



Autowash – 3924 Pony Tracks

CITY PLANNING COMMISSION

FORMAL MEETING – October 11, 2023



CUDP-23-0014

Context



QUICK FACTS

Address:

3924 Pony Tracks Drive

Zoning and Overlays

Current: MX-M (Mixed-Use Medium Scale)

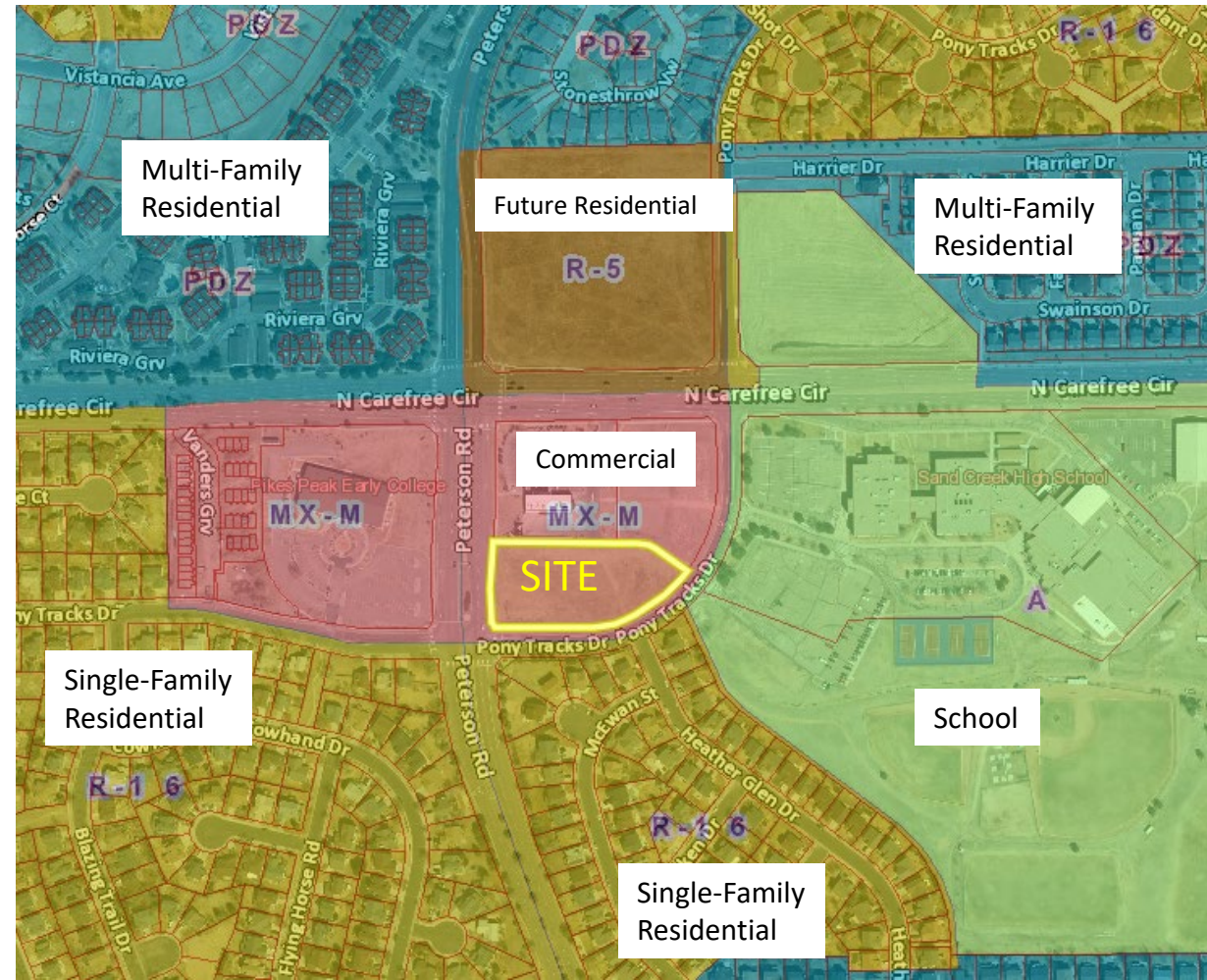
Site Area

1.91 acres

Proposed Land Use

Automobile and Light Vehicle Wash

VICINITY MAP



Project Description

PROJECT SUMMARY

File #(s):

