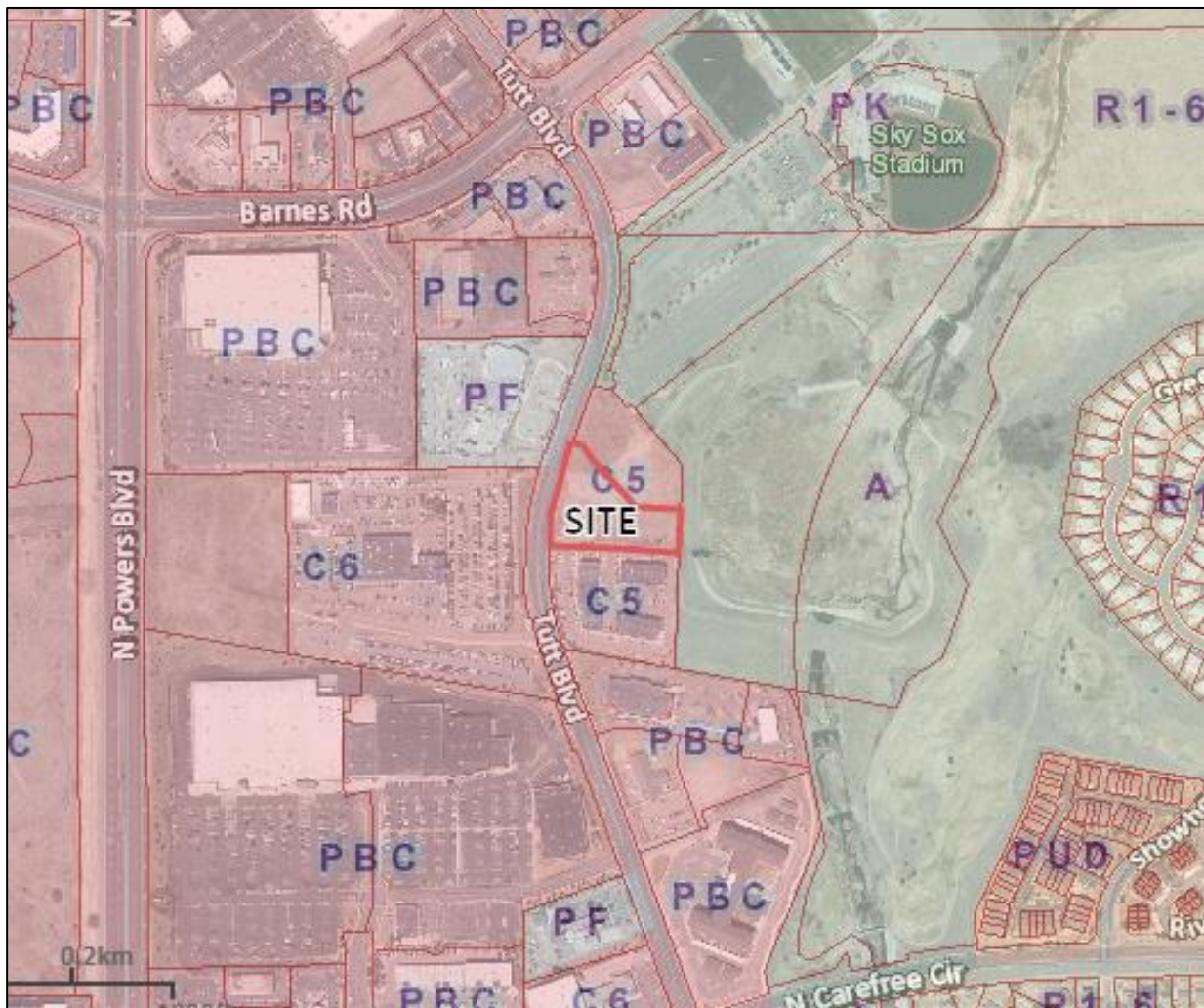


CITY PLANNING COMMISSION AGENDA
FEBRUARY 21, 2019

STAFF: MIKE SCHULTZ

FILE NO(S):
CPC CU 18-00165 – QUASI-JUDICIAL

PROJECT: TOMMY'S CAR WASH
APPLICANT/OWNER: TUTT COMMERCIAL CENTER, LLC
CONSULTANT REPRESENTATIVE: CALVIN PRINS



PROJECT SUMMARY

1. **Project Description:** This project is a conditional use request to allow a 9,746 square foot automotive wash facility within a C-5 (Intermediate Business) zone district. The subject property is located at 4089 Tutt Boulevard.
2. **Applicant's Project Statement:** (Refer to **FIGURE 1**)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the conditional use/development plan application (**FIGURE 2**).

BACKGROUND

1. **Site Address:** 4089 Tutt Boulevard
2. **Existing Zoning/Land Use:** C-5/CR/AO/CU (Intermediate Business with conditions of record, Airport Overlay and conditional use), a conditional use was approved in 2008 for automotive sales.
3. **Surrounding Zoning/Land Use:**
 - North:* C-5/CR/AO/CU/Hotel (Under Construction)
 - South:* C-5/CR/AO/Retail (Shopping Center)
 - East:* A (Agriculture)/Regional Detention Pond (City of Colorado Springs)
 - West:* C-6/P/AO (General Business with Planned Provisional and Airport Overlays)
4. **Annexation:** Springs Ranch Addition Annexation, January 1984
5. **Master Plan/Designated Master Plan Land Use:** This property is part of the Springs Ranch Master Plan, that plan is considered implemented.
6. **Subdivision:** Fairfield Inn & Suites Central Filing No. 1
7. **Zoning Enforcement Action:** None
8. **Physical Characteristics:** The site is relatively flat but slopes slightly to the east; the site has been over-lot graded and contains no substantial vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included posting the site and sending postcards to 18 property owners located within a 1000-foot buffer of the subject property, no opposition was received by Staff regarding this request.

