



**Quick Facts**

**Applicant**  
Galloway

**Property Owner**  
Barclay Holdings CIII, LLC

**Developer**  
Barclay Holdings CIII, LLC

**Address / Location**  
2651 North Gate Boulevard

**TSN(s)**  
6204411002

**Zoning and Overlays**  
Current: MX-M (Mixed-Use Medium Scale)  
Proposed: No change proposed

**Site Area**  
1.17 Acres

**Proposed Land Use**  
Auto and Light Vehicle Wash (Car Wash)

**Applicable Code**  
Unified Development Code (UDC)

**City Council District No. 2**

**Project Summary**

A conditional use with a land use statement to allow for a carwash facility in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.17 acres located at 2651 North Gate Boulevard.

File Number	Application Type	Decision Type
#CUDP-24-0019	Conditional Use with a Land Use Statement	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Flying Horse Ranch Addition (Ord. 03-181)	October 14, 2003
Subdivision	Flying Horse No. 32, Filing No. 1	January 23, 2023
Master Plan	Flying Horse	September 27, 2022
Prior Enforcement Action	None	N/A

### Site History

The property was annexed in 2003 via Ordinance 03-181 as a part of the larger Flying Horse Addition. It was later described and defined as “Community Commercial” with the original Flying Horse Master Plan in 2006. While elements of the master plan have been amended over time, this area has remained unchanged since the original master plan was approved. This 1.17-acre parcel was platted in 2003 as Flying Horse, No. 32, Filing 1, Lot 2.

### Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. 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 (Mixed-Use Medium Scale)	Commercial	Convenience Store
West	MX-M (Mixed-Use Medium Scale)	Vacant	Development Planned as Retail
South	MX-M (Mixed-Use Medium Scale)	Commercial	King Soopers Marketplace
East	MX-M (Mixed-Use Medium Scale)	Commercial	King Soopers Fuel Station



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences <i>(Poster / Postcards)</i>	2 (one for initial submittal and one for the Planning Commission Hearing)
Postcard Mailing Radius	1000'
Number of Postcards Mailed	95
Number of Comments Received	2 comments were received. <ul style="list-style-type: none"> <li>▪ One was an email from a person who acknowledged that he supported the free market and the right of a business owner to locate his business in the location he or she feels is most appropriate, as long as the property is zoned appropriately. As an individual though, he thought having 4 similar car washes already within a 6-mile radius of this one was enough.</li> <li>▪ The other comment came in as a phone call from a woman who lives north in Flying Horse No. 7 off Cinnabar. She wanted to know if it was going to be a fuel station because she saw the infrastructure being installed for the King Sooper fuel station.</li> </ul>

### Public Engagement

No additional public engagement.

## Timeline of Review

Initial Submittal Date	September 17, 2024
Number of Review Cycles	2
Item(s) Ready for Agenda	Informal Planning Commission Meeting on December 5, 2024

## Agency Review

### Traffic Impact Study

Traffic engineering had no comments on the application

### Landscaping

Landscaping had no comments on the application

### Parks/PLDO

No comments received from Parks since there are no residential units being proposed.

### CDI (City Wide Development Impact)

CDI fees will be due at time of building permit.

### SWENT

SWENT had no comments on the application

### Colorado Springs Utilities

Colorado Springs Utilities had no comments on the application

### Fire

Fire had no comments on the application.

## Conditional Use

### Summary of Application

A conditional use together with a land use statement to allow for the development of a carwash facility on an MX-M (Mixed-Use Medium Scale) zoned parcel in accordance with the project statement (see Attachment 1 – Project Statement and Land Use Statement). On-site landscape will consist of a variety of trees and shrubs to provide screening and visual appeal from public streets. The project will also meet the standards set forth in UDC Section 7.4.9 (Land Scaping and Green Space). Building architecture will meet the standards set forth in UDC Section 7.4.11 (Building Design and Site Features). An exhibit has been provided that illustrates the general, conceptual layout of the project on the parcel (see Attachment 2 - Exhibit).

An administrative development plan has recently been submitted and is in the review process that includes:

- 19 (nineteen) outdoor vacuum bays
- Three (3) regular parking spaces with one (1) accessible parking space
- On-site landscaping throughout the site is also provided that will consist of a variety of trees and shrubs to provide screening and visual appeal from public streets.
- Building architecture to include smooth (ivory) and split (slate) face block to provide depth and character to break up massing along with tower elements as end caps for horizontal and vertical visual relief.

