

## Baxter, Tamara

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**From:** Krista Clayton <k\_clayton4@live.com>  
**Sent:** Thursday, July 27, 2023 1:00 PM  
**To:** Baxter, Tamara  
**Subject:** Record Number: CUDP-23-0014

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Good afternoon Ms. Baxter,

I'm emailing in regards to a Developmental Proposal my family received in the mail. It's for the Autowash at 6783 N. Carefree Circle in Colorado Springs, CO.

This is an ever growing community and this Autowash is NOT needed in this location. We have at least 5 car washes within 2 miles of this location. There is one at Tutt called Tommy's Car Wash, one on Tutt and Barnes called Quick Quack, one on Powers and Barnes called Take 5 Car Wash, one on Constitution and Tutt called Big Wave Car Wash and then another Quick Quack car wash at Constitution and Marksheffel.

We do not need a car wash in this location.

Thank you and if you have any questions please let me know,

Nancy Ehrhardt, Douglas Clayton and Krista Clayton  
6712 McEwan St  
7196491814

**Baxter, Tamara**

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**From:** David Duke <1dukeskywalker@gmail.com>  
**Sent:** Wednesday, August 2, 2023 3:46 PM  
**To:** Baxter, Tamara  
**Subject:** Autowash, record number: CUDP-23-0014

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NO, please do not put in an autowash at 6783 N. Carefree Circle.

- 1: Car Wash businesses belong in a more commercial/industrial area and not in a neighborhood.
- 2: Have you ever seen an auto car wash place like this that is maintained and not a trash magnet? I haven't.
- 3: The traffic at that intersection is horrible enough already. During times in the morning and afternoon, cars can be backed up 1/4 mile or more on Peterson coming north. Going north on Peterson is also backed all the way past Pony Tracks trying to turn left onto N. Carefree. This means that cars can't access right and left turns onto Peterson from Pony Tracks as well because of congestion in that intersection.
- 4: We don't need another estimated 450 cars per day entering and exiting in addition to the above traffic.

Thank you for considering,

David Duke

**Baxter, Tamara**

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**From:** Fontecchio, Candy  
**Sent:** Sunday, August 6, 2023 10:43 AM  
**To:** Baxter, Tamara  
**Subject:** FW: Auto wash development CUDP-23-0014

For you!

-----Original Message-----

From: Brigitte Moore <brigitte.moore22@gmail.com>  
Sent: Sunday, August 6, 2023 9:41 AM  
To: Fontecchio, Candy <Candy.Fontecchio@coloradosprings.gov>  
Subject: Auto wash development CUDP-23-0014

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Hi,

I'm a current resident, of a household directly affected by the proposed car wash to be built on the corner of N. Carefree and Peterson. I am a new mom as well as a teacher in the district. This email is intended to express my EXTREME disagreement with this development. Having a car wash built 50 yards away from our home where we are currently raising a 4 month old, will cause an increase of traffic, noise, litter, disruption, and will drastically decrease the peace in our household. We do not want to move and would like this to be our home that we raise our daughter in, but a car wash will push us to look to move elsewhere. There is already a Kum n Go, a new Starbucks and a high school that attracts many vehicles and pedestrians. There are multiple car washes in the area, the closet one less than a mile away from my house. I find this proposed development undesirable and very unnecessary. I am BEGGING that this proposed development gets cancelled, as it would drastically change our life.

Respectfully,  
Brigitte Moore

## Baxter, Tamara

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**From:** Hurst, Cynthia  
**Sent:** Monday, August 7, 2023 8:32 AM  
**To:** Baxter, Tamara  
**Subject:** Opposition for the carwash at Carefree and Peterson Rd

Hi,  
I am going to copy the opposition statement for your records below

## Request Details #14141522

Hi,  
I'm a current resident of a household directly affected by the proposed car wash to be built on the corner of N. Carefree and Peterson. I am a new mom as well as a teacher in the district. This email is intended to express my EXTREME disagreement with this development. Having a car wash built 50 yards away from our home where we are currently raising a 4 month old, will cause an increase of traffic, noise, litter, disruption, and will drastically decrease the peace in our household. We do not want to move and would like this to be our home that we raise our daughter in, but a car wash will push us to look to move elsewhere. There is already a Kum n Go, a new Starbucks and a high school that attracts many vehicles and pedestrians. There are multiple car washes in the area, the closet one less than a mile away from my house. I find this proposed development undesirable and very unnecessary. I am BEGGING that this proposed development gets cancelled, as it would drastically change our life.

[brigitte.moore22@gmail.com](mailto:brigitte.moore22@gmail.com)



*Cindy Hurst*  
*Business Specialist II*  
**Phone:** (719) 385-5351  
**Email:**  
[Cynthia.Hurst@coloradosprings.gov](mailto:Cynthia.Hurst@coloradosprings.gov)

**Land Use Review Division**  
**Planning & Community Dev.**  
30 South Nevada Ave, Suite 701  
Colorado Springs, CO 80903  
**Phone:** (719) 385-5905

## Baxter, Tamara

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**From:** Kiki Isham <kiki.isham@advantageit.tech>  
**Sent:** Monday, August 7, 2023 4:34 PM  
**To:** Baxter, Tamara  
**Subject:** Autowash - CUDP-23-0014

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To whom it may concern,

I received a green card in the mail about a proposed property going up in our neighborhood. The proposed development is an Autowash to be placed on 6783 N. Carefree Circle Colorado Springs CO 80922.

