailed                        | 120 Postcards                                                  |
| Number of Comments Received                       | One (1)                                                        |

Public Engagement

Only one comment concerned about parking and driving aisles between adjacent aisles in commercial center.

Timeline of Review

|                         |                  |
|-------------------------|------------------|
| Initial Submittal Date  | July 29, 2025    |
| Number of Review Cycles | Three (3)        |
| Item Ready for Agenda   | October 16, 2025 |

## Agency Review

### Traffic Engineering

No comment; however, the following comments apply to subsequent development plans.

- 1- The proposed development does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual. Therefore, Traffic Impact Study (TIS) is not required for this site.
- 2 - Site plan shows no changes to existing access points. All existing access points are located along a private street.

### Fire

No comment..

### Engineering Development Review

No comment. Engineering Development Review determined a geohazard report is required for this project at the development stage as geologic hazards exist in the area.

### Stormwater Enterprise (SWENT)

No comment. SWENT stated a Preliminary Drainage Report (PDR) will be required at development stage.

### Colorado Springs Utilities

No comment. Utility comments will be made on development plans.

## Conditional Use with Land Use Statement

### Summary of Application

The proposed use is Automotive and Light Vehicle Repair, Minor on a site that is currently a parking lot. This use is permitted only conditionally in the MX-M (Mixed-Use Medium Scale) zone district per UDC section 7.3.201. The Applicant chose to submit a Conditional Use application with a Land Use Statement, which is permitted through 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."* The proposed use appears to meet the requirements of the MX-M (Mixed-Use Medium Scale) with the proposed site plan submitted with Conditional Use.

### Application Review Criteria

#### UDC 7.5.601.C.2

a. The application complies with use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).

Per UDC Section 7.3.303.I, there use specific standards established for "Automobile and Light Vehicle Repair, Major and Minor" uses. Below are those use specific standards.

1. Automobile and light vehicle repair, Major and Minor
  - a. All work on vehicles shall be done entirely within an enclosed building.
  - b. Automotive parts or junk vehicles may not be stored outside.
  - c. The nearest point of the building in which the repair activity occurs shall be more than one hundred (100) feet from the boundary of any residential zone district.



The Applicant has proposed that all work on vehicles occur within interior service and repair bays. No vehicle work or service will occur outside of the proposed building. Automotive junk vehicles will not be stored on-site, and most vehicles left overnight will be stored in Christian Brothers Automotive secured bays (See attachment 1 – Letter of Intent – Christian Brothers Automotive). Some vehicle services, such as engine/transmission rebuilding, tire recapping, body/fender work, vehicle painting are not completed on-site and are either referred to a specialist or transported to another site for that work to be completed (See attachment 2 – CBA Services Offered). While this Conditional Use application is not accompanied with a development plan, the Applicant has indicated that the nearest point of the building from which the repair activity is to occur is approximately 117 feet of any residential use or zone. The nearest residential development is located to the east within a R-5 (Multi-Family High) zone district. (See attachment 3 – Site plan exhibit).

