



Quick Facts

Applicant

Galloway

Property Owner

RH DEVELOPMENT LLC C/O
BRENNAN INVT GRP ATTN;
CFO

Developer

Club Car Wash

Address / Location

1705 N Academy Blvd

TSN(s)

6402307023

Zoning and Overlays

Current: LI/CR (Light Industry with Condition of Record)

Site Area

1.28 acres

Proposed Land Use

Automobile and Light Vehicle Wash

Applicable Code

UDC

Project Summary

A Conditional Use with Land Use Statement to allow an Automobile and Light Vehicle Wash use in the LI/CR (Light Industry with Conditions of Record) zone district consisting of 1.28 acres located at the northeast corner of North Academy Blvd and La Salle St.

File Number	Application Type	Decision Type
#CUDP-24-0018	Conditional Use with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Subdivision	Rustic Hills North Filing 2	April 10, 1972
Master Plan	South Academy Economic Opportunity Zone Action Plan	February 25, 2014
Rezone	PBC (Planned Business Center) to M1 (Light Industrial) - Ordinance 21-76	September 28, 2021

Site History

The site is currently vacant. In 2021, it was rezoned from PBC (Planned Business Center) to M1/CR (Light Industrial with Conditions of Record) as part of the Rustic Hills Redevelopment project. Properties zoned M1 (Light Industrial) under the previous Chapter 7 became LI (Light Industry) with the implementation of the Unified Development Code (UDC) on June 5, 2023. The rezoning action imposed conditions of the record on the site that prohibited several specific uses from being permitted. These prohibited uses include convenience food sales, garage service companies, commercial kennels, landfill, large recycling collection center, industrial laundry services, mining operations, recycling processing center, scrap metal processing yard, transfer station, truck terminal, and vehicle dismantling yard. The proposed car wash use is not a prohibited use type.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M (Mixed-Use Medium Scale)	Vacant	None
West	MX-M (Mixed-Use Medium Scale)	Fuel Station/Convenience Sales	None
South	MX-M/LI/CR (Mixed Use Medium Scale / Light Industry with Conditions of Record)	Light Auto Service/Repair /Retail	Conditions of Record Involving Permitted Uses

East	LI/CR CU SS (Light Industry with Conditions of Record, a Conditional Use, and Streamside Overlay)	Retail	Streamside Overlay; Conditions of Record Involving Permitted Uses; Conditional Use (no longer applicable)
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Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Poster/Postcards
Postcard Mailing Radius	1000'
Number of Postcards Mailed	123
Number of Comments Received	0

Public Engagement

Staff did not receive any public comment on this item.

Timeline of Review

Initial Submittal Date	9/17/24
Number of Review Cycles	3
Item(s) Ready for Agenda	11/20/24

Agency Review

Traffic Engineering

Traffic Engineering stated that the proposed site access point is located along a private street. City Traffic has no concerns with access point location.

SWENT

Stormwater indicated that a FDR, GEC Plan, and CSWMP will be required.

Colorado Springs Utilities

Springs Utilities reviewed the proposal and had no comments on this application.

Engineering Development Review

Engineering Development Review stated that all existing curb, gutter and pedestrian ramps along Academy in poor condition or not meeting City Standard must be removed and replaced prior to Certificate of Occupancy issuance. EDRD also determined minimal geological hazards exist in this area and will accept a Geologic Hazard Not Applicable Form, exempting this site from a full report or waiver, to be submitted with the development plan.

PLDO/CDI Program

The PLDO/CDI program manager indicated that Citywide Development Impact (CDI) Fees for Police and Fire apply to all new and redeveloped residential and nonresidential development, per UDC Section 7.5.532. This development is applicable to CDI and an estimate will be uploaded to the future development plan and will be due at time of building permit.

Landscape

Per City Landscape Review, the final landscape plan will be reviewed as part of the development plan submittal.

Conditional Use with Land Use Statement

Summary of Application

The proposed use is Automobile and Light Vehicle Wash. This use is permitted only conditionally in the Light Industry (LI) zone district per UDC Section 7.3.201. The applicant chose to submit a conditional use application with land use statement, which is permitted through UDC Section 7.5.601.B.3: *"If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following: a. Proposed land uses, housing densities (as applicable), and development intensity; b. Compatibility with adjacent development patterns; and c. Impact to adjacent developments including but not limited to light, noise, and traffic."* The applicant addressed these three requirements in their land use statement (see Attachment 1 – Project Statement and Land Use Statement). A separate development plan must be reviewed administratively subject to approval of the conditional use application and any conditions of approval if imposed by the City Planning Commission.

Per the project statement (see Attachment 1 – Project Statement and Land Use Statement), the application proposes a 146' single tunnel carwash facility, including:

- 19 (nineteen) outdoor vacuum bays
- Three (3) regular parking spaces with one (1) accessible parking space
- On-site landscaping 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.

