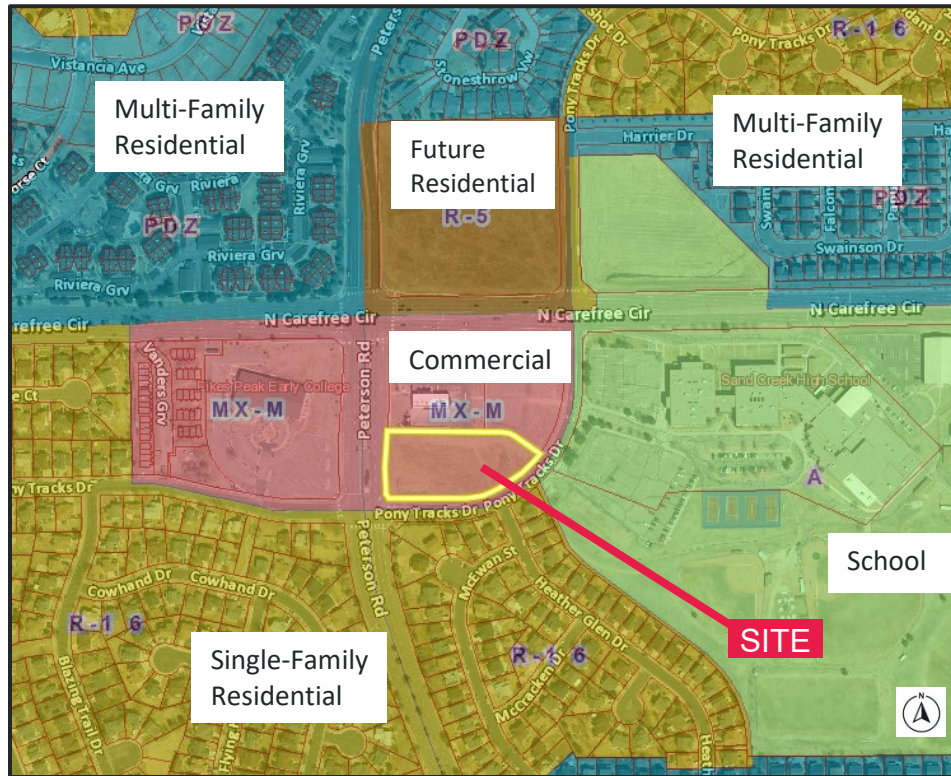


AUTOWASH – 3924 PONY TRACKS DRIVE

Planning Commission October 11, 2023

Staff Report by Case Planner: Tamara Baxter



Quick Facts

Applicant

Battista Design Group

Property Owner

Krause+ LLC

Developer

Autowash Companies

Address / Location

3924 Pony Tracks Drive

TSN(s)

5330419004

Zoning and Overlays

Current: MX-M/AO (Mixed-Use
Medium Scale with Airport Overlay)

Site Area

1.91 acres

Proposed Land Use

Automobile and Light Vehicle Wash

Applicable Code

7.5.601.B.3

Project Summary

The applicant is proposing a carwash facility at this location which will include three enclosed, self-service car wash bays, three in-bay automatic wash bays, and two dedicated enclosed dog wash stations with associated parking and vacuum islands.

File Number	Application Type	Decision Type
CUDP-23-0014	Conditional Use with Land Use Statement	Quasi-Judicial

Staff Recommendations

Approve the Conditional Use application to establish a future carwash, with the following conditions of approval:

- A development plan application is necessary to be submitted which will be reviewed administratively.
- 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 limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at the time of 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.



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Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Springs Ranch Annexation	10/01/1984 (Ordinance 84-187)
Subdivision	Pony Tracks Coffee Commercial Filing No. 1, Lot2	11/15/2022
Master Plan	Springs Ranch	1/22/2020; Implemented
Prior Enforcement Action	NA	

Site History

The subject property, Lot 2, is part of the Pony Tracks Coffee Commercial subdivision plat which consists of three commercial parcels. The lots along North Carefree Circle are improved with a Kum and Go gas station and a Starbucks coffee shop which is currently in the process of opening. Sand Creek High School is located immediately to the east, single-family residential to the south, and Peterson Road along the western boundary. The property is located in the Springs Ranch Master Plan which is fully implemented.

