

Quick Facts

Applicant

Hailey Peterson, Lonestar Builders

Property Owner

Joan Z. Hamilton

Address / Location

3002 South Academy Boulevard

TSN(s)

6434408010

Zoning and Overlays

Current: MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)

Site Area

1.97 acres

Proposed Land Use

Automobile and Light Vehicle Wash

Applicable Code

UDC

Project Summary

The applicant is proposing an Automobile and Light Vehicle Wash facility at this location which will include an automatic car wash with associated vacuum stalls.

File Number	Application Type	Decision Type
CUDP-23-0022	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	Pinehurst Addition #1	1969
	Pinehurst Addition #2	1969
Subdivision	Boychuk Subdivision Fil #5	1989
Master Plan	South Academy Economic Opportunity Zone	2014
Prior Enforcement Action	N/A	

Site History

The subject property, is part of the Boychuk subdivision plat. The site is currently used as a and a taco and burger restaurant. The site was previously subdivided to allow for the individual ownership of these two buildings but will be required to replat as a single lot as part of the development of this application.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and thus was reviewed under the development standards set forth in the UDC (Unified Development Code).

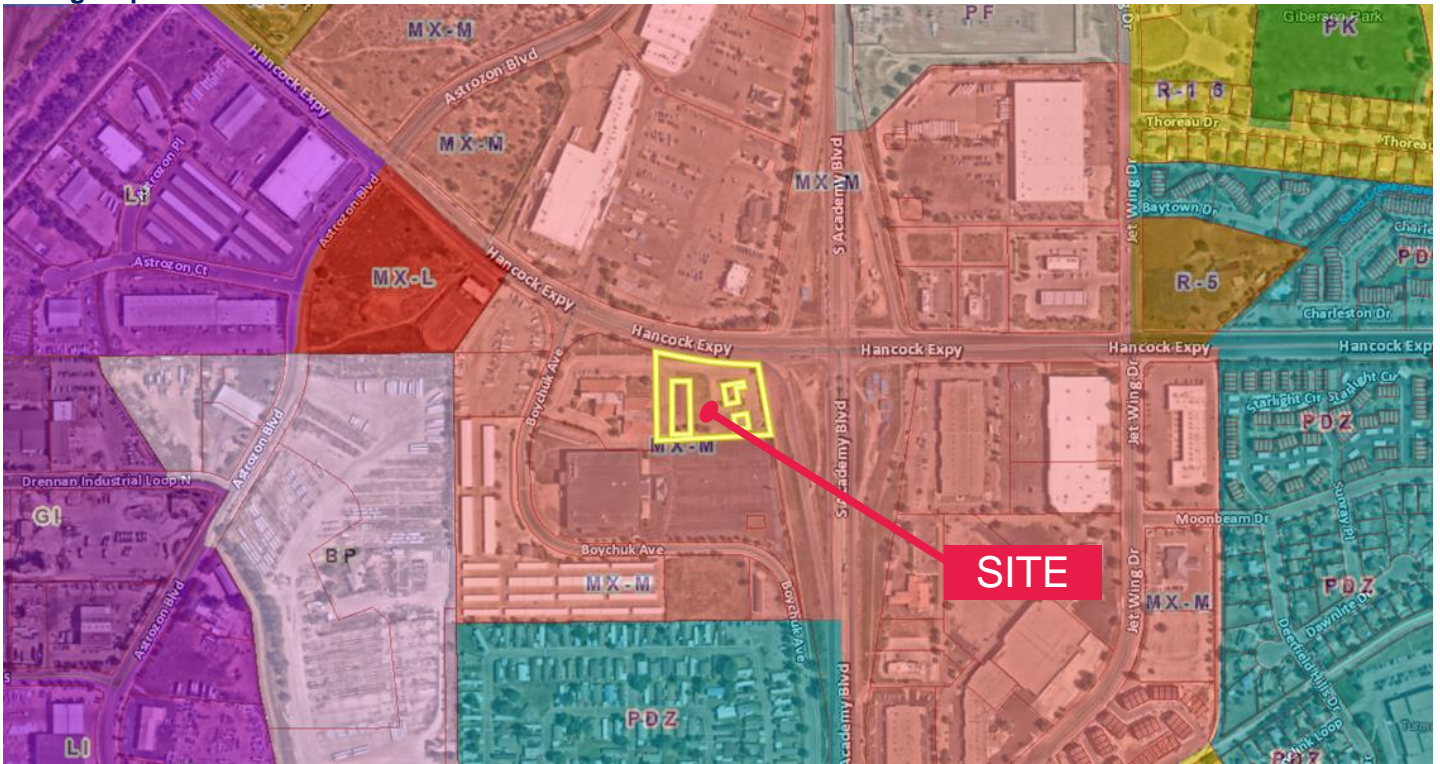
Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)	Commercially Developed	King Scoopers lot with other businesses including a Starbucks
West	MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)	Commercially Developed	Loan and Pawn Shop with attached commercial center
South	MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)	Institution	Victory World Outreach Church

