

Memorandum

To: City of Colorado Springs
Land Use Review Division

From: Project Team

Date: October 23, 2024

Re: **Club Car Wash**
1705 N. Academy Boulevard; PIN: 6402307023
Lot 1, Rustic Hills North Filing 2
Conditional Use without Development Plan – Land Use Project Statement

Description:

Please accept this memo as a comprehensive Project Statement regarding a proposed car wash facility that requires a Conditional Use. Per the Conditional Use Application Requirement options related to a Land Use Statement approach, we respectfully request that a **Conditional Use without a Development Plan** be accepted for review and processing.

Galloway & Company, Inc is representing Club Car Wash, LLC who is under contract to purchase the subject property for the development of a single tunnel carwash facility. Club Car Wash is a leading premium car wash company with a reputation for delivering a high-quality, fast, and friendly car wash experience. Customers can also take advantage of a variety of membership packages to allow for a greater level of service and experience with state-of-the-art equipment. With over 198 locations across 11 states, Club Car Wash is dedicated to providing excellent service, convenience, and value to its customers. The company is committed to community engagement as it continues to expand its footprint nationwide.

The project site is vacant and located at the northeast corner of E. La Salle Street and N. Academy Boulevard. The subject property is Lot 1, Rustic Hills North Filing 2 subdivision; of which is approximately 51,905 square feet in area, or 1.19 acres. The zoning is Light Industrial (LI) and per the Unified Development Code (UDC) an Automobile and Light Vehicle Wash requires a Conditional Use and will require a public hearing with Planning Commission for approval. Pursuant to Ordinance No. 21-76, which adopted the original zoning map, there were Conditions of Record established with the zone change. The Conditions of Record prohibited the following land uses

Prohibited Uses:

1. Convenience Food Sales (w/Fuel Sales)
2. Garbage Service Companies
3. Kennel (Commercial Only)
4. Landfill
5. Large Recycling Collection Center
6. Industrial Laundry Service (Large Scale Activities)
7. Mining Operations
8. Recycling Processing Center
9. Scrap Metals Processing Yard
10. Transfer Station
11. Truck Terminal
12. Vehicle Dismantling Yard

As mentioned, the conditional use request is for an automobile and light vehicle wash facility, which is not prohibited in the zone district.



Water, sanitation and stormwater services will be provided by existing, adjacent public infrastructure will minimal impacts to the respective systems capacity. Access to the property is from an internal, shared private access drive that has a direct connection to public ROW to the south, in E. La Salle Street. The E. La Salle Street and N. Academy Boulevard intersection is full movement and signalized.

The development proposal is for a 146' single tunnel carwash facility with 19 (nineteen) outdoor vacuum bays, three (3) parking spaces with one (1) accessible parking space and associated on-site landscaping and site improvements. The carwash tunnel itself can accommodate several vehicles at a time with approximately twenty-eight (28) additional vehicles in queue during peak demands. On-site landscape throughout the site is also provided that will consist of a variety of trees and shrubs to provide screening and visual appeal from public streets. Building architecture integrates 8" CMU smooth (ivory) and split (slate) face block to provide depth and character to break up massing along with tower elements as end caps for horizontal and vertical visual relief.

Club Car Wash is committed to responsible water usage and conservation through the implementation of advanced water reclamation systems as part of their operations; enabling the ability to recapture and reuse up to 75% of the water consumed during the car wash process. Additionally, any water that cannot be recaptured will undergo appropriate treatment to ensure it meets or exceeds environmental standards before being safely discharged. Club Car Wash implements the use of safesoaps and detergents that are free from forever chemicals, ensuring the protection of both human health and the environment. Their commitment to eco-friendly practices extends beyond water usage, ensuring that our operations align with the community's sustainability goals.

In addition to their environmental stewardship, Club Car Wash is dedicated to creating jobs, supporting local economies and being an active part of the communities they serve. As they continue to grow, they remain committed to their core values and delivering an exceptional car wash experience to every customer. As part of their ongoing commitment to community service, Club Car Wash gives back to their communities through partnerships with non-profit and local organizations as identified by each new location.

Operationally, Club Car Wash is typically open from 7:00 AM to 7:00 PM, 7-days a week with seasonal adjustments and closed on National Holidays. A carwash facility of this size will have 5-10 employees working on 2 shifts with 4 employees per shift.

Below are additional items to address as part of a Land Use Statement:

1. Proposed land uses, housing densities (as applicable), and development intensities.
Analysis: Although the subject site is zoned for light industrial land uses, the proposed car wash facility is commercial in nature and provides a service on a local and regional level. With proximity to a major thoroughfare in N. Academy Boulevard, the site is situated to capture the existing high volumes of traffic, while not having an impact on the adjacent developments and/or street networks.
2. Compatibility with adjacent development patterns; and
Analysis: The surrounding area of the proposed car wash is planned for redevelopment as a regional commercial center; with existing redevelopment taking place west of the subject property, along N. Academy where a QuikTrip convenience store with fuel is proposed. Auto related land uses are common along this major corridor and a proposed car wash will be consistent with the designated land uses for this area of the City.
3. Impact to adjacent development including but not limited to light, noise, and traffic.
Analysis: As mentioned earlier, the proposed car wash facility will be compatible with the existing and proposed land uses in the surrounding area in that regional commercial activities are prominent. Along with the subject property being zoning Light Industrial, the properties to the east and south are as well and slated for redevelopment. The property to the west of the subject

site, across N. Academy Boulevard is an existing gas station, while the property to the north is a large format furniture store and to the south is an auto service facility. Any impacts from the proposed car wash facility to the adjacent developments would be negligible as they exist today.

Justification – Conditional Use:

Per 7.5.6.601.D.2 of the Unified Development Code, Conditional Use Criteria for Approval:

- a. **The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),**

Analysis: Acknowledged, the application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).

- b. **The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and**

Analysis: The project will be designed in a manner in which the size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible.

- c. **The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.**

Analysis: Acknowledged, while designing the project it was ensured that the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent feasible. In addition, Water Quality requirements per the City of Colorado Springs Drainage Criteria Manual will be met by PCMs in the form of a grass swale which will capture and reduce runoff for a majority of the site, and a rain garden that will treat the remaining untreated WQCV for the site, in accordance with the Four Step Process. The downstream storm drain network is properly sized to convey 100-year flows for the site.