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BATTISTA
DESIGN GROUP

August 30, 2023

To: City of Colorado Springs Planning and Development
30 S. Nevada Ave, Suite 701
Colorado Springs, CO 80903

Re: Project Statement, Proposal for Car Wash Facility, Conditional Use Without DP
515 Airport Creek Point
CUDP-23-0013

To whom it may concern,

We are writing to present a comprehensive project statement regarding the proposed use of a car wash facility within the community for a Conditional Use with a Land Use Statement. We request waiver of a land use plan per section 7.5.514.B3 as the proposal meet criteria: (1) The site is within an approved master/concept plan. (2) the land area is part of an established surrounding development pattern. This endeavor, undertaken by Autowash, aims to provide an essential service to residents and contribute positively to the overall cleanliness and environmental sustainability of the neighborhood.

The proposed car wash facility will consist of four (4) in-bay automatic wash bays, the associated equipment room and parking spaces for vacuums and adequate queuing. Autowash places great emphasis on utilizing environmentally friendly practices throughout our operations, ensuring that the facility minimizes its impact on the surrounding environment while delivering high-quality services to the community. The car wash is automated and will be operational 24/7. It is not attended full time. It is attended part time for cleaning, maintenance, upkeep, interfacing with customers, and promotional events.

It is understood that a full review will take place during the DP submittal process should the conditional use be granted by planning commission.

Specifics of this site:

The site is currently vacant land situated in between a convenience store/gas station, a McDonalds and adjacent to a hotel.

The parcel is known as Lot 1 Airport and Powers Filing No. 2 and is .08447 acres (36,793 square feet). The parcel is zoned MX-M with Airport Overlay.

The nearest residential is approximately 550 feet to the west. Between this proposed car wash site and the residential area is the existing convenience store and gas canopy.

Utility and Access Easements are already in place surrounding this parcel.

The main access to the existing development is from the existing intersection at Airport Creek Point and Airport Road. Access to the car wash site is from an existing internal access drive. No new access is proposed.

The nearest major drainage way is East Fork Sand Creek to the south.

We intend compliance with the development standards for building and site design in this district and overlay and are not anticipating any variance requests. It is understood that a full review of all specifics and details of the design and engineering will take place during the DP submittal and review process, should the conditional use be granted by planning commission. The DP will still need to be approved.

Overview of Autowash projects and philosophy:

1. **Environmental Sustainability:** Autowash is committed to responsible water usage and conservation. We employ advanced water reclamation systems, enabling us to recapture and reuse a significant portion of the water consumed during the car wash process. Additionally, any water that cannot be recaptured will undergo appropriate treatment to ensure it meets or exceeds environmental standards before being safely discharged.
2. **Safe and Eco-Friendly Practices:** At Autowash, we prioritize the use of safe soaps and detergents that are free from forever chemicals, ensuring the protection of both human health and the environment. Our commitment to eco-friendly practices extends beyond water usage, ensuring that our operations align with the community's sustainability goals.
3. **Convenience and Accessibility:** The availability of the in-bay automatic wash bays caters to the diverse needs and preferences of residents and serves many different types of vehicles.
4. **Job Creation and Economic Boost:** The establishment of the car wash facility will generate job opportunities for local residents, contributing to the economic development of our community. Autowash is dedicated to hiring and training individuals from the local area, thereby fostering community empowerment and growth.
5. **Collaboration with Local Organizations:** Autowash is eager to collaborate with local community organizations, schools, and other entities to promote environmental awareness, education, and responsible water usage. We aim to organize workshops, seminars, and events that emphasize the importance of sustainability and environmental stewardship.
6. **Enhanced Neighborhood Aesthetics:** The presence of a conveniently located car wash facility situated in between and existing gas station/convenience store and a McDonalds restaurant, and adjacent to a hotel, will encourage residents and

travelers to maintain the cleanliness and appearance of their vehicles regularly and provides this service near to where people live and work or while engaging in other daily activities.

Specific questions regarding land use compatibility and impacts:

Proposed Land Uses, Housing Densities, and Development Intensity:

The location of the car wash facility within an existing commercial block ensures that it is not the only commercial business being proposed, constructed or existing in the development. This approach promotes a balanced mix of retail services that cater to the diverse needs of residents and supports local economic growth. The car wash's development intensity is designed to align with the surrounding existing retail businesses, maintaining a complimentary environment.

Compatibility with Adjacent Development Patterns:

This development already includes a convenience store/gas station, a McDonalds and a hotel. Autowash has taken this into account during the site selections and planning process, ensuring that the car wash operations do not impose a significant burden on traffic patterns. With a maximum of approximately 450 vehicle trips per 24 hours, the car wash's traffic impact is in line with nearby businesses and is commonly found in close proximity to Fast Food restaurants and gas stations. This arrangement creates synergistic opportunities for residents to utilize both the car wash and nearby establishments, enhancing the overall usefulness of the development. Many of the car wash users will already be in this development conducting other business.

Impact to Adjacent Developments including Light, Noise, and Traffic:

To minimize potential disruptions to adjacent developments, Autowash has implemented various measures to address concerns regarding light, noise, and traffic impact. The car wash facility is designed with downcast lighting, ensuring that light pollution is prevented and minimized. Additionally, our equipment and operational practices comply with the guidelines set by the Colorado Department of Health, ensuring that noise levels remain within acceptable limits. We have successfully operated multiple car wash locations in residential areas without noise issues, and they are often perceived as desirable neighborhood amenities. Regarding traffic, the car wash's anticipated volume of approximately 450 vehicle trips per 24 hours is well-managed and consistent with the surrounding businesses' operations.

Conclusion:

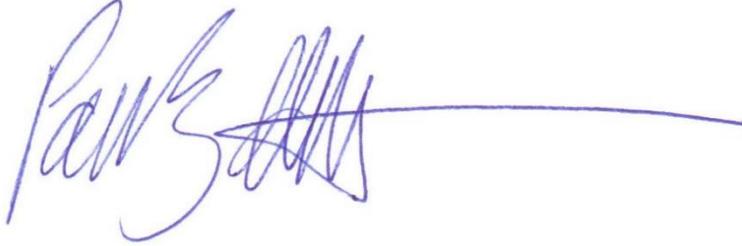
Autowash's proposed car wash facility offers a range of benefits to the community, including environmental sustainability, safe practices, convenience, job creation, and collaborative partnerships. We are confident that this project aligns with the goals and

aspirations of the city, will fit well within this existing commercial development, and we believe it will be a useful addition to the neighborhood.

We would be grateful for the opportunity to further discuss the project at the Planning Commission and address any questions or concerns you may have. Autowash is committed to operating in accordance with all relevant regulations and working closely with city officials to ensure the project's successful implementation.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Battista", followed by a long horizontal line extending to the right.

Paul Battista
Battista Design Group. P.C. on behalf of Autowash Companies

Vicinity Map

Proposed car wash