A development plan application was submitted separately from the conditional use application on October 1, 2024 and is currently under administrative review.

Application Review Criteria

UDC 7.5.601.D.2 – Conditional Use

Criteria for Approval

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

There are no use-specific standards for an automobile and light vehicle wash use in the UDC.

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.

The application states that a typical Club Car Wash operates from 7:00 AM – 7:00 PM, seven day a week. Immediately adjacent uses include a retail center, a fueling station with convenience sales, and light auto repair services. Other planned uses for the area may include mixed-use commercial and light industrial use types. The applicant intends to utilize landscape buffers to add screening and aesthetic value.

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.

Per the project statement provided, access to the property would be from an internal, shared private access drive that has a direct connection to public right-of-way to the south (see Attachment 2 – Exhibit). The project will not have direct access onto North Academy Boulevard. The proposed carwash tunnel can accommodate several vehicles at a time with approximately twenty-eight (28) additional vehicles in queue during peak demands. All curb, gutter, and pedestrian ramps in poor condition along North Academy Blvd must be improved by the applicant before a certificate of occupancy may be issued.

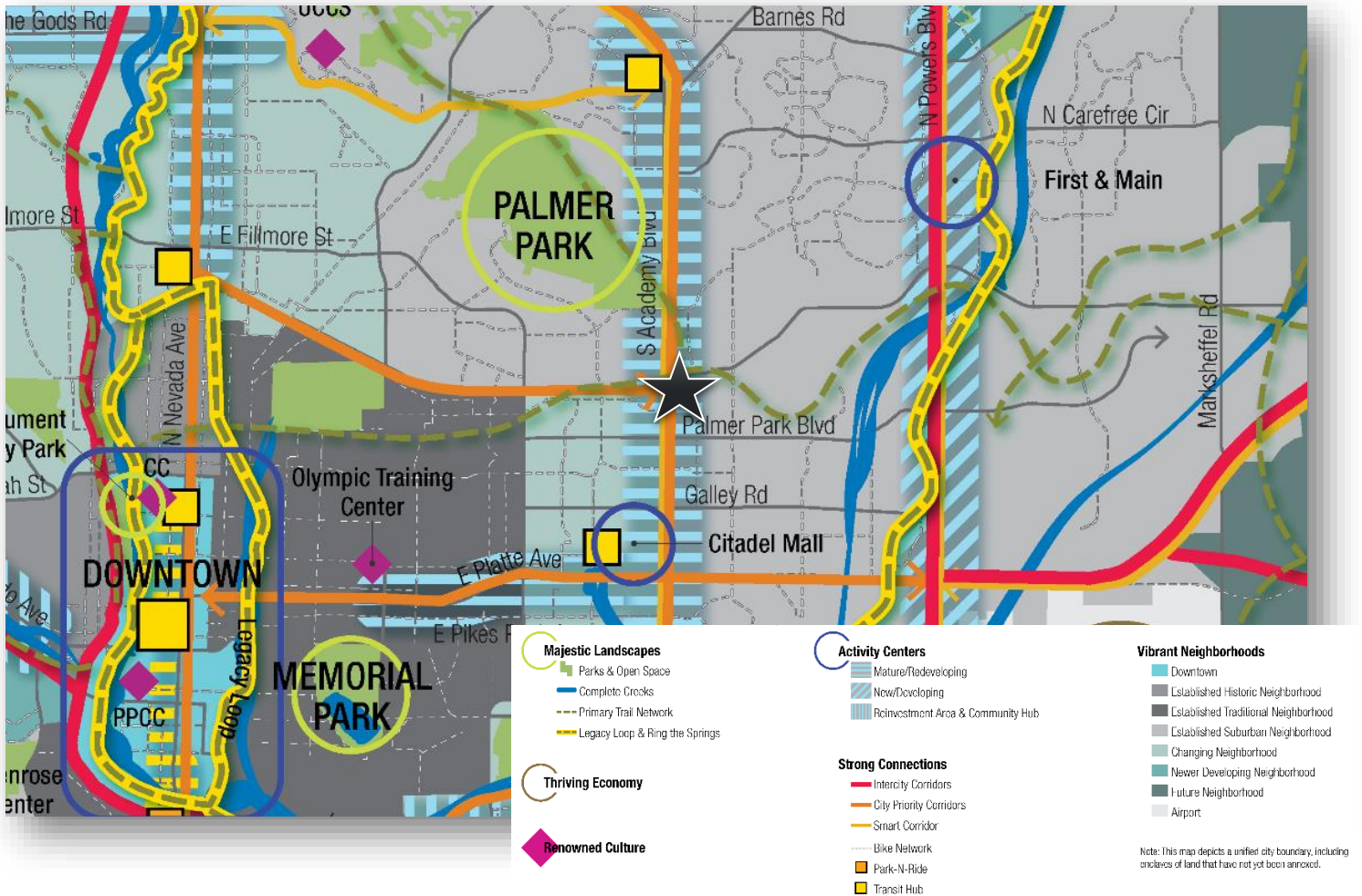
After evaluation of the conditional use with land use statement, staff finds that the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

