

**TOWN OF ERIE
PLANNING COMMISSION MEETING
September 15, 2021**

SUBJECT: **PUBLIC HEARING**
Special Review Use
Resolution P21-14: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve a Special Review Use for a car wash on Lot 5 of Vista Ridge Filing No. 6, 2nd Amendment
Site Plan
Resolution P21-15: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve a Site Plan for a car wash on Lot 5 of Vista Ridge Filing No. 6, 2nd Amendment

PURPOSE: Consideration of a Special Review Use and a Site Plan to allow a car wash on Lot 6 of Vista Ridge Filing No. 6, 2nd Amendment

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: Chris LaRue, Senior Planner

STAFF RECOMMENDATION:

Special Review Use:
Staff finds the Special Review Use in compliance with the Special Review Use Approval Criteria and recommends the Planning Commission adopt Resolution No. P21-14 recommending approval to the Board of Trustees.

Site Plan:
Staff finds the Site Plan in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt Resolution No. P21-15 recommending approval to the Board of Trustees.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Applicant: Autowash Vista Ridge Real Estate LLC (Dennis Dreeszen)
7005 East 46th Avenue Drive B
Denver, CO 80216

Location:

The site is located at 530 Commons Drive (Lot 5 of Vista Ridge Filing No. 6, 2nd Amendment). The property is bounded by Highway 7 on the south, Commons Drive on the north, a Kum & Go gas station and convenience store to the west, and a vacant lot to the east. The property boundary is in green shading below:



Site Specific Conditions:

- Comprehensive Plan Designation: Community Commercial (CC)
- Zoning: Vista Ridge Planned Development (PD)
- Property Size: 36,305 square feet (0.83 of an acre)
- Existing Use: Vacant Property

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Vista Ridge PD	Vacant – Commercially Designated
WEST	Vista Ridge PD	Kum & Go Gas Station
SOUTH	Vista Ridge PD	Drainage area & Hwy 7
EAST	Vista Ridge PD	Vacant – Commercially Designated

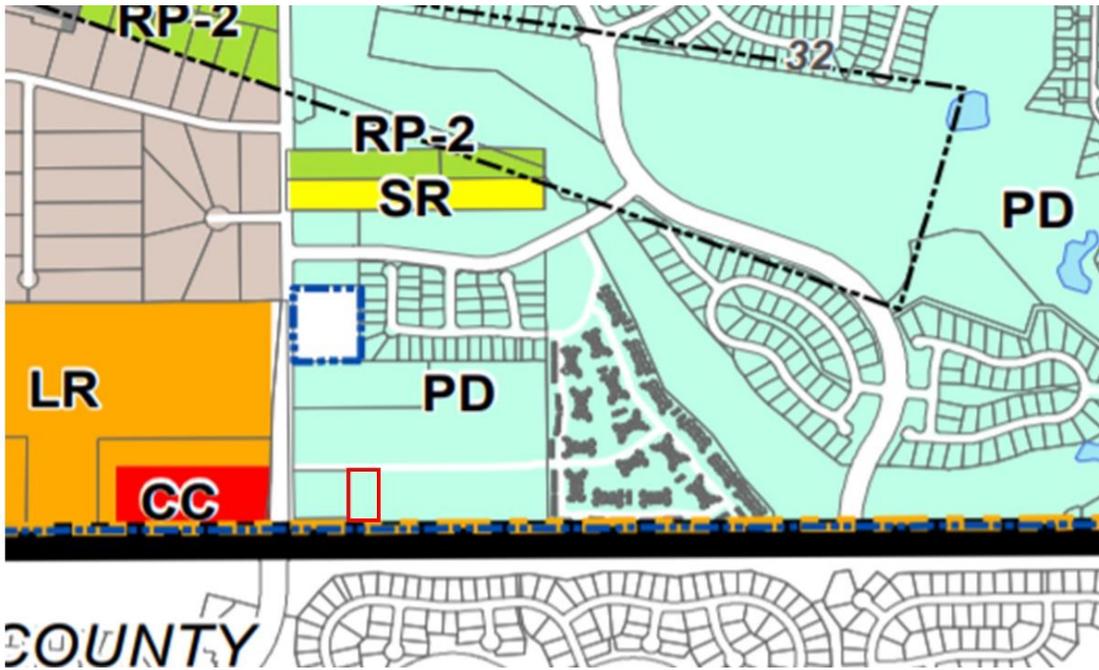
Compliance with Town of Erie Zoning Map and the Vista Ride PD:

Overall, the proposed car wash is consistent with the zoning map and PD. The property is zoned PD-Planned Development and is within the Vista Ridge Development Plan. Where the PD does not address a specific item from the UDC, the Community Commercial (CC) zoning designation of the UDC applies for the commercial areas within the PD. The PD does not specifically list car washes as a permitted use, however, in the UDC, car washes require SRU approval in the CC – Community Commercial zone district.