CUDP-23-0014

Applications:

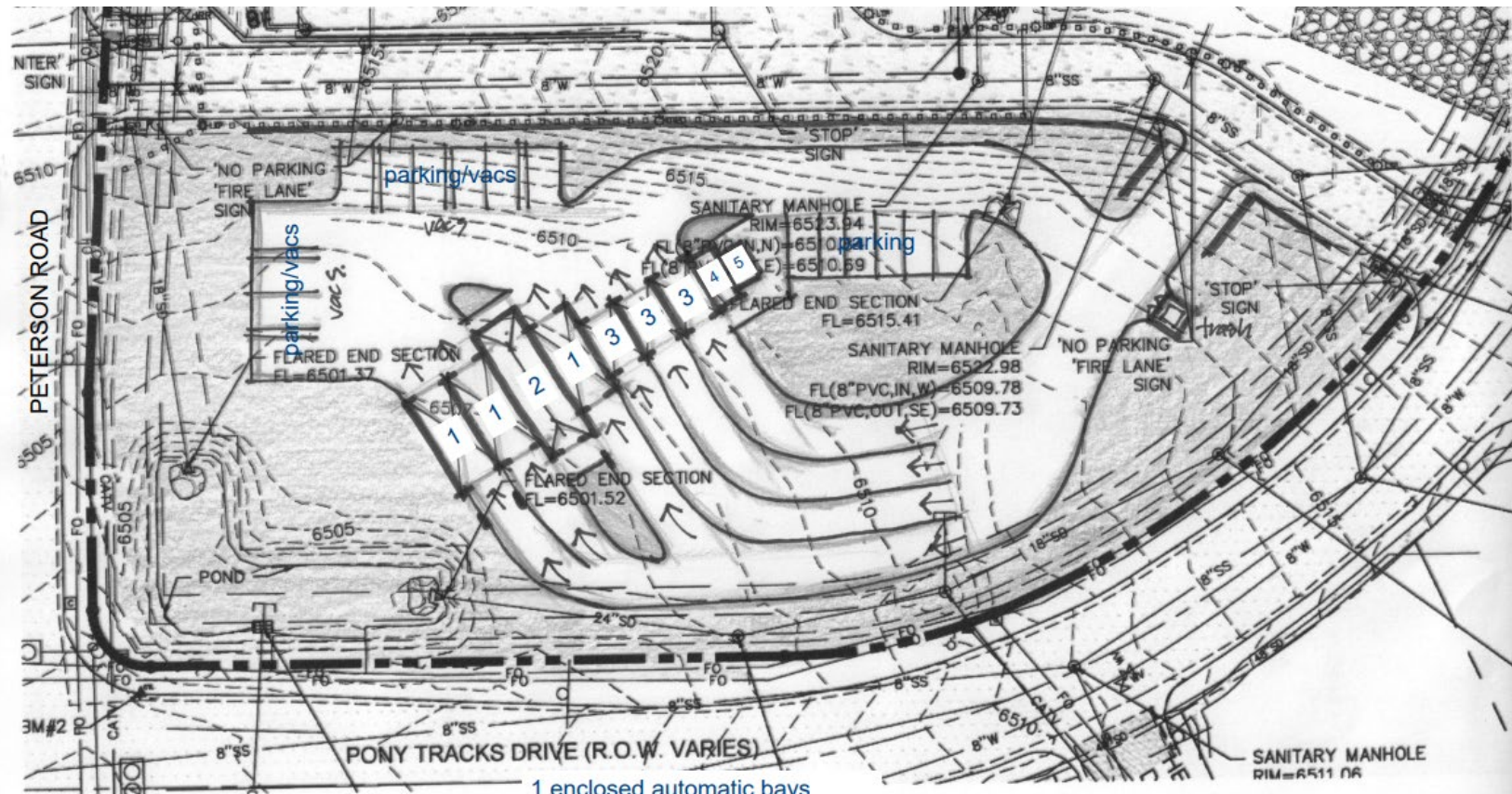
Conditional Use with a Land Use Statement

