



August 20, 2020

Colorado Springs

30 South Nevada Avenue
Colorado Springs, CO 80903

Intended use.

The type of development is an automatic car wash facility with associated vacuum stalls and concrete parking lot. There will be an automatic wash bay building and several vacuum stations on site. The hours of operation of this facility will be Monday through Sunday 7 am to 7 pm during normal business hours and 7 am to 9 pm during summer hours. The parcel is zoned C-6 / SS and the proposed development will meet the character of the existing zoning by providing a commercial service in a commercial district and by abiding by the architectural and landscape standards for the zone.

The portion of the site in the inner boundary for the stream-side overlay is currently 100% pervious and a variance is requested for the outer boundary of the stream-side overlay to be allowed to be 33% pervious in order to allow cars to stack through this zone for before entering the car wash tunnel. This proposed improvement has significantly more pervious area than the existing conditions within both boundaries as shown on the Streamside Development Plan.

A Land Suitability Analysis (LSA) shows some slopes along the east of the site to be greater than 15%, however, there is an existing wall in order to stabilize this slope and landscaping is proposed in lieu of the existing parking lot directly to the west of these slopes. This LSA was written by using data from a professional land points survey, and referencing the streamside manual at www.springsgov.com and the Web Soil Survey from the United States Department of Agriculture website. The soil profile is Nunn Clay Loam, which is classified as hydrologic soil group B. This has a low risk of erosion. There are no at risk species for this ecological community, which is Clayey Plain LRU's A & B.

The access point for this site will come directly from Harrison Road from the south. There will be 22 stacking spots for the carwash. The building tunnel is 114 feet long and 25 feet wide. The site has clearly defined traffic circulation. Parking will be provided for the anticipated two employees on site and 16 vacuum stalls for customers.

No noise, vibration, odors, steam, or other factors will adversely affect others offsite. Given the nature of the site, there are trash receptacles that are maintained on each side of each customer area. The customer satisfaction ratings reflect the employees' competency to evade potential adverse impact from their own conduct and that of the customers. No other significant environmental impacts will be present and due to the organization of the site operations, general purpose of the site, and the anticipated public need for the services provided, criminal activity will therefore be discouraged.

This project design will be harmonious with the surrounding land uses. The proposed development will not overburden the capacities of existing streets, utilities, parks, schools and any other public facilities. The structures have been designed to minimize the impact of their use and bulk on adjacent properties.

Landscaping will be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences. Vehicular access from the project to streets outside the project has been designed to create safe and convenient travel in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption. The existing private drives, along with the access points to the project provide logical, safe and convenient access to the facilities within the project.

Adequate parking for customers will be provided throughout the project to provide safe and convenient access to the project facilities. Safe and convenient access and movement of handicapped persons and parking of vehicles for the handicapped has been included in the design of this project. Pedestrian walkways have been functionally separated from vehicular traffic creating safe pedestrian traffic.

Thank you for the opportunity to submit this application. We look forward to working with the city Colorado Springs on this development.

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