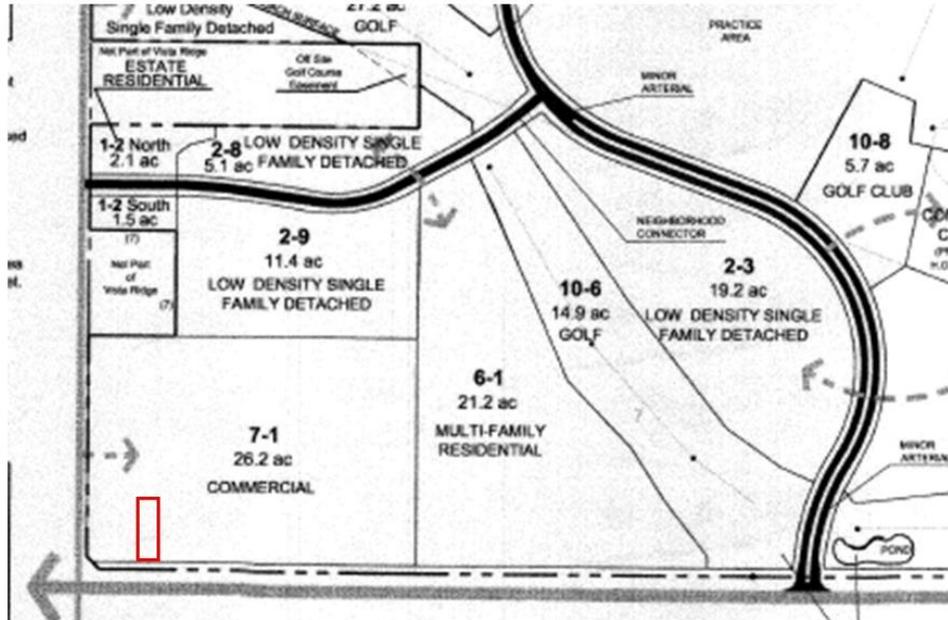
The PD designates this lot and area as within the Commercial Planning Area 7-1. Per the PD Development Plan, the intent of the Commercial Planning areas is to provide for a range of retail goods and services, business and professional services which support residential use, and complimentary public community services and facilities. The PD lists contemplated uses within the Commercial Planning to support the intent. These uses include commercial services, general retail, restaurants and fast food, banks, clinics, offices, nursery schools / day care, gas station/convenience stores, etc. The applicant will be providing a commercial service which will benefit the surrounding community. In addition, the car wash will complement the Kum & Go gas station directly to the west of the site.

Below is the current zoning map and the PD map for the area with the site outlined in a red box:

Zoning Map:



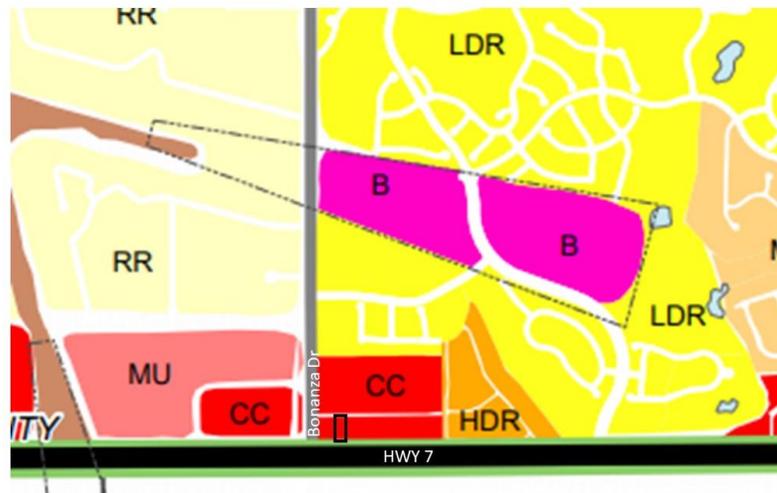
PD Map:



Compliance with Town of Erie Comprehensive Plan:

The applications are generally consistent with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The subject site is designated Community Commercial, which is intended to provide a mix of general retail (e.g. grocery stores, larger retailers) and commercial services in a concentrated and unified setting that serves the local community. The applicant's proposed use as a car wash is categorized within the UDC as a "Vehicles and Equipment" use under the Commercial Uses designation. Use of the site as a car wash will support the goal of providing a needed commercial service for the surrounding area.