*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.*

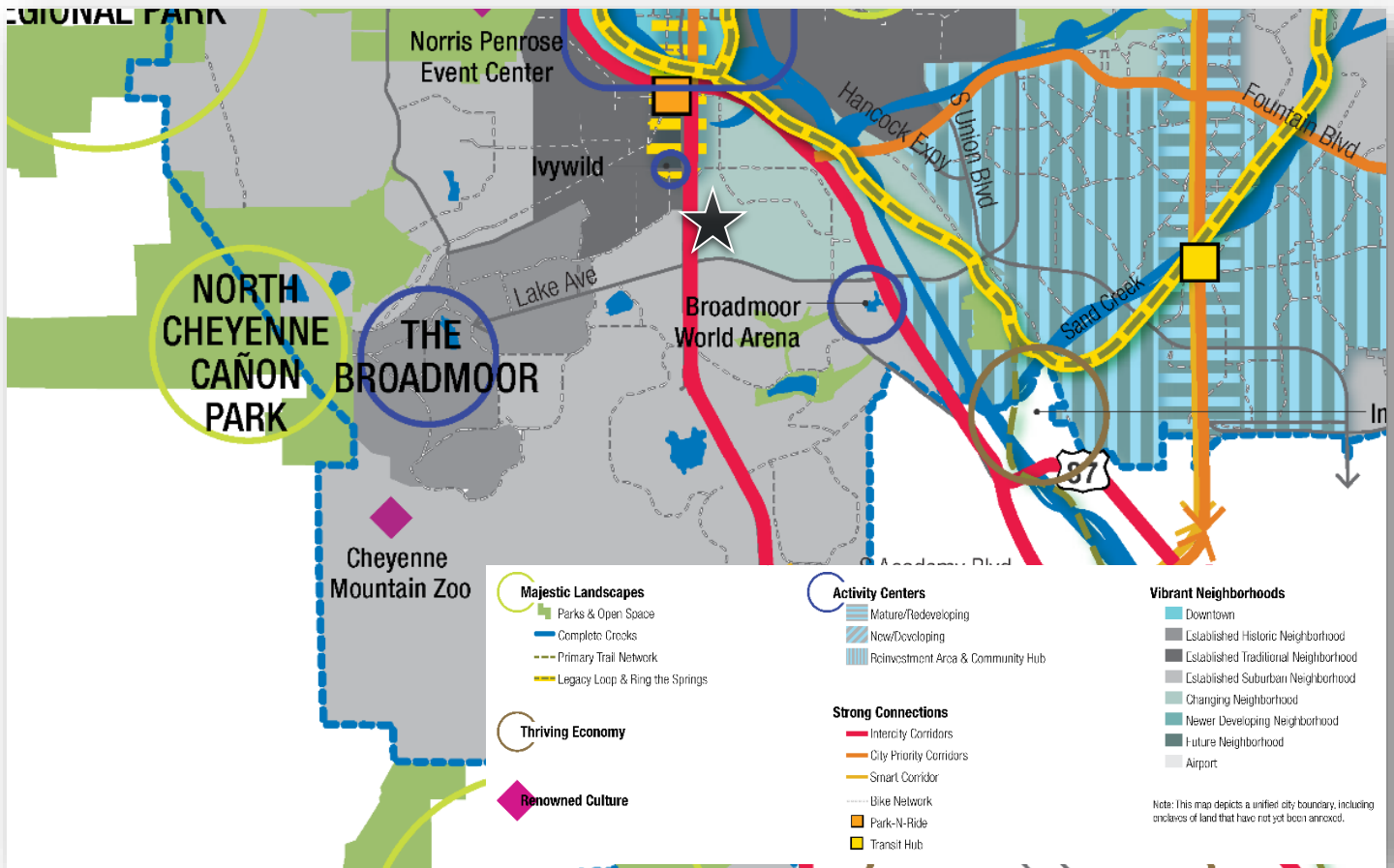
As previously noted, this Conditional Use application is accompanied by a Land Use Statement, which provides general building, site, and programming information. The application for automotive and light vehicle repair, minor use will be located within the established Broadmoor Towne Center, which contains a mix of other commercial uses. The Applicant has indicated the proposed use will not be altering any access points to the shopping center; thus, the site layout does not anticipate to impact safe and convenient vehicle circulation. Existing landscape islands are to be maintained which will limit disturbance to areas within the shopping center. The height and scale of the proposed structure appear to meet current setback and zoning requirements for the MX-M (Mixed-Use Medium Scale) zone district, see site plan exhibit (See attachment 3 -Site plan exhibit). The application states business hours for this use will be from 7:00 AM, and close no later than 6:00 PM Monday through Friday. This business is anticipated to have 8-10 employees and the owner/franchisee. The automotive center will provide 36 total parking stalls, which will exceed the required parking. As all work will be completed within the enclosed building, this will assist in mitigating noise and disruption to adjacent properties.

*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 automotive and light vehicle repair, minor use is proposing to utilize nearby utilities and public improvements. No impacts to local infrastructure is anticipated as a result of the Conditional Use request. A proposed utility exhibit shows where the current utilities are located and how the business intends on connecting to them (See attachment 4 – Utilities Exhibit).