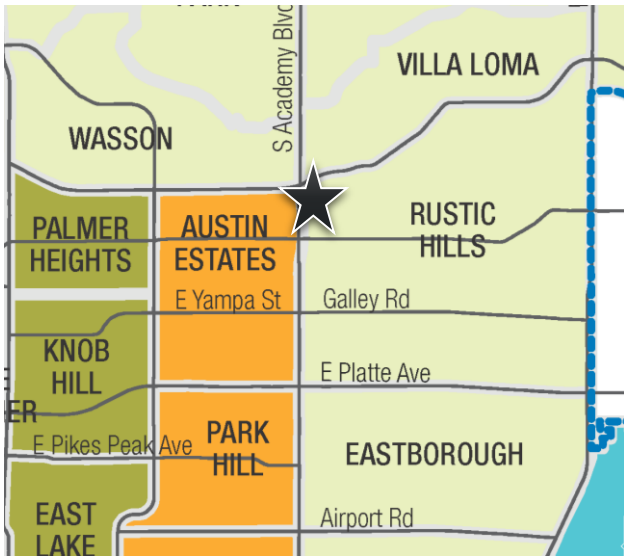
This area is served by the South Academy Blvd Economic Opportunity Zone Action Plan. Per the plan, the Rustic Hills Mall section of the corridor has been observed to be largely vacant and in poor physical condition. The action plan and subsequent rezone of several parcels east of North Academy and north of Palmer Park Boulevard was supportive of accommodating a variety of commercial and industrial uses. One opportunity noted in the plan states, “*Poor condition and limited current uses in Rustic Hills North Mall provide an opportunity for substantial redevelopment.*” New development and the associated improvement of this parcel is compliant with the goals of the action plan.

Compliance with PlanCOS

PlanCOS Vision



Staff evaluated the application per the guidelines laid out in PlanCOS and found that the proposed car wash use is broadly compatible with the goals of the comprehensive plan. The site is a vacant lot located within a mature/redeveloping corridor of an established suburban neighborhood, Rustic Hills. This corridor is largely auto and retail oriented and is relatively stable in patterns of development. Per PlanCOS, infill and redevelopment are to be expected and supported within the context of improving existing infrastructure and diversifying land uses.



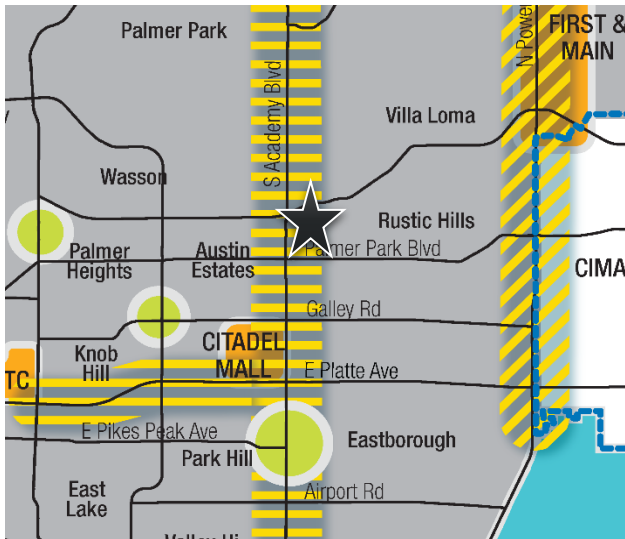
Predominant Typology



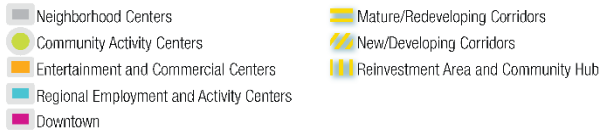
Vibrant Neighborhoods

The site is located within an ‘Established Suburban Neighborhood.’ Per PlanCOS, “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.”

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



Predominant Typology



Unique Places

This section of Academy Blvd is considered a ‘Maturing/Redeveloping Corridor.’ Per PlanCOS, “Often the existing pattern along these corridors includes a combination of retail uses and auto-oriented services developed in a typical in-line retail pattern, with multiple curb cuts, individual parking lots, cluttered signage, and small lots. These corridors represent significant infill and redevelopment opportunities.”

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

Statement of Compliance

CUDP-24-0018

After evaluation of the Conditional Use with Land Use Statement, the application meets the review criteria.