



Quick Facts

Applicant

Battista Design Group

Property Owner

Krause+ LLC

Developer

Autowash Companies

Address / Location

1245 Space Center Drive

TSN(s)

6412101040

Zoning and Overlays

Zone: MX-M (Mixed-Use Medium Scale)

Overlays: Airport Overlay

Conditions of Record: Ordinance No. 87-175

Site Area

37,347 square feet (.86 acres)

Proposed Land Use

Automobile and Light Vehicle Wash

Applicable Code

Unified Development Code

Project Summary

The applicant is proposing a conditional use for a self-service auto wash facility that includes three (3) self-wash bays, three (3) automatic wash bays, and two (2) dog wash stations with associated parking and vacuum islands.

File Number	Application Type	Decision Type
CUDP-23-0016	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>
Annexation	Smartt's Addition No. 9 Annexation (Ordinance No. 2913)	December 1, 1963
Subdivision	Creekside Plaza	October 13, 2022
Master Plan	N/A	
Prior Enforcement Action	N/A	

Site History

The site is Lot 5 of the Creekside Plaza subdivision, an eight (8) lot subdivision. The lots of the subdivision range in size from 21,890 square feet to 37,347 square feet. Lot 5 is the largest of the lots in the subdivision (see "Final Plat" attachment). All the lots in the subdivision are vacant and undeveloped. It is also part of the Creekside Plaza Concept Plan (see "Concept Plan" attachment) which envisioned an eight (8) lot commercial, office, retail, and restaurant development. The planned use for Lot 5 was a 6,600 square foot, one-story retail development. In September of 2022, City Planning administratively approved the Creekside Plaza Development Plan for the construction of roadways, utilities, and storm drainage infrastructure to serve the overall development (see "Development Plan" attachment). The remaining site improvements are to be installed with each development plan as they are submitted in the future (landscaping, sidewalks, parking, etc.). The improvements approved with the Creekside Plaza Development are not installed at this time.

The property is also subject to conditions of record established by Ordinance No. 87-175 (see "Ordinance No. 87-175" attachment), that add design parameters to the property regarding location of service areas, HVAC systems, type and design of lighting, building facades, and traffic impacts restricted to levels/impacts as set forth in the Traffic Impact Analysis.

