



Quick Facts

Applicant

Battista Design Group

Property Owner

JES Creekside Center, LLC

Developer

Autowash Companies

Address / Location

515 Airport Creek Pt

TSN(s)

6424101003

Zoning and Overlays

Current: MX-M / AP-O

Site Area

0.84-Acres

Proposed Land Use

Automobile and Light Vehicle Wash

Applicable Code

Unified Development Code

Project Summary

A Conditional Use to allow an automobile and light vehicle wash in the MX-M district consisting of 0.84 acres located at 515 Airport Creek Pt (Quasi-Judicial).

(Figure 1 - Project Statement, Figure 2 – General Site)

File Number	Application Type	Decision Type
CUDP-23-0013	Conditional Use	Quasi-Judicial

Staff Recommendations

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.



AUTOWASH CONDITIONAL USE W/ LANDUSE STATEMENT

Planning Commission October 11, 2023

Staff Report by Case Planner: Chris Sullivan

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Addition #11	N/A
Subdivision	Airport & Powers Filing No. 2	04/2002
Master Plan	Gateway Park (Implemented)	01/22/2020
Prior Enforcement Action	N/A	N/A

Site History

The subject lot has been vacant in the since it was annexed as part of the Pikes Peak Addition #11. The lot was formerly a part of a larger site which was re-platted in 2002 as Lot 1 of Airport & Powers Filing No. 2 Final Plat. Per the original concept plan approved in 2006 under AR CP 06-00060, this site is intended for commercial/retail uses. The site was zoned PBC (Planned Business Center) prior the UDC conversion to MX-M (Mixed-Use Medium Scale). Under the old code, Automobile and Light Vehicle Wash was a permitted use and became a conditional use under new code.

Applicable Code

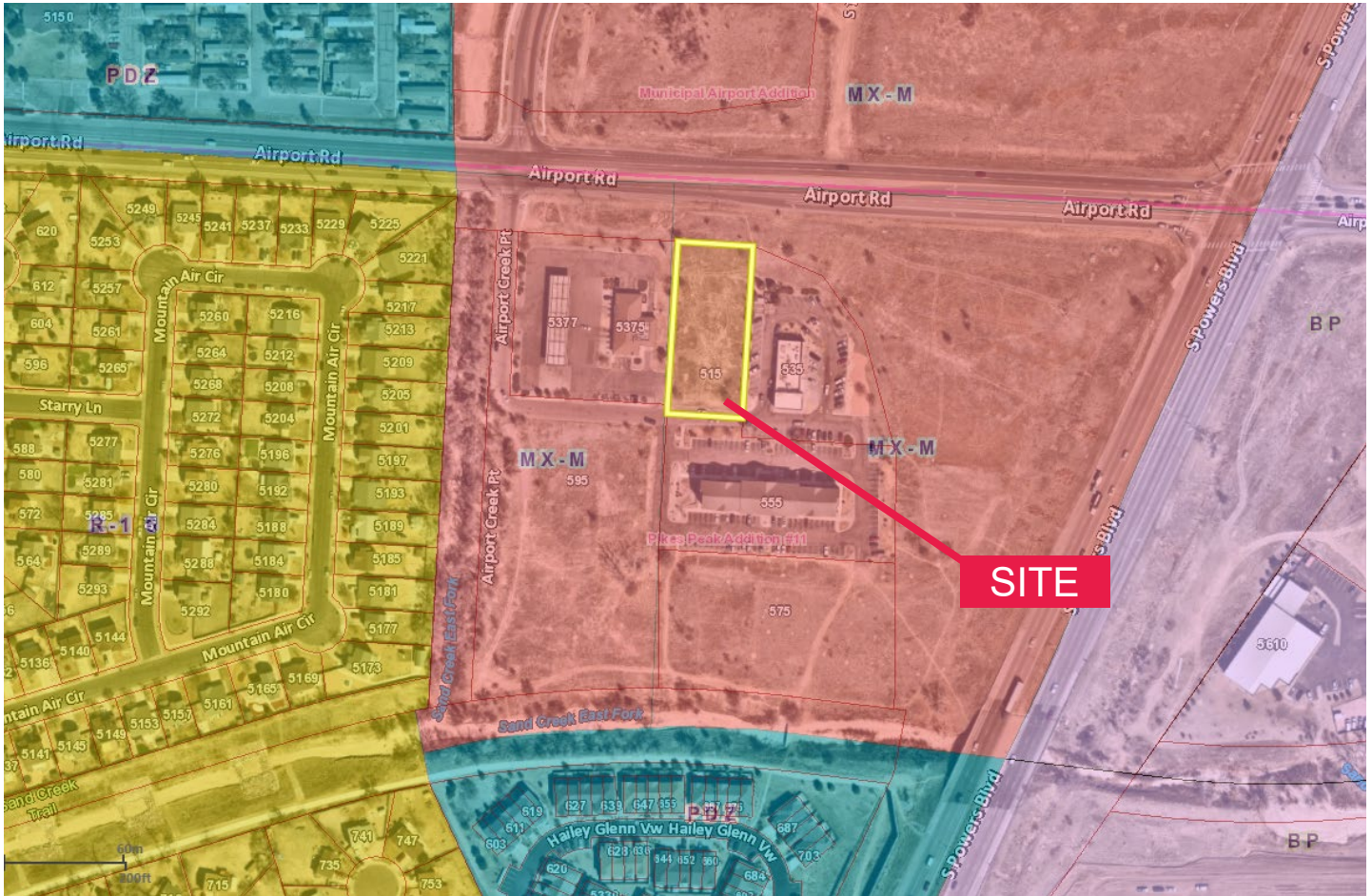
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the subject application is subject to reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references 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	Vacant	N/A
West	MX-M	Gas Station / Convenience Store / Carwash	N/A
South	MX-M	Hotel	N/A
East	MX-M	Restaurant	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences
(Poster / Postcards)