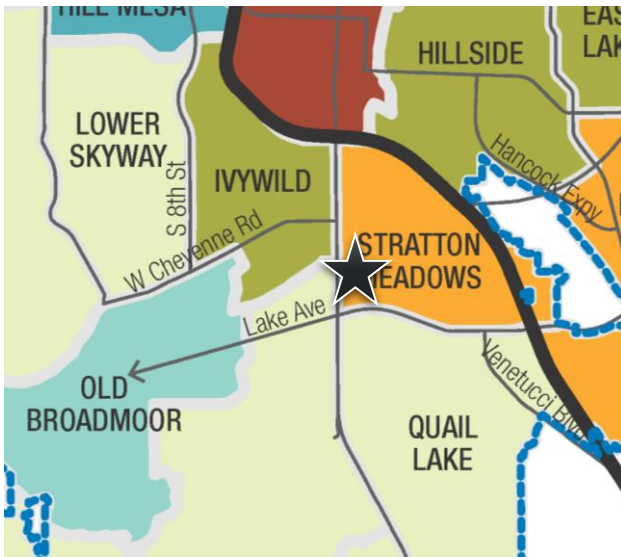
After evaluation of the proposed automobile and Light Vehicle Repair - Minor use under the Christian Brothers Automotive, Colorado Springs Conditional Use with Land Use Statement application, staff has determined this application meets the review criteria.

### PlanCOS Vision

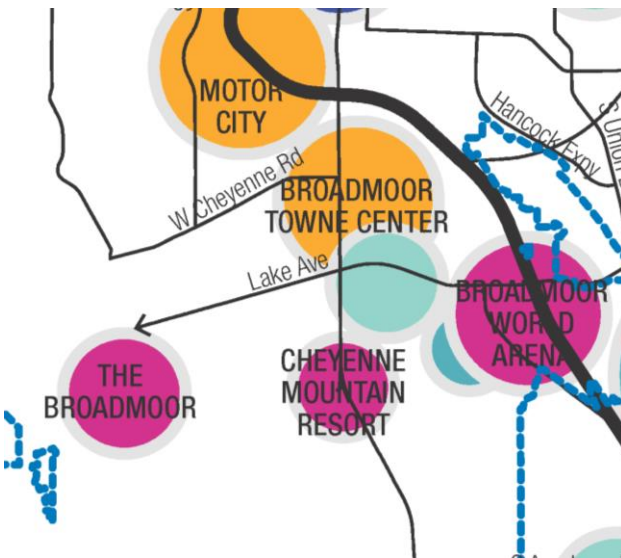


The subject site is located within PlanCOS Visions Map's typology of "Changing Neighborhoods". The goal of this neighborhood typology is to retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability, and attractiveness of these neighborhoods. Changing Neighborhoods primarily include existing neighborhoods that have the potential or need for City attention, reinvestment, and land use change. Areas of change within these neighborhoods may be focused at the edges (e.g. because of a redeveloping arterial corridor or special area) or be more evenly distributed throughout. Planning emphasis should be placed on implementing strategies necessary to support, incentivize, or adapt to change resulting from market forces, redevelopment, or disinvestment. These neighborhoods will expect to see more infill and redevelopment than other areas of the city.

The proposed conditional use supports PlanCOS through the following policy alignment:



#### Predominant Typology



#### Predominant Typology



### Vibrant Neighborhoods

The subject property is located within “Changing Neighborhood”. The intent behind this typology is reinvent, reinvest, introduce new features while expecting to see more infill and redevelopment.

This project supports **policy VN-3.E**: “Focus incentives for mixed-use development within parts of the city that have been identified as priority redevelopment areas or corridors that have the potential for enhanced multimodal access and walkability”.

### Thriving Economy

The subject property is located within the “Life and Style” typology in the Broadmoor Towne Center. The Life and Style typology encompasses much of the large retail and services sector that serves the daily needs of local residents and businesses. It is important that this typology is dispersed throughout Colorado Springs and easily accessible to all. Places that accommodate this typology include corridors, neighborhood centers, community activity centers, entertainment and commercial centers.

- This project is supported by **Strategy TE-2.C-2**: “Support the redevelopment and adaptive re-use of functionally obsolete buildings, commercial centers, and office parks, as new mixed use employment centers”.

## Statement of Compliance

### CUDP-25-0026 – Christian Brothers Automotive, Colorado Springs

After evaluation of the Christian Brothers Automotive, Colorado Springs, Conditional Use, the application meets the review criteria with the following conditions:

- a. A Geohazard report will be submitted and approved by Engineering Development Review prior to Building Permit issuance.
- b. A Preliminary Drainage Report (PDR) will be submitted and approved by the Stormwater Enterprise prior to Building Permit issuance.