Applicable Code

All 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

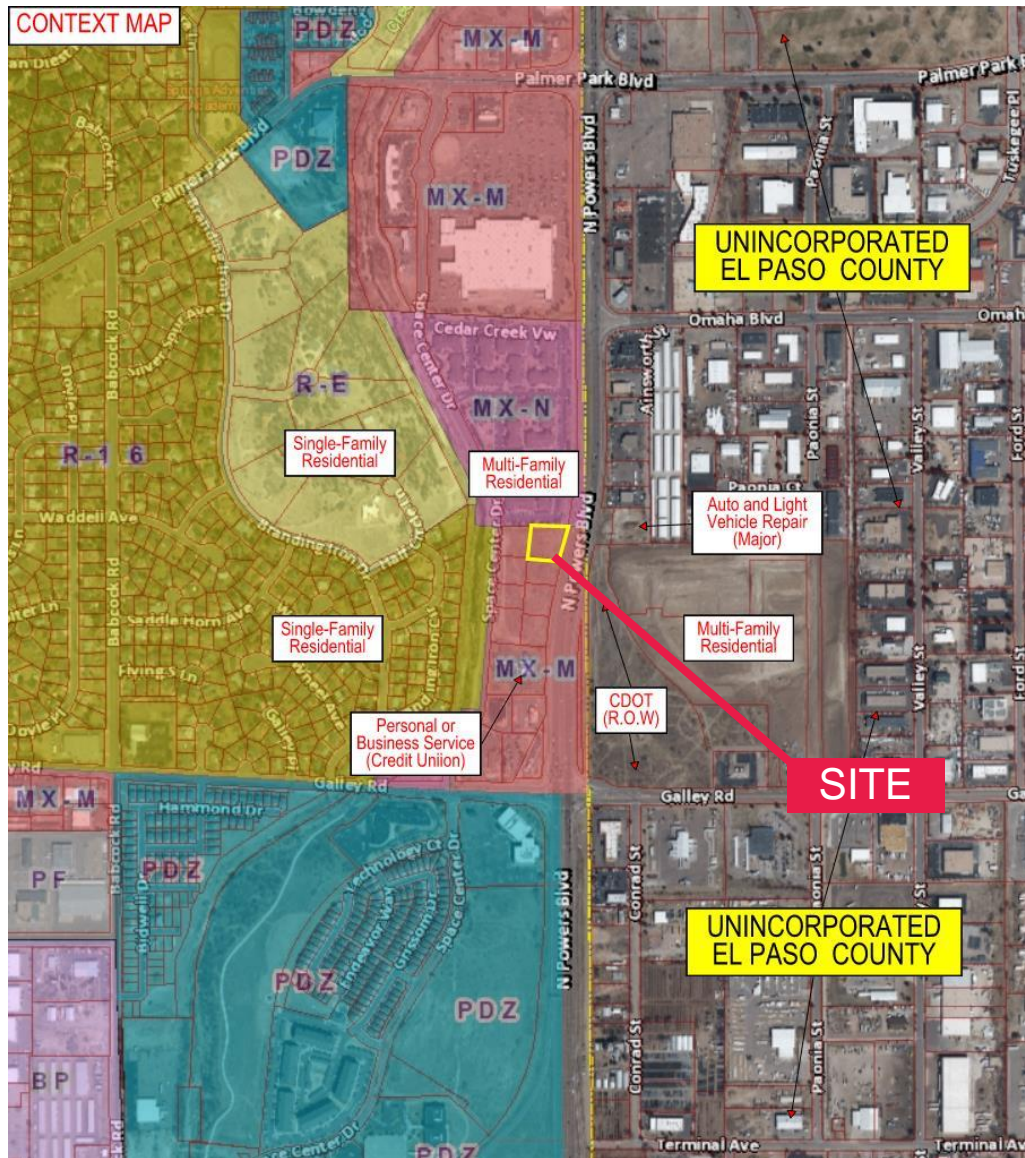
Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-N/AO (Mixed-Use Neighborhood Scale with Airport Overlay)	Multi-Family Residential	Creekside Apartments, 528-units
West	R-1 6000/AO (Single-Family Medium with Airport Overlay)	Single-Family Residential	Rustic Hills
South	MX-M (Mixed Use Medium Scale with Airport Overlay and Condition of Record)	Vacant / Personal and Business Service	Multiple vacant lots to the south; Navy Federal Credit Union roughly 500' to the south.
East	CC (Commercial Community) and RM-12 (Residential Multi-Dwelling (12 DU/acre))	Unincorporated EI Paso County (See "County Zone Map" attachment)	CDOT R.O.W., Gearhead Garage, and Multi-Family Development

SPACE CENTER DRIVE AUTOWASH

Planning Commission November 17, 2023

Staff Report by Case Planner: William Gray





Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Two (2) times, Administrative Review and prior to Planning Commission Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	69
Number of Comments Received	One (1), a phone call from a property owner in Rustic Hills

Public Engagement

- No neighborhood meeting was held for this entitlement request.
- City Planning Staff received one (1) public comment. The public comment was a phone call from a Rustic Hills property owner who stated that there are “too many car washes in the area and in Colorado Springs in general.”

Timeline of Review

Initial Submittal Date	August 1st, 2023
Number of Review Cycles	Two (2)
Item(s) Ready for Agenda	October 16, 2021

Agency Review

Traffic Impact Study

A Traffic Impact Study was conducted at time of the zoning of the property. Traffic Engineering determined that traffic from the proposed use was not of a greater level than as estimated in the original Traffic Impact Analysis. However, Traffic Engineering could request an amended traffic impact study during development plan review.

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 an “Automobile and Light Vehicle Wash” use type can be an acceptable 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 adoption of the UDC and rezone to MX-M (Mixed-Use Medium Scale) zone district changed the proposed car wash from a permitted use to a conditional use. The proposed use is under the commercial land use category and is being laid out as a freestanding or pad site development as envisioned by the previously approved concept plan.

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 or with a development plan. This is a new entitlement process option for conditional use application requests with the newly adopted UDC.