Applicable Code

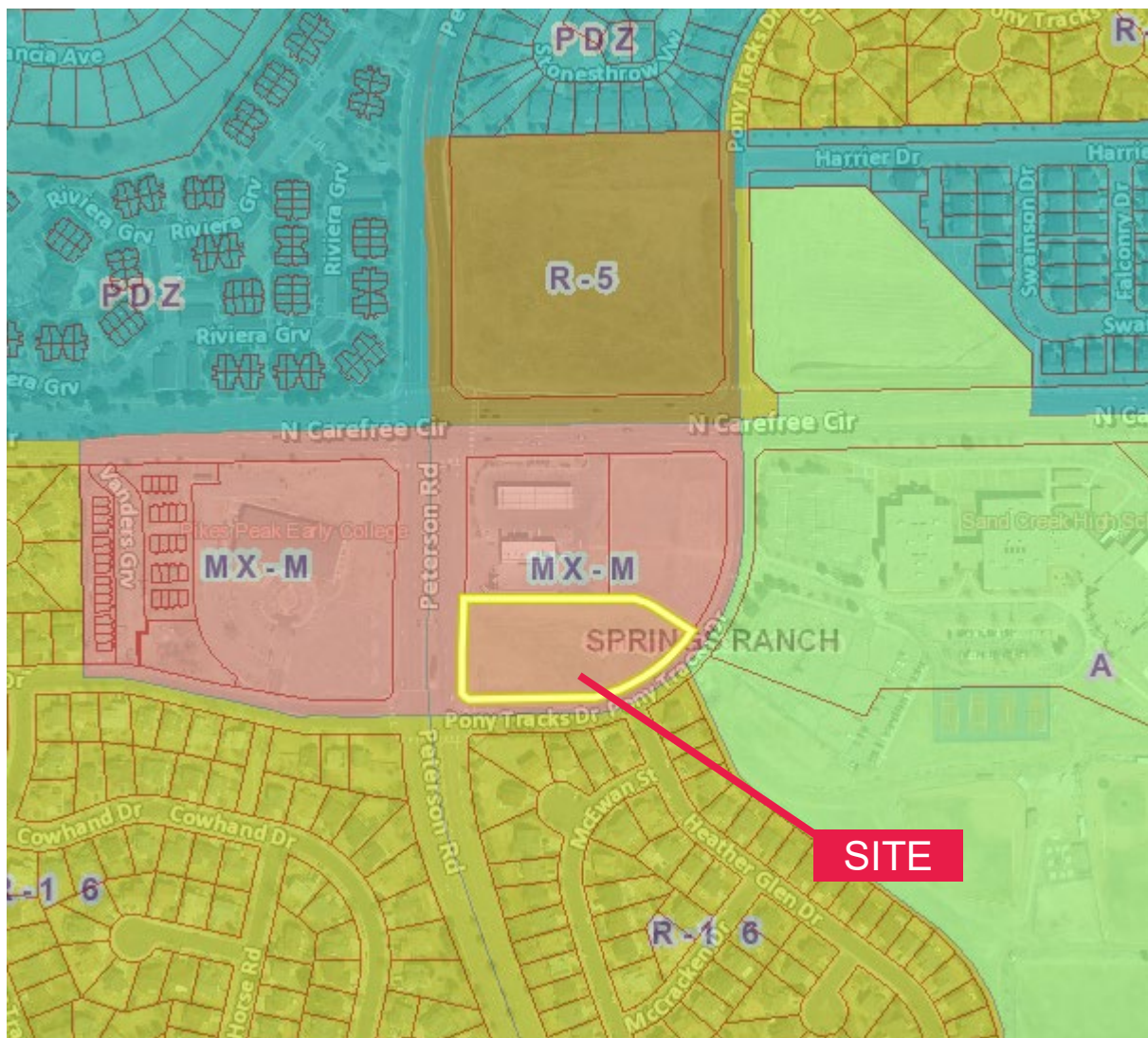
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and thus was reviewed under the development standards set forth in the UDC (Unified Development Code).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)	Commercial	Kum and Go gas station without a carwash and Starbucks coffee shop
West	MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)	Office	District 49-Creekside Success Center

South	R-1 6000/DF/AO (Single-Family Medium with Design Flexibility and Airport Overlay)	Single Family Residential	Highlands North subdivision
East	A/AO (Agriculture with Airport Overlay)	School	Sand Creek High School





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Zoning Map

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	312
Number of Comments Received	Four

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

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

SWENT (Stormwater Enterprise)

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

Colorado Springs Utilities

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

Conditional Use with a Land Use Statement

Summary of Application

A carwash, which is classified in the UDC as “Automobile and Light Vehicle Wash” use type can be a permitted use in the MX-M (Mixed-Use Medium Scale) zone district only after the applicant obtains conditional use approval in accordance with UDC Section 7.5.601. Prior to the June 5th adoption of the UDC (Unified Development Code) and the city-wide rezone the subject property was zoned PBC (Planned Business Center). A ‘car wash’ was a permitted use in the PBC (Planned Business Center) zone district. The rezone to MX-M (Mixed-Use Medium Scale) zone district changed the proposed car wash from a permitted use to a conditional use.

