



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: Project 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 project 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.

Allowance for a tire sales use being requested as part of this CUP. The property is well-suited for the intended use and any additional operations onsite shall be conditional accessory to principal tire shop. The property is conducive to the proposed use due to its established infrastructure and configuration, and the land use demonstrates compliance with general criteria in addition to use-specific standards as outlined in Part 7.3.3.I of the Unified Development Code (described below).

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 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.

Land Use

The site contains an existing single-story concrete mortar unit structure with a metal roof along with a storage container. The structure includes three open bays on its southernmost side, with a proposal of one bay to be enclosed with two overhead doors

to expand allowance for tire services such as repair and installation. The site is completely enclosed with existing chain link fencing which will remain for security purposes and gate access is to be provided to Colorado Springs Utilities. Fencing shall not stop access to utility lines or conflict with utility equipment. Trees cannot be in an easement and shall maintain a 15-foot minimum separation from water mains, wastewater mains, or services and a 6-foot minimum separation from electric and gas distribution. The proposed improvements will define parking and pedestrian access, while also providing required landscaping improvements.

The tire operations demonstrate compliance with applicable use-specific standards, specifically as per the Use-Specific Standards Code as outlined in Part 7.3.3.I Vehicle-Related and the Conditional Use Review Criteria. The proposed tire establishment is classified under “Vehicle Related: Automobile and Light Vehicle Repair, Minor” with an accessory use of outdoor display of goods as per the following Definitions 7.6.301:

AUTOMOBILE AND LIGHT VEHICLE REPAIR, MINOR: An establishment that provides minor and routine maintenance or repair to motor vehicles and light vehicles, including tire sales and installation, wheel and brake work, muffler replacement, oil and fluid changes, glass repair, and similar repairs that produce few noise or other impacts on surrounding properties, but not including the additional types of repairs included in the definition of Automobile and Light Vehicle Repair, Major.

OUTDOOR DISPLAY OF GOODS, ACCESSORY: The location of goods or stock in trade outside of the primary structure in which an establishment operates, when the placement of such goods or stock in trade is for sale, including but not limited to the display of vehicles, equipment, sheds, grills, lawn mowers, lawn furniture, produce, landscape plants, and materials.

Conditional Use Review Criteria:

2. Per 7.5.601.2 Criteria for Approval
 - a. The application complies with any use-specific standards for the use in UDC Part 7.3.3.I.1 (a-c) for Light Vehicle Repair, Minor and 7.3.304.K (1-5) for Outdoor Display of Goods, Accessory (Use-Specific Standards):

I. Vehicle-Related:

1. Automobile and Light Vehicle Repair, Minor:

- a. All work on vehicles shall be done entirely within an enclosed building.

Tire installations will be conducted inside the enclosed portions of the building as well as in a storage container located to the north of the building.

- b. Automotive parts or junk vehicles may not be stored outside.

There will be no storage of parts or junk vehicles outside. Any outside display will consist of tires that are for sale which will only be displayed

in designated areas on storage racks during business hours. Tires displayed for sale are stored/moved back to the interior of the building after business hours.

- 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 distance from the nearest point of the building in which repair activity occurs to the vacant (future) proposed multi-family property to the west is approximately (200) feet.

- K. Outdoor Display of Goods, Accessory (it should be noted Outdoor Display of Goods, Accessory is not permitted in zone district MX-M, however, is conditionally permitted and hence, combined with this application).

1. The outdoor display may not be placed in required vehicular parking, maneuvering, or access areas, and its location must be in proximity to the main entrance of the primary structure.

The outdoor display areas are located outside required vehicular parking, maneuvering, and access areas and locations are in proximity to the main entrance.

2. The outdoor display area shall be delineated on required plans.

The outdoor display areas are delineated on the MMDP.

3. The outdoor display shall be screened from public rights-of-way and from adjacent land uses that are in a different land use category (as shown on Table 7.3.2-A: Base and NNA-O District Use Table) than the subject property (for example, a Retail Sales, Large use in the Retail Sales and Services use category shall be screened from an Entertainment or Recreation, Outdoor use in the Entertainment and Recreation use category.) Buffer screening is considered adequate regardless of topographic conditions if it includes a screening wall or an opaque fence that is at least seven (7) feet in height, and materials and merchandise may not be stacked or stored higher than the wall or fence. Buffer screening is not required for the display of vehicles for sale or rental if permitted by an approved Development Plan.

The outdoor display areas consist of tires for sale. Existing and proposed landscape buffers along the public right-of-row is in place and meets other screening standards.

4. The display of merchandise adjacent to the entrance of the principal building is allowed if:
 - a. It is adjacent to the main structure;

The display of merchandise is adjacent to the main structure.

- b. It provides a minimum of five (5) feet of unimpaired sidewalk or pedestrian way width; and

The display of merchandise provides a minimum of five feet of uninterrupted pedestrian way width.

- c. It does not block fire access or impede the traffic flow in front of the building.

The display of merchandise does not block fire access or impede traffic flow in front of the building.

- 5. In the OR and MX-N zone districts, outdoor storage of materials and display of merchandise related to nonresidential uses is prohibited.

The display of merchandise is not located in the OR/MX-N zone districts.

- 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.

The previously-approved facility operating under a car wash use has not been altered and there are no changes to the building footprint or primary infrastructure other than a minor addition of two bay doors, as stated above. Multimodal traffic impacts are minimal with tire functions operating during business hours of 7:00 AM – 6:00 PM, Monday through Saturday. 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.

- 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 City's existing infrastructure and public improvements demonstrate adequacy to serve the proposed development, while any potential burdensome impact to those systems are mitigated, specifically in the form of an addition of a pedestrian sidewalk connection to the existing sidewalk along S. Academy Blvd.

Zoning

The site is zoned MX-M CU AO (Mixed Use Medium Scale Conditional Use Airport Overlay) and no change is being proposed.

Access / Roadways

As stated above, the existing site is accessed from an existing driveway via private access roads from either South Academy Boulevard or from Chelton Road.

Utility Services

Utility Services (wastewater, water, electric and natural gas) are provided by Colorado Springs Utilities (CSU). The existing building utilizes the existing public and private mains and services located adjacent to the site and no change is being proposed.

Grading/Drainage

Existing drainage patterns flowing from north to south will be maintained. The site lies within the Sand Creek drainage basin. The total proposed site disturbance is well under one acre, therefore, no water quality or detention is required. No drainage or bridge fees are required because the site was previously platted.

Variance Requests

None anticipated at this time.

We trust you find our Conditional Use 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