The Applicant submitted the 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 “Land Use Statement” attachment**).

The proposed car wash facility will include:

- Three (3) enclosed self-serve car wash bays
- Three (3) 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 reviewed the proposed Conditional Use against the review criteria in UDC Section 7.5.601.C.2 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 located immediately North of the lot.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along the North property line and Power Boulevard. If site utilities limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at 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 north property line.
- A development plan application is necessary to be submitted which will be reviewed administratively.
- The development plan application must demonstrate compliance with Ordinance No. 87-155.

The added conditions that set parameters for hours of operation, sign illumination, landscaping, site lighting and compliance with the conditions of record in Ordinance No. 87-155 are to ensure that the proposed use is compatible with existing and planned uses in the surrounding area and to mitigate its impacts to the extent feasible. This is a criterion for approval of a condition use. Also, these same conditions have been applied to similar auto wash conditional uses when directly adjacent to established residential uses.

Compliance with PlanCOS

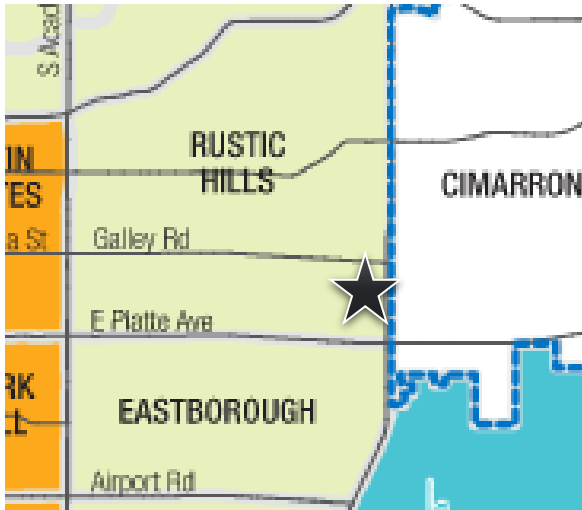
PlanCOS Vision



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 in a "New and Developing Corridor" along Powers Boulevard, which is also identified as a "City Priority Corridor." It is also a part of the "Established Suburban Neighborhood" type.

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." However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment. As a "New and Developing Corridor" infill development should be expected and in this future land use type the City is seeking to take advantage of the corridors capacity and potential based on the character, identity, and design of the corridor. In this instance, a corridor that is heavily auto oriented.

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



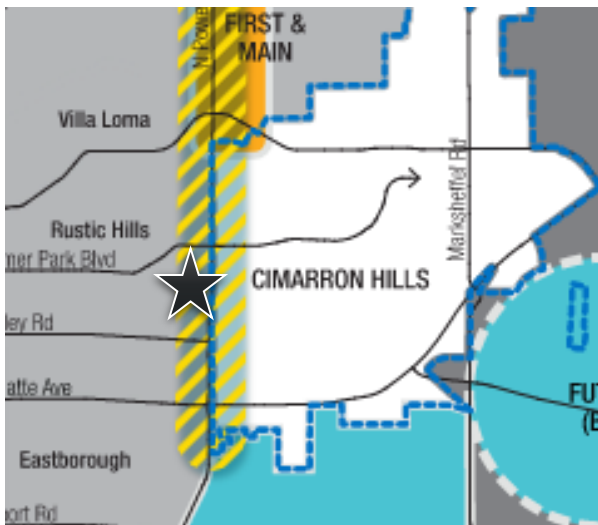
Vibrant Neighborhoods

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



Unique Places

The property is within the “New/Developing Corridors” typology. In this typology the goal is to take advantage of the capacity and potential of these corridors to create unified, vital, connected, and more transit supportive urban places, each with its own unique character, identify and design. Power Boulevard is a recently developed and developing corridor with an automobile dominate character.

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

Predominant Typology



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Statement of Compliance

CUDP-23-0014

After evaluation of the Conditional Use for an Automotive and Light Vehicle Wash the application meets review criteria as set forth in City Code Section 7.5.601 with the following conditions:

- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development located immediately North of the lot.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along the North property line and Power Boulevard. If site utilities limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at time of the development plan review.
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