Compliance with Relevant Code Sections and Review Criteria

In accordance with UDC Section 7.5.601.B.2, the purpose of a conditional use application is to evaluate a conditionally permitted land use in a zone district to consider its unique operating and/or physical characteristics and allow careful consideration of their impact upon the neighborhood and public facilities. The UDC allows for a conditional use to be reviewed with a land use statement (a glorified project statement) or with a development plan. This is a new entitlement process option for conditional use application requests with the newly adopted UDC.

The project team chose to submit a conditional use request with a land use statement. This process allows the applicant team to receive a determination from the city if a car wash use would be supported at this location prior to submitting a development plan which requires a lot more detailed site information and supporting documentation such as a traffic report and final drainage report. If a car wash is supported by City Planning Commission, the next step would be for the project team to submit a development plan to the planning department which would be reviewed and considered administratively. To provide some context to what will be proposed at this location, the project team did provide a conceptual schematic of the proposed layout of the future car wash at this location (**see “Project Statement” attachment**).

The proposed car wash facility will include:

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

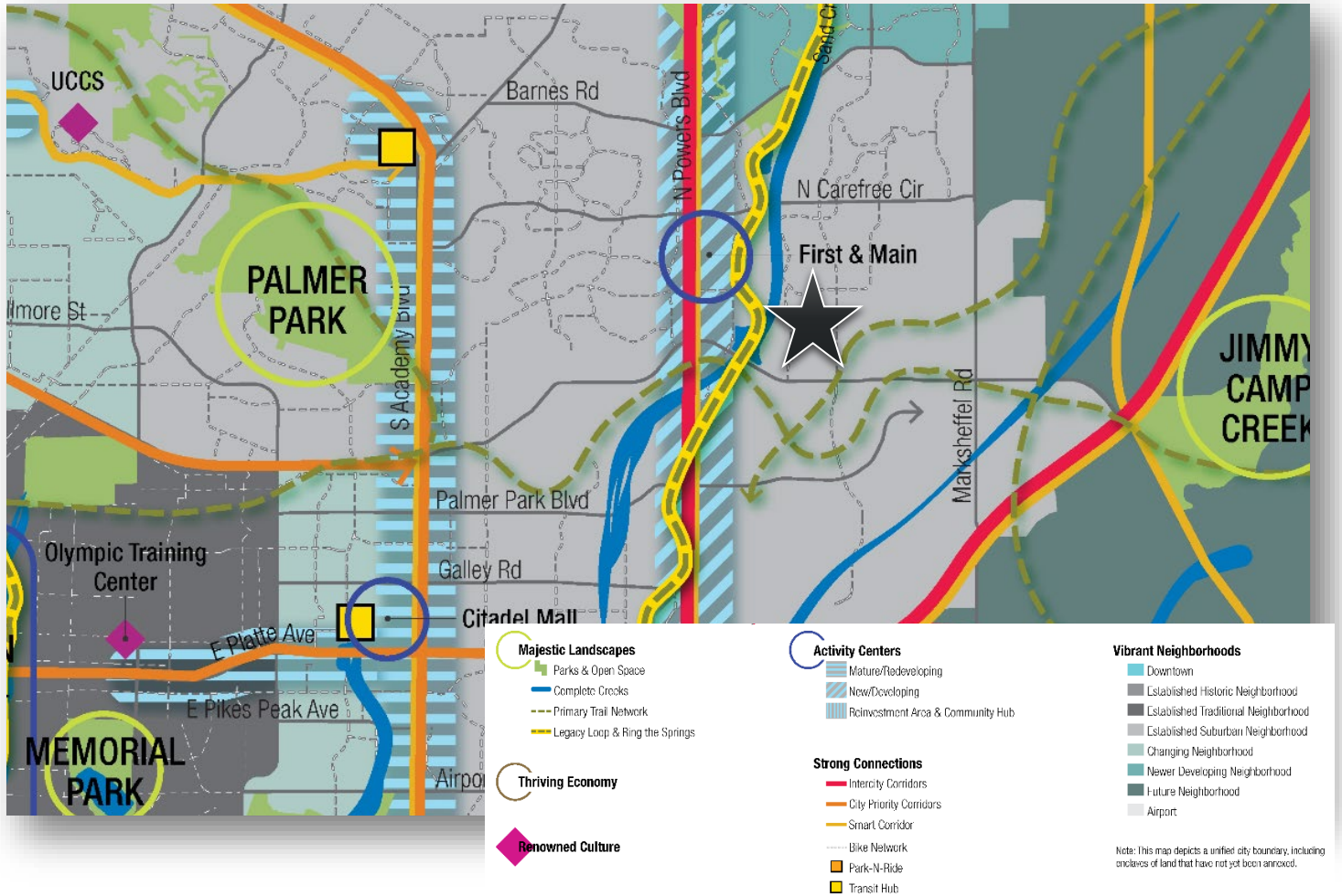
A conditional use is considered based on the review criteria which take into consideration compliance with use-specific standards for the use in UDC Section 7.3.3 (none are applicable for car wash use); compatibility of the use with existing and planned uses in the surrounding area and if any potential adverse impacts can be mitigated, and impact to existing city infrastructure and public improvements.