Below is the Comprehensive Plan map with the site outlined a black box:



SITE SPECIFIC DEVELOPMENT INFORMATION:

The project proposal consists of a Special Review Use (SRU) and Site Plan applications. In the UDC, car washes require SRU approval in the CC – Community Commercial zone district as detailed in zoning section above.

The applicant is proposing to construct a car wash consisting of a 4,392 square foot building and will contain the following elements:

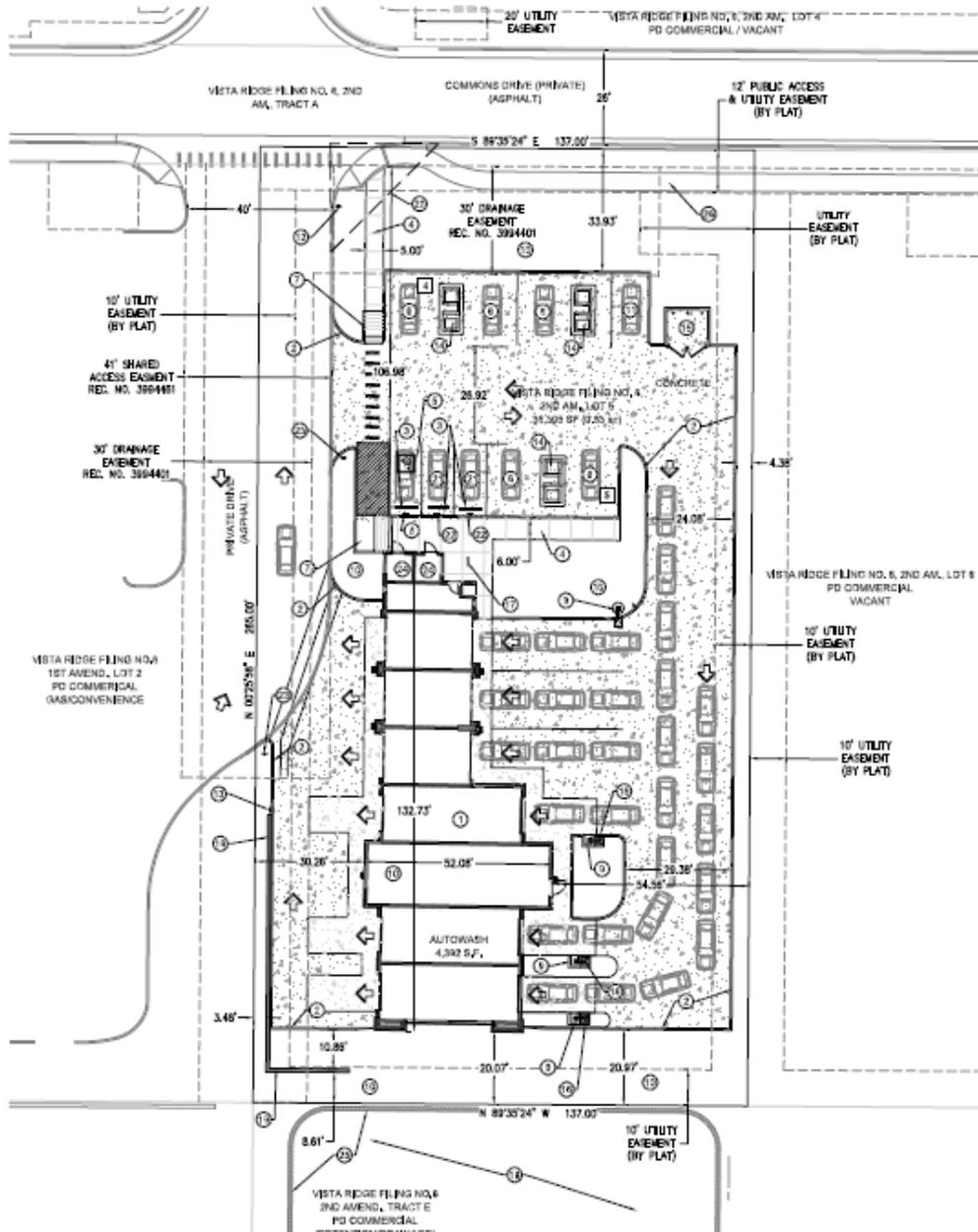
- 3 automatic bays;
- 3 self-serve bays;
- 2 dog wash stations;
- 6 vacuum parking spaces, 2 dog wash parking spaces; & 1 disabled space'
- Stacking spaces for 29 + cars

The improvements are proposed on Lot 5 of the Vista Ridge Filing No. 6, 2nd Amendment subdivision. The car wash is located central to the site with six drive-through lanes for queuing on the east and vacuum and dog wash parking stalls to the north.