Project Proposal:

Car wash facility to include:

- Three in-bay automatic wash bays, air dryers with over head doors
- Two dedicated enclosed dog wash stations
- Enclosed equipment room
- Enclosed office/vending room
- Vacuum islands
- Associated parking spaces

CONCEPTUAL SITE LAYOUT



- 1 enclosed automatic bays
- 2 enclosed equipment room
- 3 open self-serve bays
- 4 enclosed office/vending room
- 5 enclosed dog wash rooms

PROPOSED CAR WASH

Carefree concept
5.10.23

1:50

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STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	312 Postcards
Number of Comments Received	4 Comments Received

PUBLIC ENGAGEMENT

- No neighborhood meeting was held for this entitlement request.
- Public comments received in opposition expressed general concerns of traffic, noise, too close to residential homes, lack of maintenance of this type of use, and too many car washes in the area and in Colorado Springs in general (see “Public Comment” attachment).
- The applicant provided a written response to the received public comments (see “Public Comment Response” attachment).

AGENCY REVIEW



Traffic Impact Study

- A Traffic Impact Study will be required at the time of the development plan application.

Colorado Springs Utilities

- No comments received. Comments will be provided at the time of the development plan entitlement.

SWENT (Stormwater Enterprise)

- No comments received. Comments will be provided at the time of the development plan entitlement.

LUR Landscape Reviewer

- Buffering between uses (residential/commercial). Year-round plantings such as evergreens along Pony Track Drive.

Chapter 7 & UDC



Chapter 7

- Prior to the adoption of the UDC and city-wide rezone, the subject property was zoned PBC (Planned Business Center).
- Automotive washes were a permitted use in the PBC zone district.

UDC (June 5th)

- Site was rezoned to MX-M (Mixed-Use Medium Scale) as part of the city-wide rezone initiative.
- Carwashes are identified in the UDC as “Automobile and Light Vehicle Wash, “ now a conditional use.
- The UDC allows for a conditional use to be reviewed with the following:
 - **Land Use Plan** (a glorified project statement)
 - To determine if the use is appropriate at a specific location
 - **Development Plan**
 - Requires more site-specific details

UDC (June 5th)

- Conditional Use criteria take into consideration:
 - compliance with use-specific standards;
 - compatibility of the use with existing and planned uses in the area;
 - if potential adverse impacts can be mitigated; and
 - Impact to existing city infrastructure and public improvements
- Staff supports the use of the car wash facility at this location with conditions of approval which
 - Limit Hours of Operation (6a-11a)
 - Year around landscaping (evergreen tree and shrubs) along Pony Track Dr
 - Permissible noise levels between residential and commercial (City Code Chapter 9)
 - Illuminated signage not visible by residential development
 - Exterior structure and site lighting shall be directed inward to the site away from residential development

