



AUTOWASH – 5975 TUTT CENTER POINT

Planning Commission November 17, 2023

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

Battista Design Group

Property Owner

Stetson Business Park, Inc

Developer

Autowash Companies

Address / Location

5975 Tutt Center Point

TSN(s)

5319216023

Zoning and Overlays

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

Site Area

1.08 acres

Proposed Land Use

Automobile and Light Vehicle Wash

Applicable Code

UDC

Project Summary

The applicant is proposing a carwash facility at this location which will include three enclosed, self-service car wash bays, three in-bay automatic wash bays, and two dedicated enclosed dog wash stations with associated parking and vacuum islands.

File Number	Application Type	Decision Type
CUDP-23-0017	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	Stetson Hills Annexation #1	6/1/1984 (Ordinance 84-65)
Subdivision	Stetson Center Filing No 1 Plat	11/8/2007
Master Plan	Stetson Hills	1/22/2020; Implemented
Prior Enforcement Action	N/A	

Site History

The subject property, Lot 12, is part of the Stetson Center subdivision plat. There is only one developed lot within the subdivision which is the Young Scholars Academy. There is a development plan in review but not approved for the northwest corner lot of the subdivision for a self-storage facility. The property is located within the Stetson Hills Master Plan which is considered implemented.

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)	Vacant	
West	MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)	Vacant/Institutional	Young Scholars Academy
South	R-1 6/AO (Single-Family – Medium with Airport Overlay)	Single Family Residential	

East R-1 6/AO (Single-Family – Medium with Airport Overlay) Single Family Residential

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	217
Number of Comments Received	Two

Public Engagement

- No neighborhood meeting was held for this entitlement request.

- Public comments received in opposition expressed general concerns of traffic, noise, too close to residential homes, and too many car washes in the area and in Colorado Springs in general (see **“Public Comment” attachment**).
- The applicant provided a written response to the received public comments (see **“Public Comment Response” attachment**).

Timeline of Review

Initial Submittal Date	August 1st, 2023
Number of Review Cycles	Two
Item(s) Ready for Agenda	One

Agency Review

Traffic Impact Study

Traffic Impact Study was conducted at time of Subdivision with this lot being projected as an office. Traffic Engineering did not recommend a traffic study, however an amended traffic impact study could be requested during the development plan review which would be required prior to the construction of the car wash.

SWENT (Stormwater Enterprise)

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

Colorado Springs Utilities

No comments received. Comments will be provided at the time of 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 rezone 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. The 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

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. Staff believes that the potential impacts to city infrastructure can be mitigated through the development plan review and that adverse impacts to the surrounding area can be mitigated through the conditions of approval that follow:

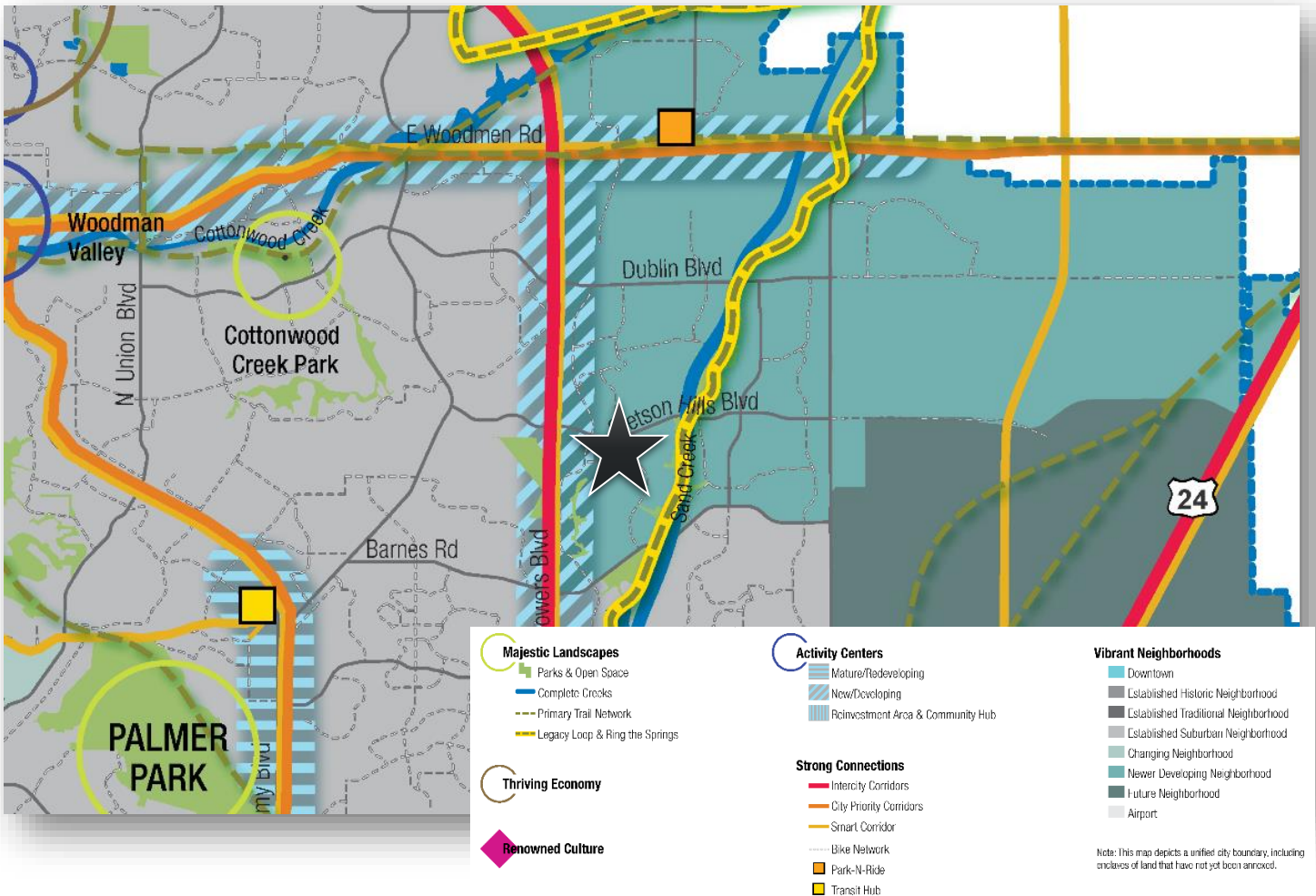
- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development along Tutt Boulevard.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along Tutt Boulevard. If site utilities along Tutt Boulevard limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at time of the development plan review.
- Permissible noise levels between residential and commercial zones shall not exceed City Code Section 9.8.104.
- Exterior structure and site lighting shall be directed inward to the site and away from the residential development along the south of Tutt Boulevard.