Internal Review / Prior to Planning Commission Hearing

Postcard Mailing Radius

1000 ft

Number of Postcards Mailed

153

Number of Comments Received

0



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Agency Review

Traffic Impact Study

No out-standing comments. Recommended approval.

School District

No out-standing comments. Recommended approval.

Parks

Citywide Development Impact Fees for Police and Fire apply to all new and redeveloped residential and nonresidential development. This development is applicable to CDI and an estimate will be created at time of development plan, and fees will be due at time of building permit.

SWENT

If the total disturbed area for this project is less than 1 acre a Final Drainage Letter is required to be submitted to SWENT for review. If the total disturbed area is 1 acre or more a Preliminary Drainage Report will be required. These will be required when the DP is submitted. Please see checklists for these documents here: <https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review>. Recommended approval

Colorado Springs Utilities

No out-standing comments. Recommended approval

Conditional Use w/ Land Use Statement

Summary of Application

This project includes a conditional use application with a land use statement. Per the application the intent is to have a 4-bay automated carwash facility with onsite parking and vacuums. This use is available 24/7 and does not have any full-time employees on site. The site is located between two commercial uses (Loaf & Jug Gas Station and McDonalds Fast Food) with access will be off Airport Creek Road. They do not anticipate the need for any future administrative adjustments or non-use variances as part of this future development. Outside agencies have not identified any issues with the proposed use. No public comment was received by individuals directly notified by mailing or through the onsite poster. This use is separated from residential use to the west of the site by other uses and is compatible with the existing surrounding uses with no negative impacts expected. UDC has regulations that will address lighting, buffering, and design. The applicant is required to submit a Development Plan for an administrative review if the Conditional Use is approved prior to land disturbance. (Figure 2a – Sample Visual Depiction)

Per the requirements of the UDC section 7.5.601.B.3 – Per the code 7.5.514 if a Conditional Use application is not accompanied by a Land Use Plan or Development Plan, then the applicant must request a waiver by manager and include a Land Use Statement as part of the submittal addressing the following items:

- (a) Proposed land uses, housing densities (as applicable), and development intensity.
- (b) Compatibility with adjacent development patterns:
- (c) Impact to adjacent developments including but not limited to light, noise, and traffic:

Based on the contents of the project summary / land use statement, Staff find the project to be compliant with those items that are applicable to approval of the conditional use (land use).