Staff finds that the proposed Conditional Use was reviewed based on the criteria in UDC Section 7.5.601 and supports the use of a car wash facility at this location 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 the 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.

Compliance with PlanCOS

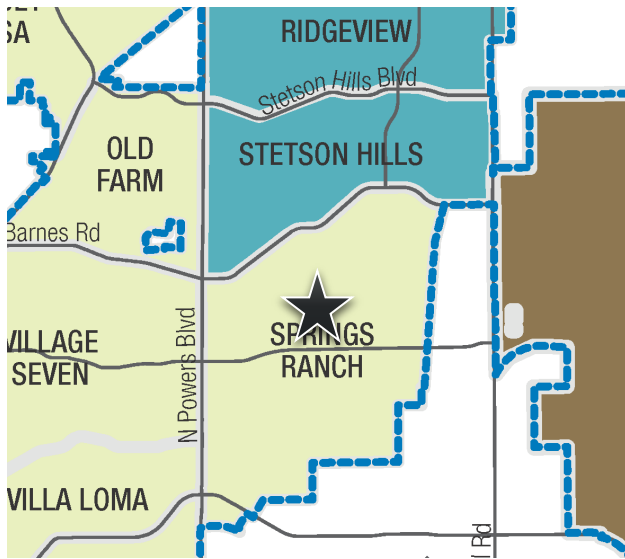
PlanCOS Vision



Staff evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS, the project site is identified as an "Established Suburban Neighborhood".

The goal of the '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.

Staff finds that the proposed conditional use for a car wash to be substantially in compliance with the goals, policies, and strategies within PlanCOS.



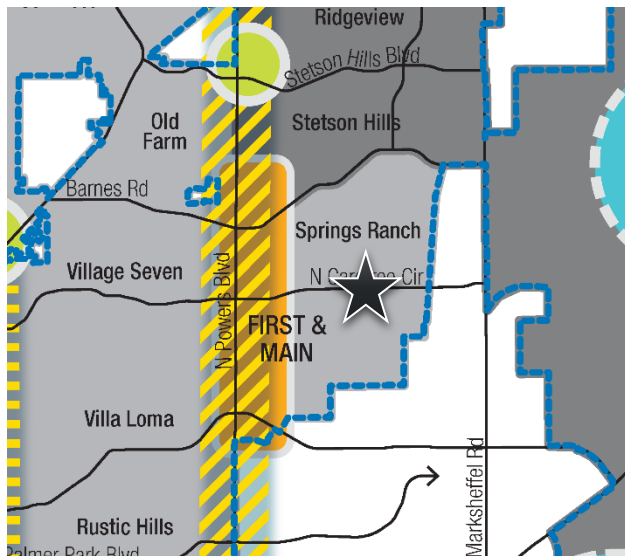
Predominant Typology

- | | |
|--|---|
| ■ Downtown | ■ Established Traditional Neighborhood |
| ■ Newer Developing Neighborhood | ■ Established Suburban Neighborhood |
| ■ Changing Neighborhood | ■ Airport |
| ■ Established Historic Neighborhood | ■ Future Neighborhood |

Vibrant Neighborhoods

In the Vibrant Neighborhoods chapter, PlanCOS recognizes the integration of mixed-use development in neighborhoods supports the creation of vibrant neighborhoods.

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



Predominant Typology

- | | |
|--|---|
| ■ Neighborhood Centers | ■ Mature/Redeveloping Corridors |
| ■ Community Activity Centers | ■ New/Developing Corridors |
| ■ Entertainment and Commercial Centers | ■ Reinvestment Area and Community Hub |
| ■ Regional Employment and Activity Centers | |
| ■ Downtown | |

Unique Places

The property is within the “Neighborhood Centers” typology which provides a focal point of community life and services at a neighborhood scale. Neighborhood Centers *“are smaller-scale limited impact places that fit into the neighborhood fabric and provide benefits and amenities for residents and other users from a local area.”*

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

Recommendation

CUDP-23-0014

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.
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- 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.