Autowash (Lot 5):

- Lot Size: 36,305 square feet (0.83 of an acre)
- Building footprint: 4,392 square feet
- Building Height: 22 feet (Tower: 27' 10")
- Total Employment: 1 employee (visits for maintenance)
- Hours of Operation: 24 hours a day
- The building façade consists of a variety of textures and colors. The walls are a combination of stucco and cultured stone. Changes in roof plane, changes in wall plane, a series of windows and exterior doors, wood corbels and roof supports, and a tower element break up the wall lengths along the perimeter of the building. In addition, awnings are utilized to further enhance the facades and break up the planes.
- The pedestrian entrances for the dog washes faces north towards the parking area.
- Car entrances and exits are located east and west respectively. The overhead doors for vehicle access into the automatic car wash are located on the east and west ends of the buildings on the south side of the site.
- The stone tower feature which includes a larger overhang and wood corbels, will provide visual interest.

Below is the overall site plan for the Autowash:



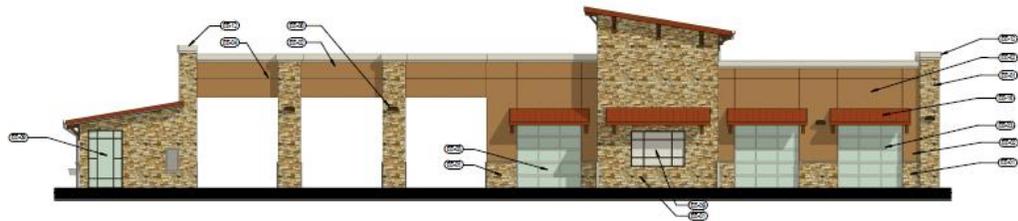
Architecture:

- The Unified Development Code and Vista Ridge Development Plan (PD) requires specific design elements for all Commercial projects. This project appropriately incorporates all the required design features such as: wall articulation every 40 feet, enhanced primary entrance features, and building parapets. The highest portion of the building is 27' 10" tall. The Community Commercial Planning Area of the Vista Ridge PD allows a maximum height of 50 feet. The project is proposing a 1 story building.

Below are the elevations of the proposed building:



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Service Areas:

- The trash enclosure is located on the north eastern portion of the parking lot. It is an enclosed structure that uses the principal building materials of cultured stone.
- Mechanical equipment is ground mounted and is properly screened.
- The three vacuum islands are located between the parking stalls. They are enclosed structures that use the principal building material of cultured stone.

Vehicular Access:

- One access is proposed from the privately owned and maintained shared drive on the north. This access is shared with the Kum & Go gas station (Lot 2, Vista Ridge 6th Filing, 1st Amendment) to the west.

- Easements for cross access between lots 2 and 5 are provided for on the plat.
- Circulation on the site provides for a two-way traffic flow within the parking lot, however, the queuing line for the car was is one way with a one way exit onto the shared access.

Pedestrian Access:

- A detached sidewalk exists along State Highway 7 to the south, however, there is no direct access to this walk from the site due to a drainage area. There is access into the overall development from the Kum & Go site to the west and from Commons Way further to the east.
- A detached sidewalk is proposed along the private road frontage to the north.
- The applicant will construct a pedestrian connection between the sidewalk and the building entrances.
- Bicycle parking is provided at the north part of the building.

Lighting:

- All proposed exterior lights will meet the lighting regulations found in Section 10.6.10 of the Unified Development Code.
- The parking lot will be lit with 14-foot-tall poles with full cut off light fixtures.
- The wall mounted lighting fixture types are full cut-off.
- All lighting levels on the site meet UDC requirements.

Landscaping:

- Street tree, site landscaping, and parking lot landscaping are provided for in the plan.
- Landscaping of the site on Lot 5 exceeds the UDC requirements.