Staff believes that these conditions would result in a use that would limit the adverse impacts of the site by shielding the residential property from the light and noise impacts of a commercial use. Limiting the hours of the use would further remove the potential of noise from the vacuuming and washing apparatus from impacting the nearby residences.

Compliance with Relevant Guiding Plans and Overlays

As previously mentioned, the Stetson Hills Master Plan has been implemented and no longer guides development for the area. The Master Plan did however call this property to be community commercial which is consistent with the development proposal. The airport overlay does not restrict this use classification and the airport will review the development plan once submitted.

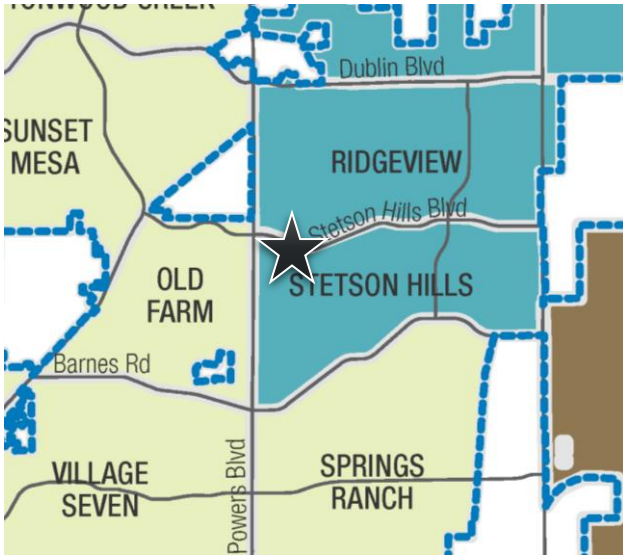
PlanCOS Vision



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 "Newer Developing Neighborhood".

The goal of the 'Newer Developing Neighborhood' is to "is to ensure the further application of amenities and best practices within these neighborhoods in order to enhance their livability and adaptability as they mature." Emerging Neighborhoods are found in newer areas of the city, now farthest from Downtown. Actively managed, privately initiated master plans typically guide their initial development and can be refined and updated for not-yet-developed properties. Such adaptations are a focus of this Plan, as development in these neighborhoods should consider the impact that proposed development has on existing infrastructure and neighborhoods.

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



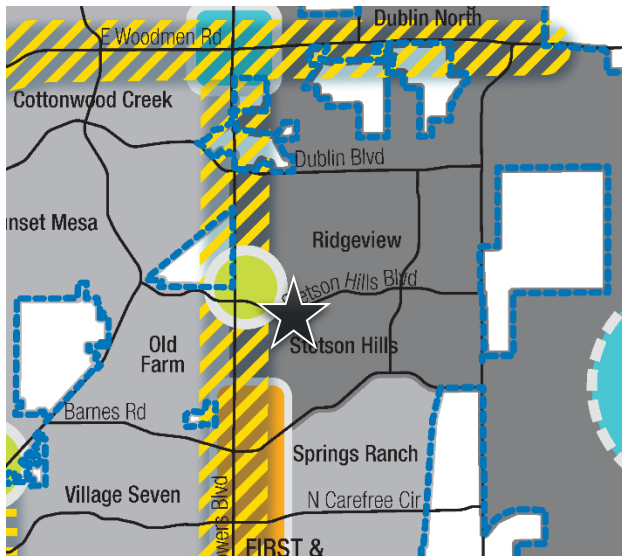
Predominant Typology



Vibrant Neighborhoods

In the Vibrant Neighborhoods chapter, PlanCOS recognizes the integration of mixed-use development in neighborhoods supports the creation of vibrant neighborhoods.

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



Predominant Typology



Unique Places

The property is within the “Neighborhood Centers” typology which provides a focal point of community life and services at a neighborhood scale. Neighborhood Centers “are smaller-scale limited impact places that fit into the neighborhood fabric and provide benefits and amenities for residents and other users from a local area.”

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

Statement of Compliance

CUDP-23-0017

After evaluation of the Conditional Use the application meets the review criteria with the following conditions:

- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development along Tutt Boulevard.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along Tutt Boulevard. If site utilities along Tutt Boulevard limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at time of the development plan review.
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