



PLANNING & DEVELOPMENT DEPARTMENT
Neighborhood Services Division
PO Box 2169 MC 1525
Colorado Springs, CO 80901
(719) 444-7891

NOTIFICATION OF DEVELOPMENT STANDARDS

January 4, 2024

Code Enforcement Case # **ENF23-10922**

**CAREFREE CAR WASH LLC
2375 N ACADEMY BLVD #200
COLORADO SPRINGS CO, 80909-1502**

RE: 1630, 1790, 1794 S ACADEMY BLVD, COLORADO SPRINGS CO, 80909 – Conditional Use Requirements - Change of Use and Outdoor Storage.

Parcel Identification Number: **6427111070**; Legal Description: **LOT 1 CHELTON SQUARE FIL NO 1, TOG WITH LOT 1 CHELTON SQUARE FIL NO 2 COLO SPGS**; Property zoning: **MX-M (Mixed-Use Medium Scale) – [formerly PBC]**.

A complaint has been filed alleging the above-mentioned property does not comply with the development standards. Colorado Springs City Planning Department did not approve the following: Outdoor storage of tires, inoperable/junk vehicles, auto parts, junk and rubbish on the premises – this use may not be permitted.

City zoning regulation:

7.1.106: Conformity with Regulations Required

"It shall be unlawful to use any building, structure, or land or to erect, move, structurally alter, convert, extend, or enlarge any building or other structure except in conformity with the requirements established in the zone district in which said structure, building, or land is located and in compliance with all applicable provisions of this UDC."

***Conditional Use under Table 7.3.2-A.** (This use requires review and consideration to determine if the use as Automobile and Light Vehicle Repair, Minor is allowable. This will require review and consideration through the City Planning Department.)*

7.3.102: TYPES OF USES ALLOWED IN BASE DISTRICTS AND NNA-O DISTRICT:

The letter in each cell in Table 7.3.2-A: Base and NNA-O District Use Table identifies whether and how a particular land use is permitted in a particular zone district. However, the availability of a particular land use shown in Table 7.3.2-A: Base and NNA-O District Use Table may be modified by any overlay district that applies to the property, as shown in Table 7.3.2-B: Additional Overlay District Use Table and Part 7.2.6 (Overlay Districts). For the base zone districts and the North Nevada Avenue Overlay (NNA-O), the following values apply:

B. "C" indicates that the use is permitted only after the applicant obtains conditional use approval pursuant to Section 7.5.601 (Conditional Use Permit), and subject to the Use-Specific Standards cross-referenced in the right-hand column of that line of Table 7.3.2-A: Base and NNA-O District Use Table.

A field inspection confirmed outdoor storage of tires, inoperable/junk vehicles, auto parts, junk and rubbish on the premises. The use occurring on site, Automobile and Light Vehicle Repair, Minor, no longer complies with the approved development plan and is considered a conditional use for this zone district. Use types are identified under use table (7.3.2-A.) of the zoning code.

Therefore, this letter is our request for your voluntary cooperation in resolving this zoning violation by doing one of the following:

1. Bring the site into compliance by removing the tires, inoperable/junk vehicles, auto parts, junk and rubbish from the exterior of the property. The use occurring on the property does not conform with zoning regulations. The current use (Automobile and Light Vehicle Repair, Minor) consisting of outdoor storage will require review and consideration from City Planning. Otherwise remove the use (Automobile and Light Vehicle Repair, Minor) from the property.
2. Contacting the City of Colorado Springs Planning Department at 30 S. Nevada Avenue, Suite 105, Colorado Springs, CO 80903 to schedule a pre-application meeting to discuss the possibility of amending the development plan to bring the site into compliance with zoning code regulations. This will include review and consideration for the Conditional Use due to the Automobile and Light Vehicle Repair, Minor occurring on site.

For general question regarding scheduling, please contact a City Planner at 719-385-5905.

****Please reference the code enforcement case number on the pre-application****

I am asking that you contact me or set a pre-application meeting with a City Planner or bring the site into compliance with the development plan by **February 1, 2024**, to ensure this matter is not advanced to the next level of enforcement. You may contact me at 719-330-1956, or you may e-mail me at daniel.dyer@coloradosprings.gov to discuss this matter.

Additionally, property owners, whether knowingly or unknowingly, are responsible for the abatement of zoning code compliance on their property.

Sincerely,



Dan Dyer
Sr. Code Enforcement Officer