![Colorado Springs Olympic City USA logo]

QUICK QUACK CONDITIONAL USE W/LAND USE STATEMENT
Planning Commission October 11, 2023
Staff Report by Case Planner: Johnny Malpica, AICP, LEED® Green Associate™

Existing Commercial Center · Existing Gas Station · 2520 Airport Rd · SITE

Quick Facts

Applicant
Elevate Engineering

Property Owner
PPM Development, LLC

Developer
Lonestar Builders

Address / Location
2520 Airport Rd

TSN(s)
6416404056

Zoning and Overlays
Current: MX-M CU

Site Area
9.29-Acres

Proposed Land Use
Automobile and Light Vehicle Wash

Applicable Code
Unified Development Code

Project Summary

A Conditional Use application to allow for an Automobile and Light Vehicle Wash facility on an 9.29-acre site with an existing multi-tenant commercial center located at 2520 Airport Rd. The site is zoned MX-M (Mixed-Use Medium Scale), which permits this use with a Conditional Use application.

File Number	Application Type	Decision Type
CUDP-23-0018	Conditional Use Application	Quasi-Judicial

Staff Recommendations

Recommend to City Planning Commission approval of an Automobile and Light Vehicle Wash land use within the MX-M (Mixed-Use Medium Scale) zone district consisting of a 9.29-acre site with an existing commercial center located at 2520 Airport Rd based upon the findings that the change of use conforms with the Conditional Use criteria set forth in City Code Section 7.5.601.

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Union Printers Addition	12/01/1962
Subdivision	Airport-Circle Shopping Center Subdivision	11/07/02
Master Plan	Printers Park (Implemented)	01/22/2020
Prior Enforcement Action	N/A	N/A

Site History

The subject lot was platted in 2002 as the Airport-Circle Shopping Center Subdivision and the proposed location of the automotive and light vehicle wash currently serves as on-site parking for an existing multi-tenant commercial center. According to the initial development plan (File No. AR CP 02-231) approved in 2002, the site was intended to be used for commercial uses, specifically referencing a "car wash" as one of the land uses. In 2007 a conditional use application was approved to allow for a charter school to be located within the commercial center, which has since been replaced by a preschool and daycare center. Furthermore, both Southeast and Southwest corners of the site show proposed future commercial uses abutting the front of the property along Airport Rd. Prior to the Unified Development Code implementation on June 5, 2023 this site was zoned PBC (Planned Business Center) and has now transitioned to MX-M (Mixed Use Medium Scale).