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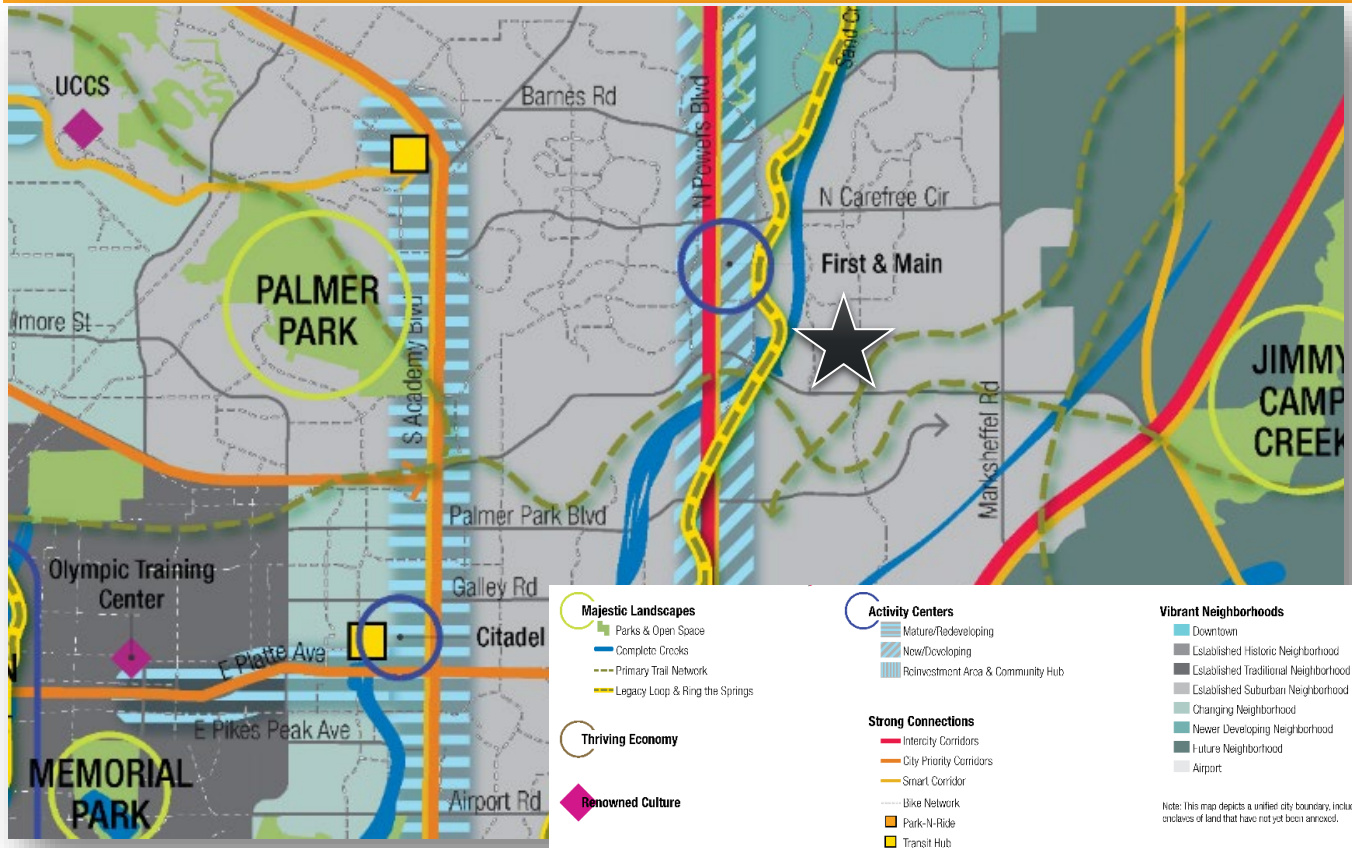
PLANCOS



The project site is identified as an “Established Suburban Neighborhood” on the PlanCOS Vision Map.

The goal of an ‘Established Suburban Neighborhood’ is to *“recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods.” Established Neighborhoods are predominantly built-out and have been for at least a few decades. Relative to other neighborhoods, they are stable and do not anticipate high levels of land use changes. However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment.*

PlanCOS MAP IMAGE



GOALS / POLICIES / STRATEGIES:

Vibrant Neighborhoods: The property is within the “Established Suburban Neighborhood”. Established Suburban Neighborhood *“Include those that developed with a suburban pattern. ...New development should focus on safe connections into and within these neighborhoods.”*

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

Unique Places: The property is within the “Neighborhood Centers” typology. Neighborhood centers *“are smaller-scale limited places that fit into the neighborhood fabric and provide benefits and amenities for residential and other users from a local area.”*

Policy UP-2.A: Support infill and land use investment throughout the mature and developed area of the city.

STAFF RECOMMENDATION



Approve the Conditional Use based upon the finding that the request with the criteria as set forth in City Code Section 7.5.601, with the following conditions of approval:

- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development along Pony Tracks Drive.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along Pony Tracks Drive. If site utilities along Pony Tracks Drive limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at time of the development plan review.
- Permissible noise levels between residential and commercial zones shall not exceed City Code Section 9.8.104.
- Exterior structure and site lighting shall be directed inward to the site and away from the resident development along the south of Pony Tracks Drive.
- A development plan application is necessary to be submitted which will be reviewed administratively.



Questions?



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Public Comment

