

May 21, 2026

VASA Fitness – Site Development Plan

LETTER OF INTENT

PROPERTY OWNER (APPLICANT)

HD Powers LLC
7076 S. Alton Way, Ste H-100
Englewood, CO 80112

CONSULTANT

Galloway & Company
1155 Kelly Johnson Blvd. Ste 305
Colorado Springs, CO 80920

PROPERTY ADDRESS

5885 Palmer Park Blvd.
Colorado Springs, CO 80915

REQUEST

Galloway and Company Inc., on behalf of JD Powers, LLC, requests the approval of the following applications:

1. Site Development Plan (SDP) application of parcel 5406304002 changing the use from the originally approved Kmart retail to VASA Fitness as an approved use under the current zoning (CC CAD-O; Commercial Community with Commercial Area Design Overlay).

PROPERTY DESCRIPTION

This property is located at the southeast corner of North Powers Blvd. and Palmer Park Blvd. Access to the site is primarily from Palmer Park Blvd. with additional access to the greater commercial center to the south from Omaha Blvd. The subject property is a 7.36 acre parcel under the current zoning of CC CAD-O (Commercial Community with Commercial Area Design Overlay) and originally approved for merchandising as a Kmart.



PROPOSED PROJECT & JUSTIFICATION

This application seeks to change the permitted use from the originally approved use of merchandising under the Kmart name to allow the VASA Fitness (Health Club) to operate as an approved use, while maintaining the existing zoning.

This site has been processed through Pikes Peak Regional Building Department for building permits reflective of the building improvements related to the new user. These improvements have been completed, and Certificate of Occupancy has been obtained. The improvements related to this project were exclusive and specific to the building façade and internal to the building. No site improvements were made and no additional site improvements are being proposed since this is a tenant finish remodel within the approved use. A site plan is being provided to update current records and update the site (parking, lighting, landscaping, traffic, access, etc.) to acceptable development standards.

UTILITIES

There are no proposed site utility improvements under this Site Development Plan application. The existing utility services will be utilized for the new use. Water & sewer (Cherokee Metro District), electric (CSU), and natural gas (CSU) are the utilities used onsite and their usage is within the designated amount for the proposed site use.

TRAFFIC

A traffic Improvement Study is being provided with this application

PARKING

There are 450 total directly provided parking spaces for VASA. Per EPC LDC Table 6-2, a Membership Club/Health Club requires 1 space per 150sf of building. This requires a total parking count of 465 spaces; however, there is a Shared Parking Agreement in place (see CCR Powers – 1982) allows for the parking spaces south of VASA in the same plaza to be used by all patrons. This pushes the total amount of parking spaces above the required 465 threshold.

LIGHTING

We can say that the functioning fixtures do meet code as full cut-off fixtures. 6.2.3.B.1.(a) and (c) 6.2.3.1.(b) Speaks to security lighting so if we reduce or turn off lighting after close of business we are compliant.

If we are not over 0.1 foot-candles (fc) at the property line along the public right-of-way then we are compliant here. 6.2.3.B.1.(e)

If we do not have any readings over 10fc (20fc in loading areas) then we meet 6.2.3.1.(d)

We do not meet 6.2.3.1.(f) regarding style of fixture being consistent with the style and character of the site.

We do meet 6.2.3.1.(g) regarding lamps

6.2.3.1.(h) is for canopy lighting which I do not believe we have.

We are compliant with 6.2.3.1.(i) Consideration of Pilots

We do not meet 6.2.3.2 regarding height of poles.

LANDSCAPING

Per discussions with the County, landscaping in front of the building in the form of annual planters are being provided in lieu of parking lot landscaping requirements. Temporary landscaping along Palmer Park Boulevard is being provided at Engineering's request due to future intersection improvements. Temporary landscaping is also provided along West Powers Boulevard as it is anticipated to be included under a future site development plan and is not being required by the County as part of this submittal. For these reasons, we request the approval of the Alternative Landscape Plan provided with this submittal.

INFORMATIONAL COMMENT ONLY These light levels exceed the maximums allowed along right of way boundaries pursuant to Section 6.2.3.B.1.e. in the Land Development Code. Given the age of the fixtures and the changes to the lighting standards since the original installation of the lights, a determination will be made by the next review cycle to allow these elevated levels to remain.

ALTERNATIVES

As indicated above the building improvements for VASA have been permitted through PPRBD and completed. VASA is currently in full operation. The only alternative being proposed is the Alternative Landscape Plan as discussed above under the Landscaping heading.

CRITERIA FOR APPROVAL COMPLIANCE

3.2.5. COMMERCIAL DISTRICT PURPOSES

- *CC, Commercial Community District. The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.*

This application conforms to the Code based on use and zoning

TABLE 5-1 PRINCIPAL USES.

- *Zone CC approved use: "A" = Allowed Use, "S" = Special Use, "T" = Temporary Use*

This application conforms to "Allowed Use" under the Health Club Use Type.

TABLE 4-7 COMMERCIAL AIRPORT OVERLAY DISTRICT LAND USE

- *Commercial (most applicable use): "A" = Allowed Use, "S" = Special Use, "T" = Temporary Use*
 - *ADNL: A*
 - *APZ-2: A*
 - *ANAV: A*