Applicable Code

The subject application is to be 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.
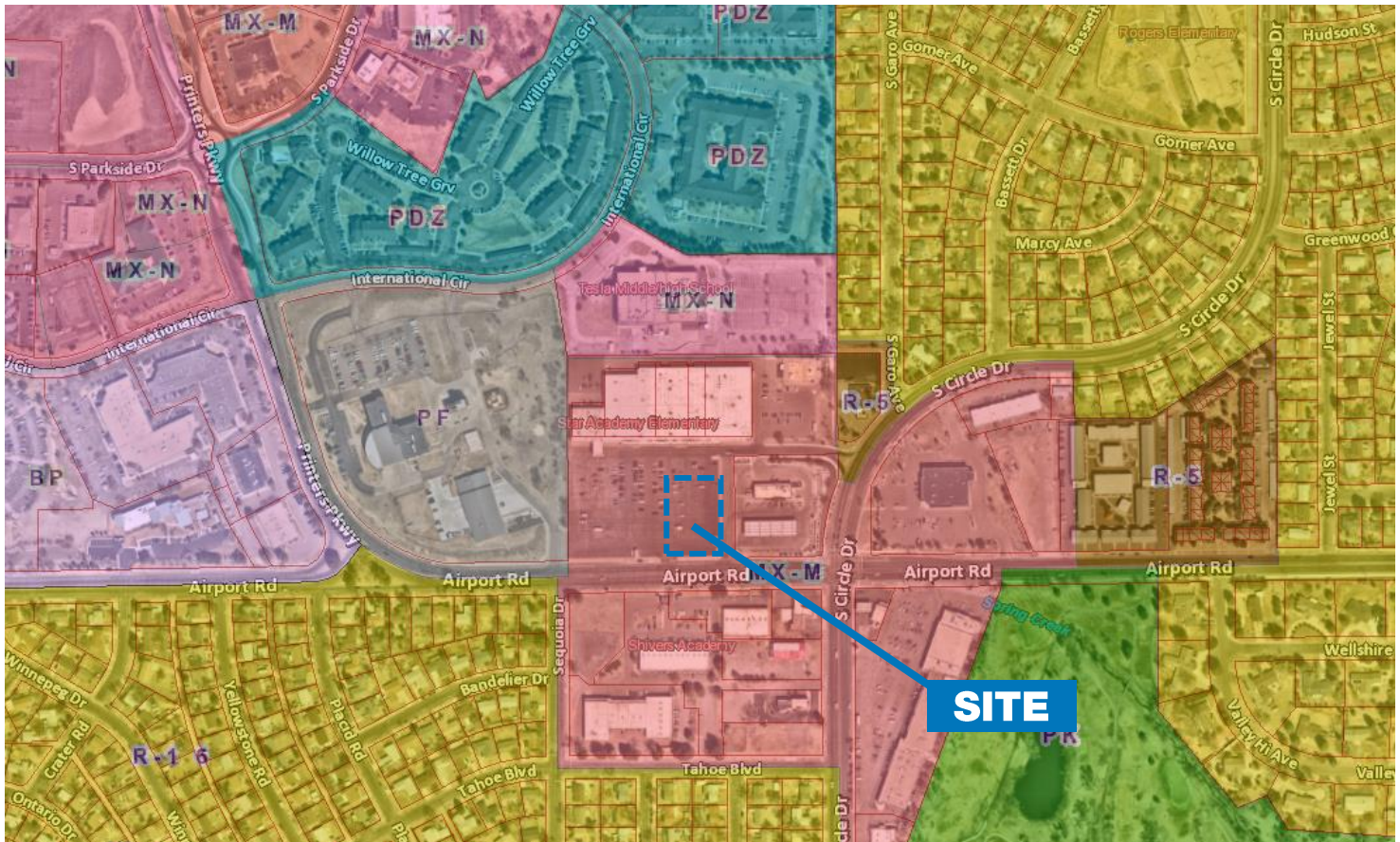
Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	MX-N	Middle & High School	N/A
West	PF CU	Fire Opps./Training	N/A
South	MX-M	Shopping Center	N/A
East	MX-M, R-5	Gas Station, Church	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	80
Number of Comments Received	1

Public Engagement

One public comment was received in opposition to the project outlining traffic and congestion concerns along the Airport Rd. and S. Circle Dr. intersection, as well as proximity to multiple existing auto wash facilities, making the case that an additional one was not needed. Both the applicant and case planner provided an adequate response to the concerned resident addressing their concerns as they relate to the application (see 'Figure 1_Correspondence_CUDP-23-0018' attachment).

Agency Review

Traffic Impact Study
No comments received.

School District
No comments received.

Parks
Citywide Development Impact Fees for Police and Fire apply to all new and redeveloped residential and nonresidential development. This development will be applicable to CDI and an estimate will be created at time of Development Plan.

SWENT
Include a discussion on how this development would meet all City of Colorado Springs Drainage Criteria Manual water quality and potential green infrastructure requirements (if applicable).

Colorado Springs Utilities
No comments received.

Conditional Use

Summary of Application

This proposal includes a conditional use application with a land use statement to allow for an automobile and light vehicle wash in the MX-M (Mixed Use Medium Scale) zone district. Per the Land Use Statement (See **Figure 2_V3_Landuse Statement_CUDP-23-0018** attachment), the applicant's intent is to construct a new automatic drive through car wash facility with associated vacuum stalls. The proposed structure is one-story with a height of less than 30' at the tallest point and will operate from 7:00 AM through 7:00 PM during winter months and through 9:00 PM during summer months. This type of facility requires onsite employees for operation. The proposed location of the facility is on the Southeast corner of an existing lot, which is located on the northern side of the Airport Rd., just east of the intersection with S. Circle Dr. Currently, the site serves as additional parking for the multi-tenant commercial center. The remaining parking is adequate to serve the existing commercial center.

Surrounding land uses include compatible automotive based uses, such as multiple gas stations, an automotive service garage, as well as other commercial uses. Following the conditional use application, the applicant is required to submit a development plan to be reviewed administratively. With the submittal of the development plan, per the land use statement, it is the applicant's intent to meet all of the requirements set forth by the Unified Development Code without the need for administrative adjustments and/or non-use variances. With regard to the proposed use, within the scope of this applications review, outside agencies have not identified any issues related to the proposal.