All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police and E-911, and Colorado Springs Airport.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE

1. **Review Criteria / Design & Development**
 - a. **Background**

The request is to construct a 9,746 square foot automated car wash along with fifteen (15) vacuum stations. The project also proposes 19 parking stalls to be constructed in the southeast portion of the property, ten (10) of which will be for employee parking, nine (9) will be shared parking with the retail center to the south of the property

The property is located along the Tutt Boulevard retail corridor between North Carefree Boulevard and Barnes Road; surrounding uses include retail stores, automotive sales, a hotel (soon to be completed) and the Colorado Springs Police – Sand Creek Substation (**FIGURE 3** – Reference Map).

Additionally, Colorado Springs owns the property to the west that includes a regional stormwater detention facility just off of Sand Creek. The City Parks Department has a trail planned along the creek and around the detention facility; the easterly 20-feet of the site has a dedicated trail easement that would allow a future Tier 1 trail to encroach into the property if necessary.

A final plat accompanying the proposed conditional use is being reviewed administratively.

b. Conditional Use

The proposed car wash would be defined as “Automotive Wash” within the City Code; the use is required to seek conditional use approval when located within the C-5 (Intermediate Business) zone district. The C-5 zone district has historically allowed a mix of land uses, including residential land uses. The requirement for conditional use approval allows consideration of appropriate use-to-use relationships.

The property to the immediate north is a proposed hotel; the hotel is located along the north side of the property and approximately 90-100 feet from the shared property line. The car wash is shown along the south portion of the property, away from the hotel and closer to the retail building to the south.

The development plan illustrates the vacuum stations along the north portion of the property, which will have individual vacuum equipment and not one large vacuum that is sometimes typical of automotive wash facilities. Landscaping from both the hotel and car wash will be installed along the shared property line that will provide some buffering between the two land uses.

The applicant is considering the possibility of adding a second wash tunnel (see Sheet 2 of FIGURE 2) that would be constructed on the north side of the initial building. This prevented moving the vacuum stations away from the north property line. Additionally, Staff considered asking that the car wash building be moved to the north side of the property, but felt the noise from the operation could be just as constant as the vacuums.

c. Conditions of Record

The property was rezoned to C-5 with conditions of record in 2008. In 2015, two (2) of the conditions of record were removed; including the removal of maximum building and signage height of 33 feet, 6 inches along with the removal of the condition restricting signs on the east facing sides of buildings (**FIGURE 4**).

One of the conditions of record established in 2008 states “No outdoor repair or service of vehicles is allowed”. Staff believes this condition was put into place when the use of an automotive dealership was proposed and approved for the site. It is Staff’s opinion that the restriction relates to the concern of the operation of the automobile sales and the services that are generally provided with such a land use.

The condition of record specifies “repair” and “service” which relates to tire installation, brake shops and other services that generally require power tools. The use of Automotive Wash (or other automotive uses) is not a prohibited use within section one (1) of ordinance 08-125 (FIGURE 4)

Below are the two (2) land use definitions relating to “wash” and “service”:

7.2.302.C.2.e. Automotive Wash: An establishment for washing and cleaning automobiles and related light equipment. Typical uses include car washes in which all activities are completely enclosed or car washes in which some activities are outside.

7.2.302.C.2.f. Auto Service: An establishment which provides fuel and/or minor maintenance or repair to motor vehicles. Typical uses include muffler shops, tire sales and installation, wheel and brake shops and other similar repair service activities.

Staff notes that the adjacent property to the south has similar conditions of record, although no provision restricting “outdoor repair or service of vehicles”, and an automotive service facility (Aspen Auto Repair) is one of the tenants within that building.

d. Drainage:

The project is providing full spectrum stormwater detention facilities on the subject property. The facility is a shared facility between this property owner and the hotel property located immediately to the north. The final drainage report has been accepted by Water Resources Engineering.

e. Access/Public Improvements

The project proposes a new access drive to Tutt Boulevard that will be located just south of the northerly property line (just south of the hotel site); a second access will be shared with the retail center located south of the property.

The project will also complete the final installment of sidewalk along the east side of Tutt Boulevard (once the hotel installs its section along their respective frontage); the sidewalk will consist of a 5 foot detached sidewalk.

2. Conformance with the City Comprehensive Plan

The conditional use is supported PlanCOS in that the proposed use is within the New/Developing Powers Boulevard Corridor (**FIGURE 5**) that is still developing uses that support residents within the Stetson Hills and Springs Ranch neighborhoods.

The use is located along Tutt Boulevard, which would be considered Typology 3: Recent Suburban Street that stresses strengthening connections to trail and sidewalk networks along with adapting to multimodal facility needs. The use, which relies on a customer relationship of automobile self-service, provides pedestrian connection to the building and minimizes additional curb cuts along Tutt Boulevard by sharing one access drive to the south.

The use provides a service to the residents within this still developing corridor of the City and is consistent with many automotive oriented uses within this general area along Tutt Boulevard, including the automotive sales across the street and the fuel stations located north and south of the property.

3. Conformance with the Area’s Master Plan:

The Stetson Hill Master Plan is considered implemented; no amendment was required for the conditional use application.

STAFF RECOMMENDATION

CPC CU 18-00165 – Conditional Use

Approve the Tommy's Car Wash Conditional Use/Development Plan allowing an automotive wash facility within a C-5 (Intermediate Business) zone district based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E.