## Application Review Criteria

### UDC 7.5.601.C.2 (a-c) – Conditional Use

Criteria for Approval

- The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);
- The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

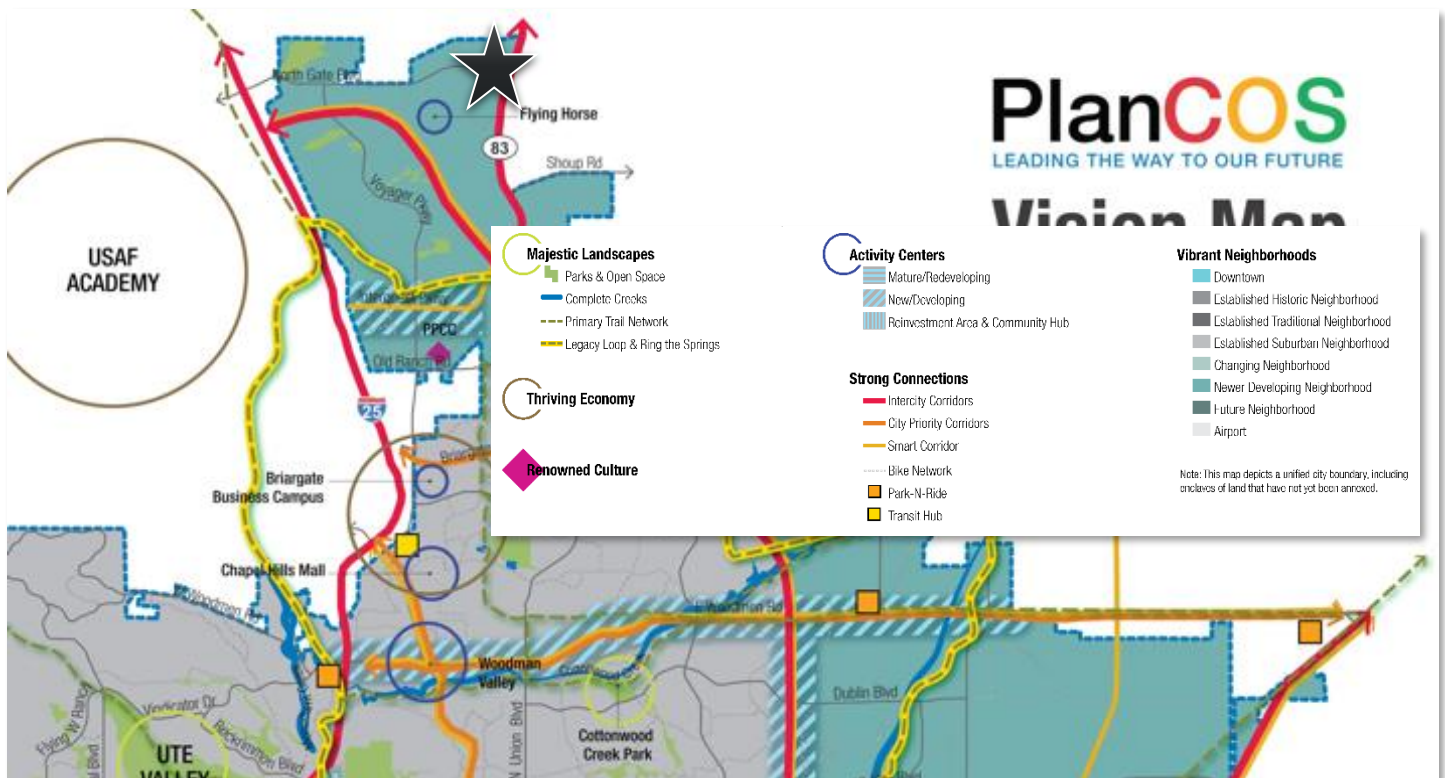
After evaluation of the Conditional Use, the application meets the approval criteria.

### Compliance with Relevant Guiding Plans and Overlays

The Club Car Wash Conditional Use is in full compliance with the Flying Horse Master Plan and in compliance with PlanCOS.

## Compliance with PlanCOS

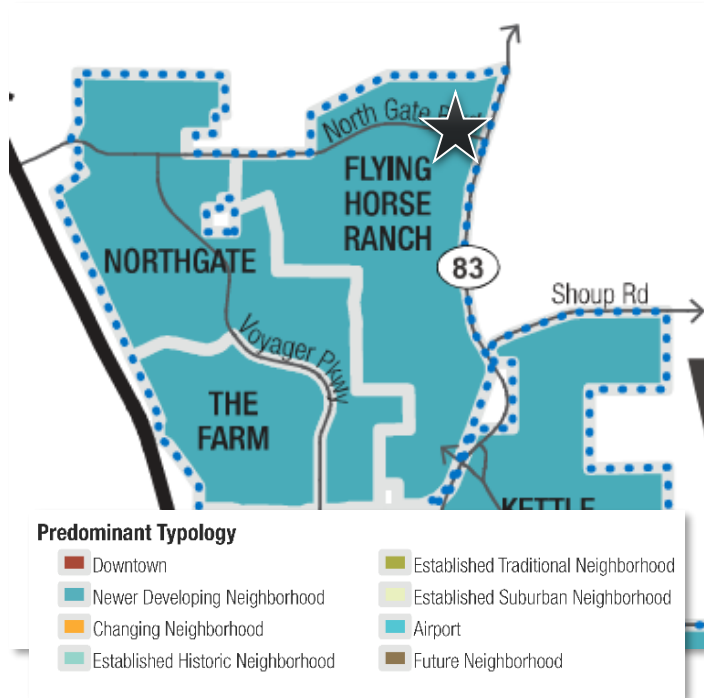
### PlanCOS Vision



The proposed conditional use has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as being in a