This application was subject to the standard public notification process. During which, only one comment was received in opposition to the project. Overall, this use is surrounded entirely by compatible commercial and civic uses that provide separation from the nearby residential zones. Additional requirements such as site lighting, sound mitigation, traffic, as well as parking will be addressed within the scope of the development plan review. However, the applicant has addressed all of these items in their landuse statement and fully intends to meet all UDC requirements, and in some instances exceed them.
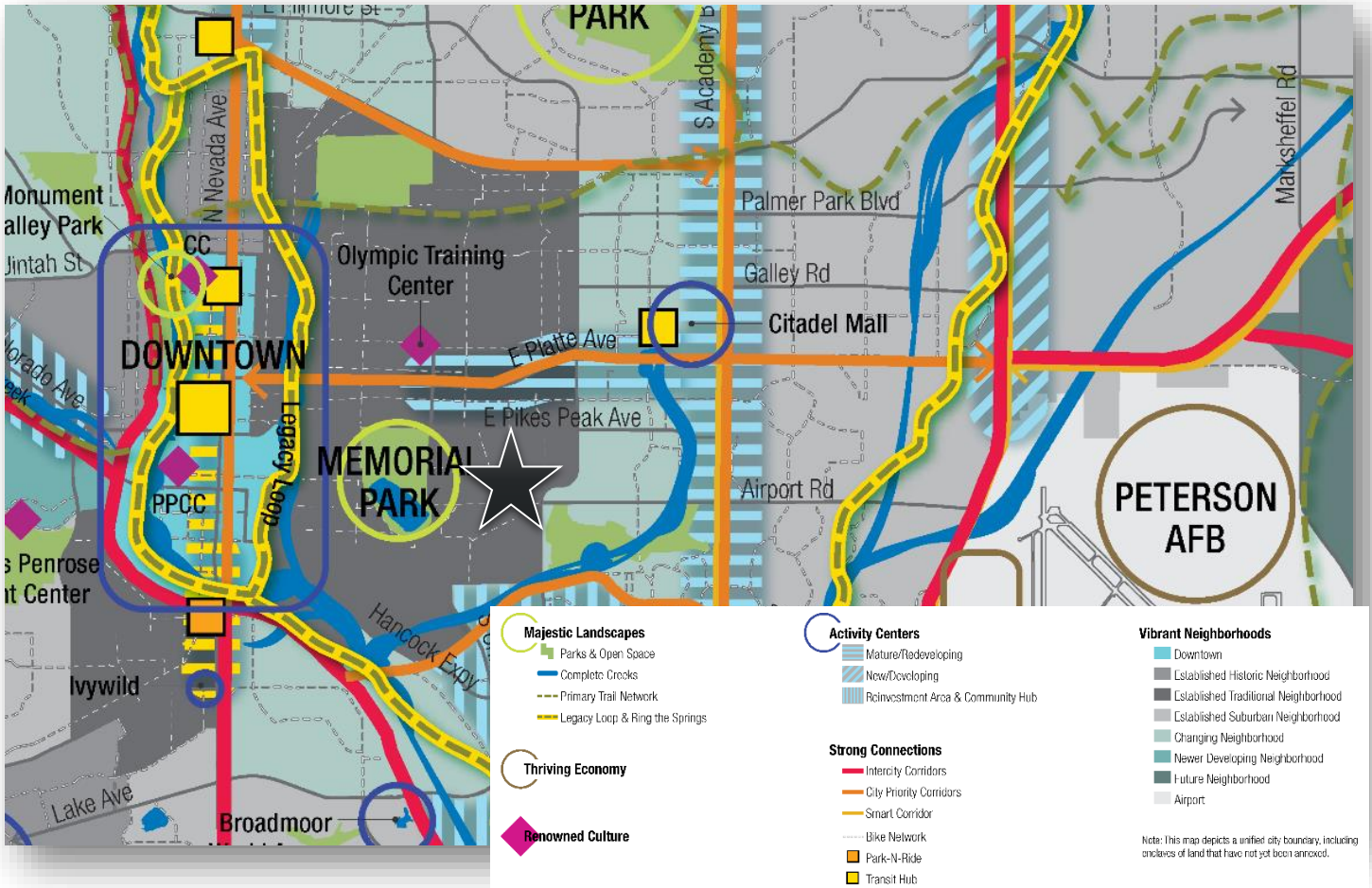
Section 7.5.601.B.3. of the City's Unified Development Code states that if a development plan does not accompany the Conditional Use application, then a Land Use Statement must address the following items:

a. Proposed land uses, housing densities (as applicable), and development intensity;

b. Compatibility with adjacent development patterns; and

c. Impact to adjacent developments including but not limited to light, noise, and traffic.

