

## Wintz, Katelynn A

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**From:** A T & T Admin <savioconstruction@q.com>  
**Sent:** Monday, May 25, 2020 12:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** car wash proposal

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I am writing about the proposed car wash CPC CU 20-00081 AR WR20-00308. We live at 824 Bonfoy, which is up the alley from where the proposed car would be.

I am extremely worried about all the extra traffic in our alley that might cause. Under normal circumstances we have quite a lot anyway because there is a bar down the next street and people are constantly driving up and down our alley. That is my only concern.

Pat Savio

## Wintz, Katelynn A

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**From:** Richard B. Doyle <rbdoyle@pcisys.net>  
**Sent:** Wednesday, May 27, 2020 12:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** Land use review: Carlo Car Wash (File Numbers CPC CU 20-0081 and AR WR 20-00308)

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Richard B. Doyle  
1711 E Yampa St  
Colorado Springs, CO 80909

May 27, 2020

Peter Wysocki, AICP-Director of Planning & Community Development Katelynn Wintz, City Planner Colorado Springs  
Planning & Community Development Urban Planning Division  
30 S Nevada, Suite 701  
PO BOX 1575 MC 715  
Colorado Springs, CO 80901-1575

Dear Mr. Wysocki and Ms. Wintz:

It's unfortunate this matter has come to light or was even proposed during the COVID-19 pandemic, as it impairs the community's ability to respond as it normally would. I am among those at risk, which severely limits my ability to interact with others outside the trust group.

After reviewing the planning documents and viewing satellite imagery of the site via Google maps, I am opposed to the development.

Carlo Car Wash if allowed to proceed will compromise the privacy and quality of life of the remaining residents on and near that block. The existing businesses on that block are low traffic and have been relatively non-intrusive. The new development will be high traffic, noisy, and very disruptive.

Carlo Car Wash will increase traffic near a school, a Church, a community theater, and on Union Blvd near my property. It is already difficult to get onto Union from side streets with the heavy traffic it now carries under normal circumstances.

I also oppose the removal of existing homes. Such properties and vacant parcels should, as necessary, be renovated or redeveloped for residences.

This area is a long standing safe residential neighborhood that needs to be preserved as such.

Sincerely,

Richard B. Doyle, PhD

## Wintz, Katelynn A

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**From:** ihenderson@s2sarch.com  
**Sent:** Thursday, May 28, 2020 4:26 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development Proposal CPC CU 20-00081

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Katelynn

Thanks for your time on the phone earlier this week to discuss the above project. My comments are as follows:

- Consideration should be given to screening the drive aisles at either end of the car wash building to prevent nuisance headlight glare to pedestrians and traffic on North Union Boulevard. This could become critical given the proposed grading with respect to the existing grades in the ROW. I assume buffer screening for adjacent properties and different zones is part of the zoning code/development standards.
- Consideration should also be given to mitigating noise from car wash operations such as drying fans, vacuums, etc.
- A statement of operational hours might be beneficial for homeowners and proprietors immediately adjacent. I understand through our discussions that those hours cannot be practically enforced, but the neighbors probably have a right to know – and object to – any hours of operation that could be deemed excessive or undesirable.

Please let me know if you need anything else.

**Innes R Henderson, AIA, RIBA, RIAS, LEED AP BD+C**

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## Wintz, Katelynn A

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**From:** Jonathan Bruce <royalecurb@yahoo.com>  
**Sent:** Wednesday, August 12, 2020 6:45 AM  
**To:** Wintz, Katelynn A  
**Subject:** Carlos car wash

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

This is an email strongly opposing the proposed car wash. Starbucks is a great start to cleaning up that stretch of Union. There was a car wash where the neighborhood Walmart now sits, that got very little business and was an eye sore. Not that I'm a huge fan of Walmart, but at least it serves a greater diversity of our neighborhood than a car wash. Again a great opportunity to clean up that section of Union, with the Olympic center across the street and our level 1 trauma hospital so close, please take this opportunity put something in there that will help our neighborhood.

Jonathan bruce  
1703 e cache la poudre

Sent from my iPad