In addition, application meets several of the criteria for allowance of a land use plan waiver with a land use statement including:

- The land area under review is less than 10 acres and is planned to be development in one phase.
- The land is contained within a master or concept plan.
- The land area is part of an established surrounding development pattern.

Based on the information provided in the application, staff is in support of the use and the requested waiver with a land use statement. Specific development configurations will be address at the time a development plan application is submitted.

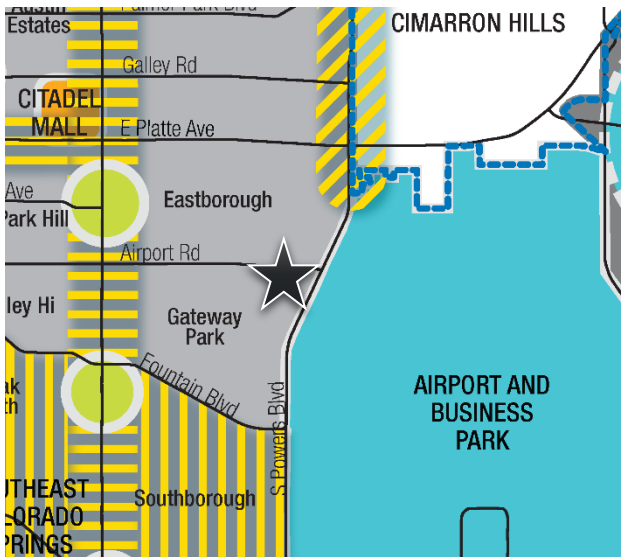
Compliance with PlanCOS

PlanCOS Vision



According to the PlanCOS Vision Map, the project location falls within an Established Suburban Neighborhood which are areas that tend to not see as much development as they have been built out for a long time. This corner has been planned for commercial uses for at least 15 years. The site is located on the edge of the Gateway Park community. Current zoning appears to comply with the development patterns for this area (being development between mid to low density residential and higher intercity corridor). MX-M is a flexible zone that allows for a mixture of uses that support both commercial and residential areas; and provide a buffer/transition between both. Across Power Blvd there is BP zoned property within the Airport Business Park. Higher intensity commercial and residential uses is what is expect along the power's corridor.

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



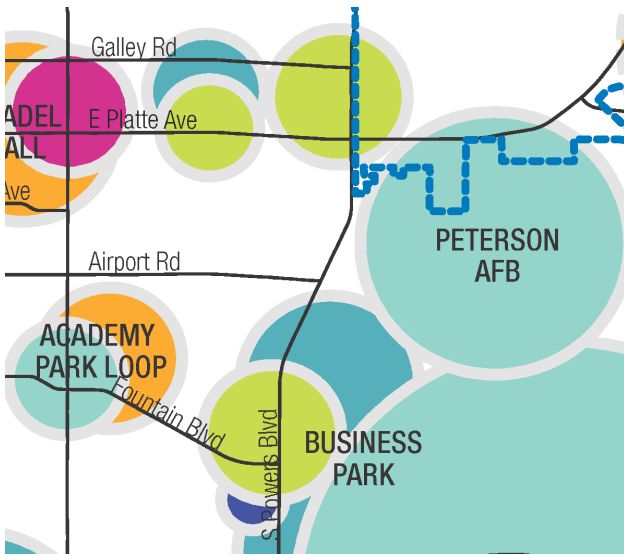
Unique Places

Per PlanCOS infill and redevelopment activity is a key indicator because we reduce vacant acreage in the core/sub areas of the city and increase the amount of comparative development. In addition, it adds value in areas that have the resources and infrastructure. Below are the policies, goals, and/or strategies that comply support this use.

Policy UP-2. A-1: Encourage infill and land use investment throughout the mature and developed areas of the city.

Predominant Typology

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



Thriving Economy

This site is not located within any area however is borders an industry area.

Policy TE-4. A: Prioritize development within the existing City boundaries and built environment.

Strategy 1: Encourage revitalization and infill development in underutilized urban places.

Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads



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Recommendation

City File No. CUDP-23-0013

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.