

June 22, 2020

Katelynn Wintz, AICP
Senior Planner
Land Use Review Division
Planning and Community Development

RE: Carlo Car Wash Conditional Use – Neighborhood Comments
File Nos.: CPC CU 20-00081, AR WR 20-00308

Dear Ms. Wintz,

This letter is in response to the neighborhood comments provided with the 1st Review Letter dated June 2, 2019.

TRAFFIC GENERATION

Traffic generated by this use is similar to traffic generated by other uses allowed in the C-5 zone. The carwash provides access onto Dale Street and will not adversely impact surrounding neighborhoods. It is anticipated that the carwash will primarily capture commuters traveling on Union Boulevard and the trips will return to Union after exiting the carwash. The use is surrounded by commercial to the north and a Religious Institution to the east. It is not anticipated that the traffic will adversely impact these uses.

NOISE

Noise generated by the carwash and associated vacuums is similar to the noise generated by existing traffic on Union Blvd. The surrounding uses are Religious Institution and Commercial and will not be adversely impacted by noise levels.

EXISTING RESIDENTIAL

Existing conditions on the site include 4 buildings and 2 sheds that are in a state of disrepair. The buildings have recently been utilized by the transient population and multiple fire and police calls have taken place. The project proposes to remove the dilapidated buildings and remove the trash and large items that have been dumped or left on the site.

SCREENING

Screening is provided through retaining walls, landscaping, and the slope of the site. Additional landscaping has been added to the exit of the carwash. Vinyl fencing is provided along the north and east side of the property to screen against the adjacent uses.

619 N. CASCADE AVE., SUITE 200 ♦ COLORADO SPRINGS, CO 80903 ♦ 719.471.0073
www.nescolorado.com

Response Letter

OPERATION HOURS

The hours of operation are from 7:00 a.m. to 7:00 p.m. as noted on the cover sheet.

Sincerely,

A handwritten signature in black ink that reads "Erin Garaway". The signature is written in a cursive, flowing style.

Erin Garaway
Planner III
N.E.S. Inc.