East MX-M/AO (Mixed-Use Medium Scale with Airport Overlay) Commercially Developed Commercial center

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	26
Number of Comments Received	None

Public Engagement

- No neighborhood meeting was held for this entitlement request.
- No public comments were received.

Timeline of Review

Initial Submittal Date October 17th 2023

Number of Review Cycles One

Item(s) Ready for Agenda One

Agency Review

Traffic Engineering

Traffic Engineering provided the following comment regarding traffic impacts to this development

- Per the Traffic Criteria Manual, Appendix A, a traffic impact study is required when a proposed non-residential development has a peak hour trip generation greater than 100 vehicles per hour. Trip generation is based on the square footage of the proposed building. Since a building footprint is not available then Traffic Engineering cannot make a determination of whether the change in use will meet this threshold for requiring a traffic impact study. However, Traffic Engineering at this time is not requiring a traffic study for these reasons:
 - o Based on recent car wash applications and the size of the site, it is likely the peak hour trip generation of the proposed change of use will not meet the criteria for requiring a traffic impact study.
 - o The improvements planned and currently being constructed on Academy Boulevard are likely to accommodate any new traffic generated by the car wash. The improvements on Academy include additional capacity on Academy through the Hancock intersection and a new full movement signalized intersection on Academy south of Hancock. This new intersection was identified in the Hancock/Academy PEL study and will provide access to property on the southwest corner of the Academy/Hancock intersection. The PEL study included new traffic generated by changing uses at the Hancock/Academy intersection. The study showed adjacent signalized intersections operating with Level Of Service (LOS) D or better conditions during the peak hours.
 - o The proposed change in use is not asking for new access to either Hancock Expressway or Academy Boulevard.
- At the development plan submittal the City Traffic Engineering will require the following:
 - o A trip generation analysis to determine if the change in land use will meet the trip generation threshold to require a traffic study per the criteria stated above.
 - o An on-site queuing analysis to determine if there is adequate on-site space to store queued vehicles.
- A traffic study will be required at the development plan if the applicant proposes new access to Hancock Expressway. However, City Traffic Engineering could still require a traffic study for conditions or concerns not fully known at this time.

SWENT (Stormwater Enterprise)

No comments received. Comments will be provided at the time of the development plan entitlement.

Colorado Springs Utilities

Comments will be provided at the time of the development plan entitlement.

Conditional Use with a Land Use Statement

Summary of Application

A carwash, which is classified in the UDC as "Automobile and Light Vehicle Wash" use type, is 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 rezoning 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 changed the proposed car wash from a permitted use to a conditional use on this site.

Application 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. UDC allows for a conditional use to be reviewed with a land use statement (a glorified project statement) or with a development plan. This is a new entitlement process option for conditional use application requests with the newly adopted UDC.

The project team chose to submit a conditional use request with a land use statement (see "Project 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.

UDC Code Section 7.5.601.B.3 and 7.5.601.D.2

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. Also, below please see the bulleted specific review criteria contained in 7.5.601.D.

Staff believes that the potential impacts to city infrastructure can be mitigated through the development plan review and that there would be no adverse impacts to the surrounding area given the auto-oriented nature of the surrounding land uses.