I would like to state my opposition to this project and relay a message that a carwash in this area would be an absolutely horrible idea. The primary reason for this is the safety of the children in this area. That corner is a very busy corner throughout the day as it is, due to Sandcreek High School being on that corner. There are so many children that walk to and from school. The proposal says there would be around 450 vehicle trips per 24hrs. We can very much assume that between the hours of 10pm and 7am there will be very little traffic. Generously saying there would be 25 during those hours means that from 7pm-9pm would average around 30 vehicles per hour with an already congested traffic due to the school. These added vehicles would not be a good thing as this additional traffic means more vehicles around kids walking. A year or so ago, we got one of these and this land was to be used for a "coffee shop". I understand that this is a business zoned area and at some point there will be a business on that land. If it is a coffee shop, that would be one thing. Kids could go there during their break, they could study while having a coffee etc. However, adding something to the land only to be utilize by added traffic would be detrimental to our community and the safety of the children of Sandcreek High School. Please DO NOT approve an Autowash going on this corner! It is far too dangerous!

If you require any additional information from me, or any further comments, please do not hesitate to contact me!

My address is:  
3497 Heather Glen Drive  
Colorado Springs CO 80922

Thank you,

-

Kiki Isham | CEO  
O: 719.375.2111 ext: 101 | C: 719.661.0077  
[kiki.isham@advantageit.tech](mailto:kiki.isham@advantageit.tech)



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## Baxter, Tamara

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**From:** Kiki Isham <kiki.isham@advantageit.tech>  
**Sent:** Monday, September 18, 2023 7:14 PM  
**To:** Baxter, Tamara  
**Subject:** Re: CUDP-23-0014 \_Autowash Conditional Use with Land Use Statement resubmittal

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Tamara,

Here is my response to the their response.

The response received does not answer but redirects the point of the danger of traffic you are adding. Traffic will naturally increase because of additional businesses being added to the corner. The main concern about a carwash is that these are not stop and stay a while, these are stop, wash and go. Kids currently walk though this field, around this field, on the sidewalks because of Sandcreek high school. The car wash projects a traffic count of around 430 cars. As such they will shoot low hoping for higher projections. 430 is a low projection. Like my original message said we can assume that the car was will see barely anything from the hours of 7pm to 7am. That means that on average we will have 35 cars in and out of the car wash per hour. 1 car every 2 minutes. There are way too many kids around to put the car wash on this corner. There is a corner across the street that may work, as it is bigger and more removed from the school. Even that though is a stretch as there is still plenty of child foot traffic. My message is simply about protecting kids. The Starbucks already took a sidewalk away from them, and will have added traffic in the drive through. We do not have the street infrastructure to support more traffic. Heather Glen is a perfect example of that. With all the cars parked on the street it has been come a one lane street. The streets in the area cannot support any more overflow traffic and regardless of what they say, the traffic will increase. No business is going to put something in that they don't expect to have growth. Again, I understand this is zoned for business. I am not opposed to all businesses coming in on this land. I think that certain other businesses could be great, and compliment that a school is close. A car wash does not do that. A car wash brings in potential accidents that this area does not need. Please do not allow them to build this car wash!

Thank you,

-

**Kiki Isham** | CEO  
O: 719.375.2111 ext: 101 | C: 719.661.0077  
[kiki.isham@advantageit.tech](mailto:kiki.isham@advantageit.tech)



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**From:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Date:** Tuesday, September 12, 2023 at 8:48 AM  
**To:** Kiki Isham <kiki.isham@advantageit.tech>  
**Subject:** RE: CUDP-23-0014 \_Autowash Conditional Use with Land Use Statement resubmittal

Ms. Isham,  
Please feel free to send me an email.  
Your comments will be part of the public record and will be provided in the packet that is provided to City Planning Commission.  
Let me know if you have any additional questions.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**From:** Kiki Isham <kiki.isham@advantageit.tech>  
**Sent:** Monday, September 11, 2023 5:25 PM  
**To:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Subject:** Re: CUDP-23-0014 \_Autowash Conditional Use with Land Use Statement resubmittal

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Hey Tamara,



Is there a forum, or what is the best way for me to respond to the builders response? They didn't really answer my questions or concerns about how the increase traffic being next to a school is not a good idea. If there is someone or some way you would like me to respond formally please let me know.

Thank you,

-

**Kiki Isham** | CEO

O: 719.375.2111 ext: 101 | C: 719.661.0077

[kiki.isham@advantageit.tech](mailto:kiki.isham@advantageit.tech)



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**From:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

**Date:** Friday, September 8, 2023 at 1:32 PM

**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

**Subject:** RE: CUDP-23-0014 \_Autowash Conditional Use with Land Use Statement resubmittal

My apologies.

Attached are some directions to be able to view the resubmitted documents online.

The city file # is CUDP-23-0014



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**From:** Baxter, Tamara

**Sent:** Friday, September 8, 2023 1:29 PM

**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

**Subject:** CUDP-23-0014 \_Autowash Conditional Use with Land Use Statement resubmittal

Good Afternoon,

You are receiving this email as you have expressed an interest in this proposed project at 6783 N Carefree Circle.

All submitted documents are available.

The project team has made a resubmittal.

Please let me know if you have any additional questions.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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