Utilities:

- The development's detention basin is located just south of the site. The site's runoff flows to underground pipes and discharges into the detention basin.
- Town of Erie water is located within the private road to the north. The water service is stubbed into the lot.
- Town of Erie sanitary sewer is located within the private road to the north. The sanitary service is stubbed into the lot.
- Utility service providers for the property are Xcel Energy for electric and natural gas, Century Link Communications for telephone services and Comcast for cable television.

Soils and Geology:

- Historic coalmine maps indicate the site is not undermined or located within a mapped subsidence hazard area.

Parking:

The project proposes nine parking spaces, which includes one ADA stall. Two of the spaces are dedicated to the dog wash stations, and the other parking is contiguous to the vacuum islands. There are 29+ stacking spaces available for the car wash, which meets the UDC stacking requirements. The applicant has submitted a parking analysis since the UDC does not have requirements for a self-service car wash like the one proposed. The Unified Development Code (Section 10.6.6.D.3) allows the applicant to prepare a parking analysis for the widely varying parking characteristics of a project. The analysis looked at 16 other Autowash brand sites across the Denver Metro Area. The results indicate the proposal will provide adequate parking and queuing for the car wash and not result in congestion. Most customers tend to drive off after washing, with a smaller percentage drying in the self-serve bays or vacuum stalls. This same parking model was applied at the Tunnel Car Wash located at 2389 Hwy 7 (Lot 7A Vista Ridge Filing No. 14, 4th Amendment). The only exception to the Tunnel Car Wash was that site plan needed a couple of extra parking spaces for onsite permanent employees.

APPROVAL CRITERIA - STAFF ANALYSIS:

1. Special Review Use

The Special Review Use Application to allow a car wash in the Vista Ridge Planned Development (PD) Zoning District at 2389 State Highway 7 was reviewed for conformance with Erie Municipal Code, Title 10, Section 7.13.C.9 Approval Criteria. Staff makes the following findings.

- a. The proposed use is consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;

Staff: The SRU is consistent with the applicable codes and plans for this car wash use. The SRU is generally consistent with the Town's Comprehensive Master Plan. This area is designated as Community Commercial. This designation promotes a mix of general retail and commercial services that serve the local community. This application is aligned with that designation. In addition, the plan complies with the UDC and PD for Vista Ridge.

- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;

Staff Comment: The proposed use is generally consistent with the purpose of the Commercial Planning Area within the Vista Ridge PD zoning district.

- c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;

Staff Comment: *The proposed use is generally consistent the applicable standards.*

- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff Comment: *The SRU is compatible and complementary with adjacent uses. The property to the west is developed with a gas station and convenience store. The property to the east is permitted to develop with commercial uses.*

- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

Staff Comment: *The SRU is not anticipated to have significant adverse impacts.*

- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

Staff Comment: *Services are currently available to the site.*

- g. Adequate assurances of continuing maintenance have been provided; and

Staff Comment: *The SRU will be located in a proposed building on a site that is subject to the approved site plan and the UDC and Municipal Code requirements of the Town as well as the Vista Ridge PD.*

- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

Staff Comment: *The SRU is not likely to have significant impacts on the natural environment.*

2. Site Plan

The Site Plan was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.23 C.9. Approval Criteria. Staff finds Autowash Site Plan application generally in compliance with the Approval Criteria as listed below.

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;

Staff: *The Site Plan is generally consistent with the Town's Comprehensive Master Plan. This area is designated as Community Commercial. This designation promotes a mix of general retail and commercial services that serve the local community. This application is aligned with that designation.*

- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

Staff: The Site Plan is consistent with the approved Vista Ridge Filing No. 6, 2nd Amendment Subdivision and the Vista Ridge Planned Development.

- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

Staff: The Site Plan complies with all applicable development and design standards set forth in the UDC.

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

Staff: Significant adverse impacts are not anticipated. The applicant has provided adequate screening and landscaping. The vehicular circulation of the site is also designed to avoid any potential conflicts.

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The proposed development is compatible with the character of the surrounding land uses. The Comprehensive Plan promotes a mix of general retail and commercial services that serve the local community. The application includes a commercial service that would benefit the surrounding community. In addition, surrounding properties are zoned for commercial uses which is compatible with the proposed car wash.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held. No one attended the meeting other than the applicants. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	August 25, 2021
Property Posted as required:	August 27, 2021
Letters to Adjacent Property Owners:	August 27, 2021

PUBLIC COMMENTS:

No written public comments have been received for the applications.