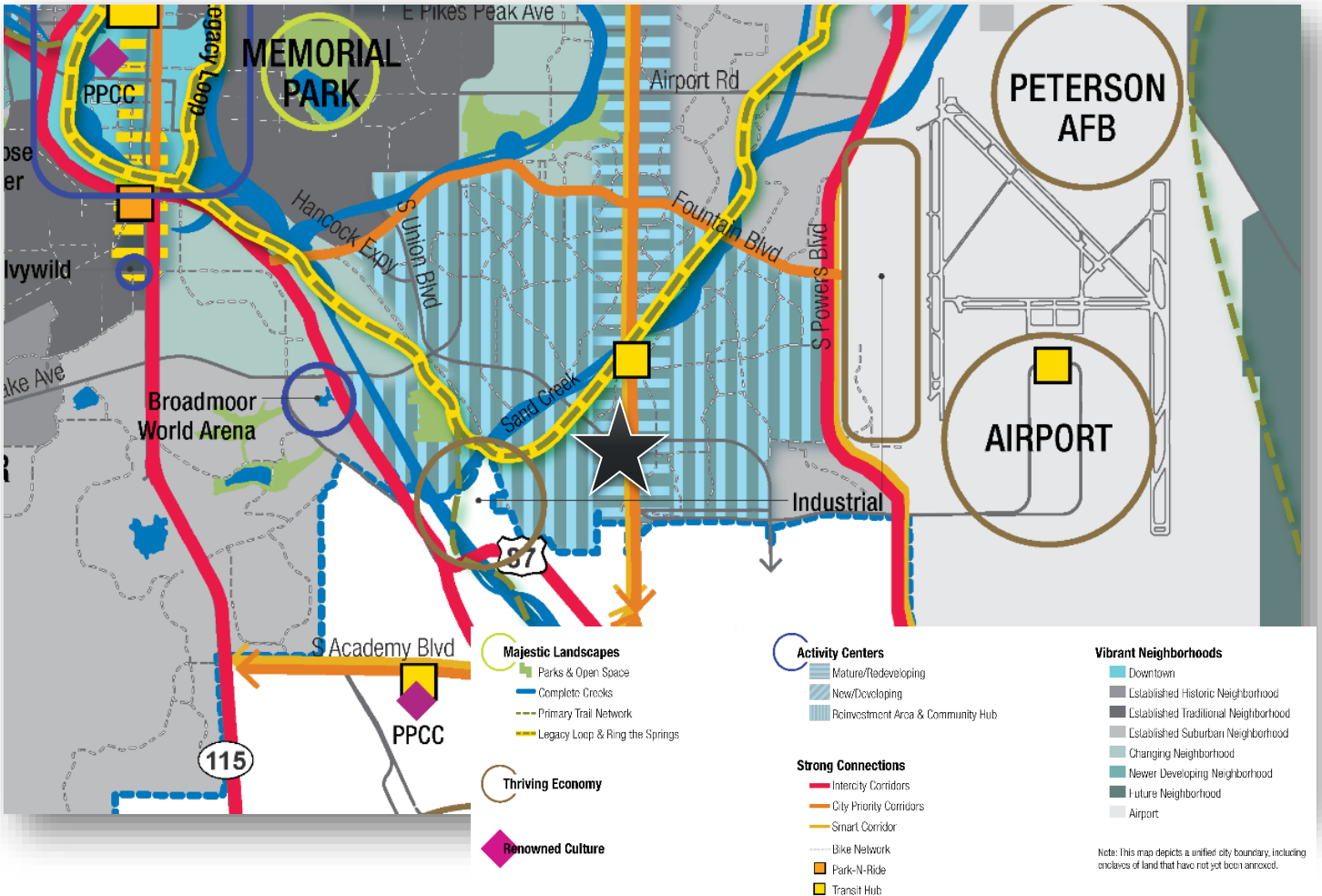
- The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse 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.