“Newer Developing Neighborhood” (Vibrant Neighborhoods Map) and, in part, as a “Future Neighborhood” (Vision Map). This project sits one block west of the intersection of a “Core Urban Street” and a “Major Road” (Strong Connections Framework Map). Emerging Neighborhoods are found in newer areas of the city, now farthest from Downtown. As in this case, this neighborhood-type is actively managed by a privately initiated master plan. T

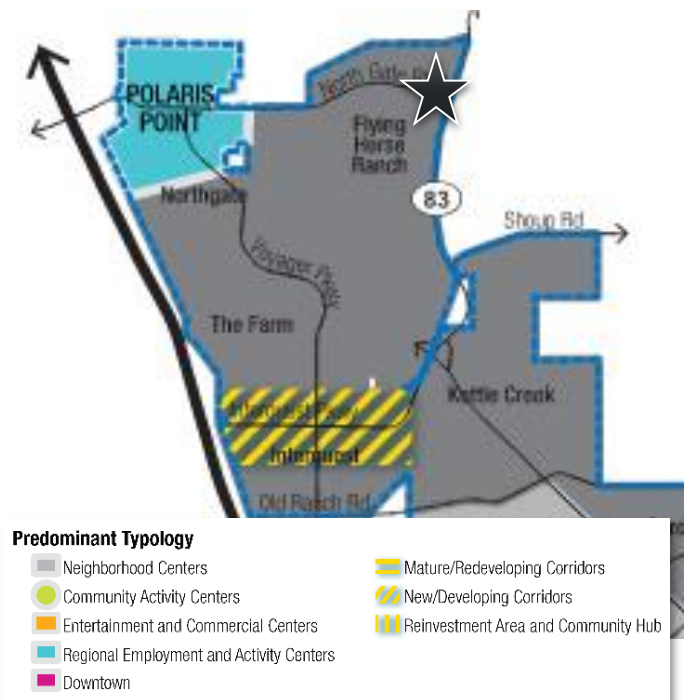


### Vibrant Neighborhoods

This application is best defined in PlanCOS as Typology 3: Emerging Neighborhoods. The goal of this neighborhood typology is to ensure the further application of amenities and best practices within these neighborhoods to enhance their livability and adaptability as they mature.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

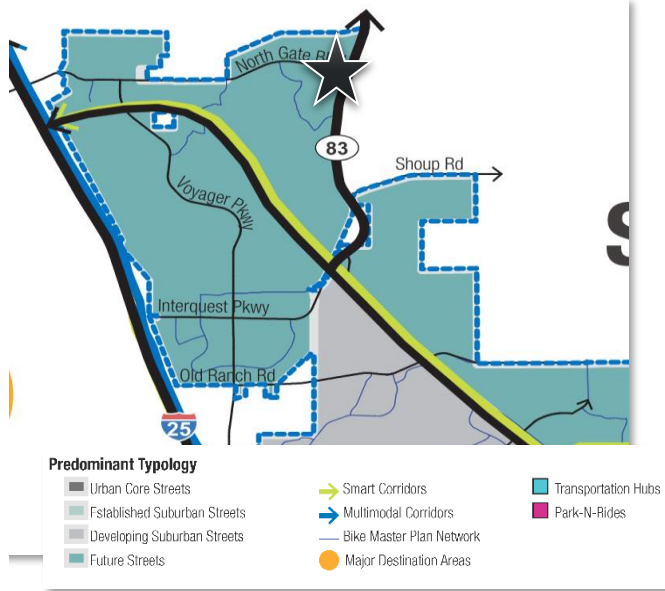
The Vibrant Neighborhood map reiterates that the application sits within a Newer Developing Neighborhood near the intersection of a state highway and a major collector road. It sits in the far North of the City near the City Boundary. It is one lot in a larger commercial development with a major anchor tenant.



### Unique Places

The Unique Places Framework Map provides a graphic framework for our vision of Unique Places. This map depicts only a selection of major or representative activity centers for highlighting or focus. It is intended to be used as one means of furthering the City’s focus on designing places to be compatible with, accessible from, and serve as a benefit to the surrounding neighborhoods or business areas. This map is expected to be a living and evolving graphic. It is not intended to strictly define place boundaries.

The Unique Places map reiterates that the application sits within a Newer Developing Neighborhood near the intersection of a state highway and a major collector road in the northernmost part of the City. It is also at the end of a Collector Street that is a primary access to multiple entertainment options.



### Strong Connections

This project sits a block from the intersection of two major streets (North Gate Boulevard and Colorado State Highway 83) that fall within the Urban Core Typology. The goal of this transportation typology is to recognize the existing character of the streets, while incorporating redevelopment, and the addition of new facilities to encourage multimodal use and optimized capacity. New uses and redevelopment along these streets should incorporate elements including landscaped medians, tree lawns, and bike and bus facilities.

While clearly being an auto-related enterprise, the development of this corner lot will provide sidewalks on both the north and west sides for enhanced, safer connectivity with the surrounding residential development and neighboring businesses.

## Statement of Compliance

### CUDP-24-0009

After evaluation of the Club Car Wash Conditional Use the application meets the review criteria set forth in UDC Section 7.5.601.C.2.