After review of the application materials, staff is in support of this use allowance in the MX-M (Mixed-Use Medium Scale) zone district, as the above criteria has been sufficiently addressed. Additional development standards and requirements will be addressed when the development plan application is submitted in tandem with outside review agency review.

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Compliance with PlanCOS

PlanCOS Vision

According to the PlanCOS Vision Map, the project site will be located within an Established Traditional Neighborhood that closely borders a Changing Neighborhood. Established Traditional Neighborhoods see less development than other changing and newer neighborhoods. Provided that the chosen location of this site is on a large, underutilized surface parking lot, which has been identified by the site's initial development plan from 2002 as an area for future development, this project therefore constitutes as infill development. Furthermore, both the surrounding zoning and land use patterns are compatible with the proposed use.
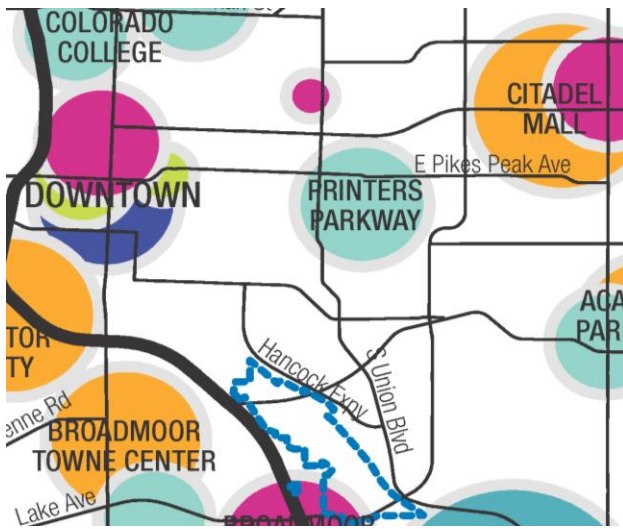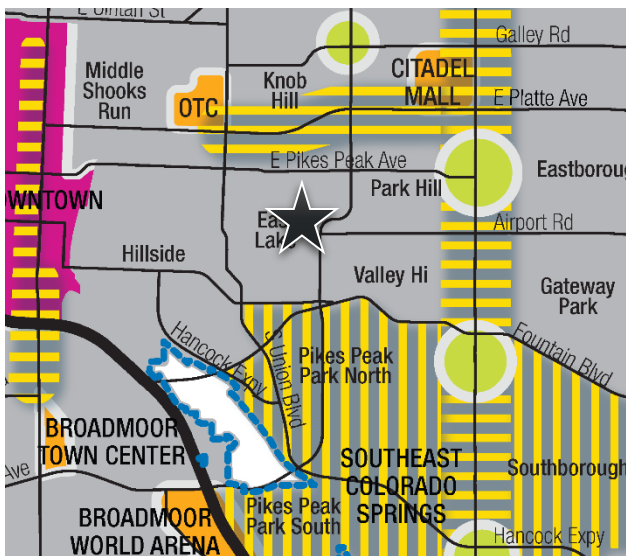
Thriving Economy

Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places.

Unique Places

Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.

Strategy UP-2.A-2: Provide opportunities for redevelopment by identifying and supporting catalyst projects in underutilized locations such as disinvested shopping centers and business parks, former "big box" retail spaces, and no longer needed school buildings.

Strategy UP-2.A-5: Revise zoning and building regulations to be more streamlined and flexible regarding infill, redevelopment, and mixed-use development, especially in older, underutilized commercial areas.

Strategy UP-2.A-6: Consider adoption of zoning regulations and design guidelines for identified mature and developed areas to encourage building use and orientation towards the street and public realm.

Recommendation

CUDP-23-0018

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.