Compliance with Relevant Guiding Plans and Overlays

The project area is part of the Academy Boulevard Corridor Great Streets Plan and more specifically the South Academy Economic Opportunity Zone Action plan. These plans are operative; however, they do not have a land use recommendation and are mostly transportation and economic development plan recommendations. The Academy Boulevard Corridor Great Streets Plan does recommend that we encourage incorporation of both local street and non-motorized connectivity to be addressed in all applicable development plans which will be considered during the development plan review.

Compliance with PlanCOS

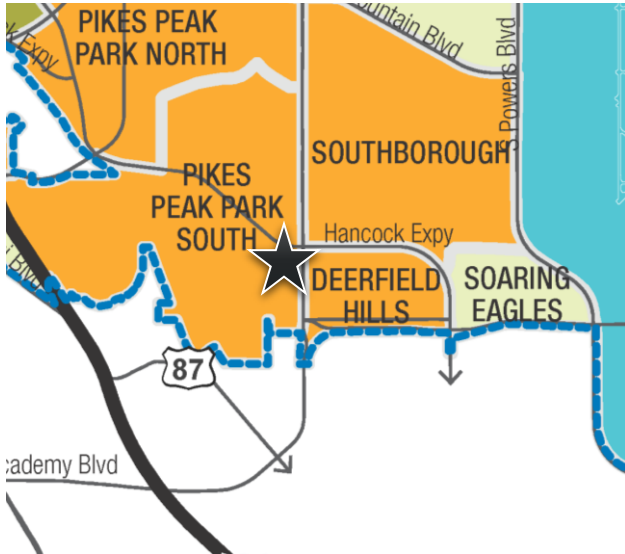
PlanCOS Vision



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 identified as a "Mature/redeveloping Activity Center".

Mature/Redevelopment Corridors are corridors that line older arterial streets including current or former state highways. These corridors are characterized by, "a combination of retail uses and auto-oriented services developed in a typical in-line retail pattern, with multiple curb cuts, individual parking lots, cluttered signage, and small lots. These corridors represent significant infill and redevelopment opportunities.

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



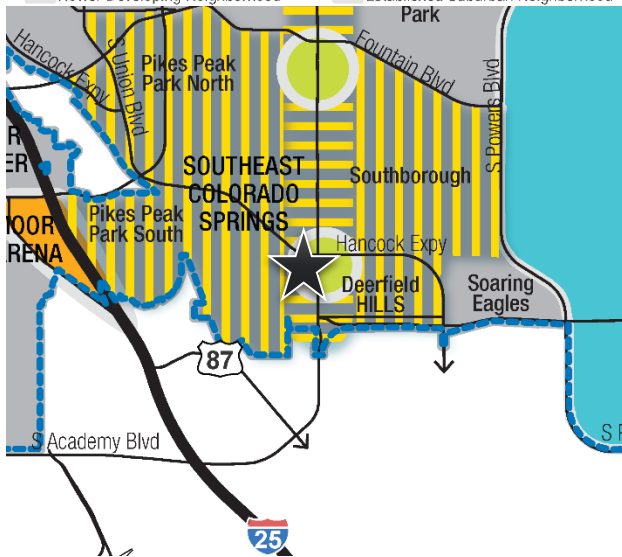
Vibrant Neighborhoods

In the Vibrant Neighborhoods chapter, PlanCOS recognizes the integration of mixed-use development in neighborhoods supports the creation of vibrant neighborhoods. The subject property is in a Changing Neighborhood which is referenced in PlanCOS as needing attention, reinvestment and land use change. This area is also, “expected to see more infill and redevelopment than other areas of the city”.

- Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

Predominant Typology

- Downtown
- Established Traditional Neighborhood
- Newer Developing Neighborhood
- Established Suburban Neighborhood



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

Unique Places

The property is within the Mature/Redeveloping Corridor as well as a Community Activity Center. The classification as a Community Activity Center coincides with the location of King Scoopers across the street. PlanCOS calls for a well-integrated mix of uses surrounding the shopping center. Considering this area is heavily auto oriented, a car wash would be a fitting land use for the area. The policies within this section of PlanCOS that are met by this application are listed below.

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

Statement of Compliance

CUDP-23-0022

After evaluation of the Conditional Use the application meets the review criteria.