

March 11, 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 site additional 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.

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.

TRAFFIC

A traffic Improvement Study is being provided with this application.

LANDSCAPING

Landscaping improvements are being provided along portions of the perimeter of the site. A landscape plan is provided reflecting these proposed improvements.

ALTERNATIVES

There are no alternatives being requested under this application beyond the VASA Fitness. As indicated above, the building improvements for VASA Fitness have been permitted through PPRBD and completed. VASA Fitness is currently in full operation.

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.

Please include discussions about Lighting and Parking and their compliance with the Land Development Code standards of Sections 6.2.3. and 6.2.5.

discussion on lighting added

Please include discussion regarding compliance with the Commercial Airport Overlay sub-zones ADNL, APZ-2, and ANAV pursuant to Table 4-7 and Sections 4.3.1.F.1. and 4.3.1.F.2. in the Land Development Code.

Section added

Please add a discussion regarding the proposed second Principal Use on the property of the Chick-Fil-A drive thru and note that their plans will be submitted on a separate Site Development Plan.

This project is independent of the Chick-fil-a. No update to the LOI regarding that project.

This landscape plan does not meet the requirements of Land Development Code Section 6.2.2. Please discuss justification for the plans not meeting the requirements as an "Alternative Landscape Plan".

Alt. Landscape plan and discussion included

specify the provision of utilities

and get in compliance with current development standards (parking, lighting, landscaping, traffic, access, etc.)

Discussion revised

Discussion revised

You will have an Alternative Landscape Plan, see landscape comment above

Discussion revised