

**TOWN OF ERIE
PLANNING COMMISSION MEETING
November 1, 2017**

SUBJECT: PUBLIC HEARING
Lot 7A, Vista Ridge Filing No. 14, 4th Amendment (Vista Ridge Tunnel Car Wash) Site Plan

PURPOSE: Consideration of a Site Plan to construct a new 5,759 sf car wash.

PROJECT NO.: SP-000905-2017

CODE: Erie Municipal Code, Title 10

DEPARTMENT: Planning & Development

PRESENTER: Todd Bjerkaas PLA, Director of Planning & Development

STAFF RECOMMENDATION:

Approval of the Site Plan with conditions.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Applicant: Grant & Dana Huntley
PO Box 99
Brighton, Colorado 80601

Owner: SH7 Marketplace, Inc.
Andy Chaikovsky
9750 W. Cambridge Place
Littleton, Colorado 80127

Project Location: Lot 7A, Vista Ridge Filing No. 14, 4th Amendment (2389 State Highway 7)



Site Specific Information:

- Comprehensive Plan Designation: RC/MDR/HDR – Regional Commercial / Medium Density Residential / High Density Residential
- Current Zoning: PD – Planned Development
- Current Land Use: Vacant
- Proposed Land Use: Car Wash
- Lot Size: 1.492 acres
- Gross Floor Area: 5,759 sf

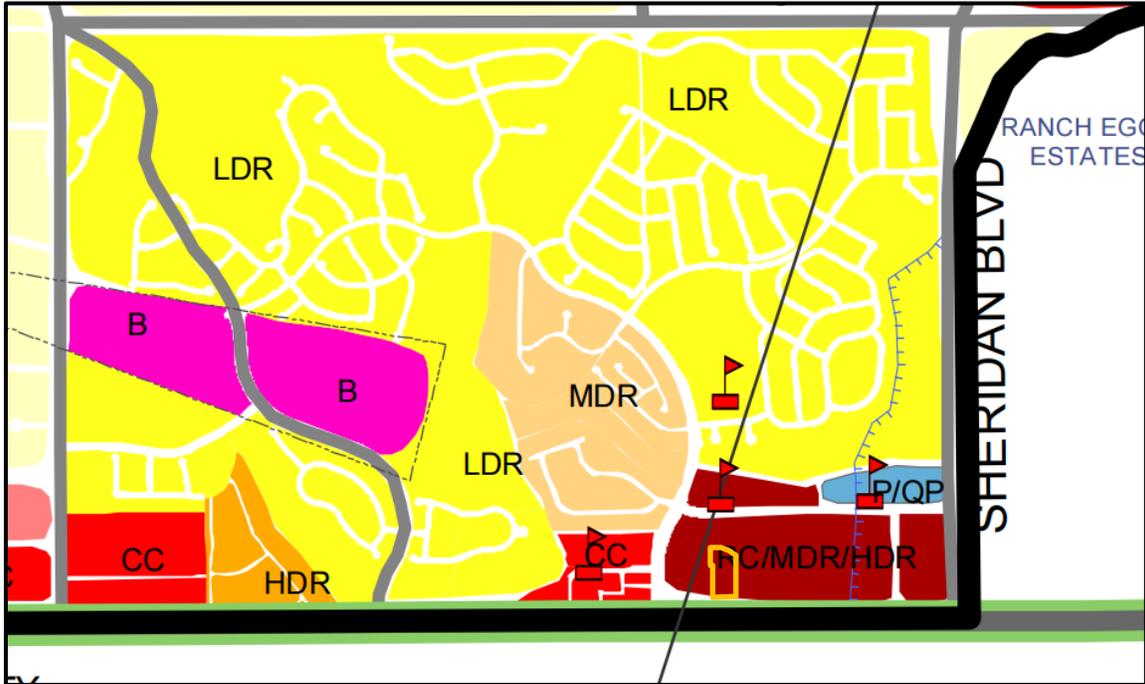
Adjacent Zoning and Land Use:

	ZONING	LAND USE
NORTH	Vista Ridge PD – Planned Development	Multi-Family Residential
EAST	Vista Ridge PD – Planned Development	Vacant Commercial Lot
SOUTH	Broomfield PUD – Planned Unit Development	Single Family Residential
WEST	Vista Ridge PD – Planned Development	Vacant Commercial Lots/ Approved Les Schwab



Compliance with Town of Erie Comprehensive Plan:

The 2015 Comprehensive Plan land use designation for Lot 7A, Vista Ridge Filing 14, 4th Amendment is RC/ MDR/ HDR-Regional Commercial/Medium Density Residential/High Density Residential as shown on the Land Use Plan Map. The proposed Site Plan is in compliance with the Regional Commercial land use designation.



Compliance with Vista Ridge PD:

The Vista Ridge Development Plan designates Planning Area 7-3, which includes Lot 7A, as Commercial. In Section J. *Commercial Planning Area* of the Development Plan, car washes are not expressly permitted by right. The PD states “Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for “Special Review Uses” contained within the Town of Erie Zoning Ordinance as hereafter amended.”

In the UDC, Car Washes are Special Review Uses in the RC – Regional Commercial zone district.

SITE SPECIFIC DEVELOPMENT INFORMATION:

The applicant is proposing to construct a fully automatic tunnel car wash consisting of a 5,759 sf building, 20 vacuum stalls, and associated parking. The improvements are proposed on Lot 7A of the Vista Ridge Filing No. 14, 4th Amendment subdivision. The car wash is located central to the site with three drive-through lanes for queuing on the west and vacuum stalls to the east and north.

Tunnel Car Wash (Lot 7A):

- Lot Size: 1.492 acres
- Building footprint: 5,759 square feet

- Building floor area: 5,759 square feet
- Building Height: 23 feet 0 inches (Tower: 36')
- Total Employment: 4-5 employees
- Hours of Operation: 7 am to 7 pm, Monday - Sunday
- The building façade consists of a variety of textures and colors. The walls are a combination of stucco and metal and are accented with a stone wainscot and full height bays. Changes in roof plane, changes in wall plane, a series of windows and exterior doors, wood brackets and roof supports, and a tower element break up the wall lengths along the perimeter of the building.
- The pedestrian entrance faces east toward the parking area, and is part of a tower feature which includes a larger overhang, wood brackets, lower and upper level windows, and a stone base that is oriented towards State Highway 7.
- The overhead doors for vehicle access into the car wash are located on the north and south ends of the buildings.

Architecture:

- Architectural review of the car wash was conducted by staff and the Vista Ridge Commercial District Association. The building architecture is in compliance with the Town of Erie UDC Development and Design Standards and Vista Ridge Architectural Guidelines.

Service Areas:

- The trash enclosure is located at an interior portion of the parking lot. It is an enclosed structure that uses the principal building materials.
- Mechanical equipment is ground mounted and is properly screened.
- Two vacuum enclosures are located at the ends of each row of vacuum stalls. They are enclosed structures that use the principal building materials.

Vehicular Access:

- One access is proposed from the privately owned and maintained shared drive on the west.
- A second access is proposed from the privately owned and maintained road to the north.
- Easements for cross access between lots 7A and 8A are provided for in the Vista Ridge Filing No. 12 Plat.

Pedestrian Access:

- A detached sidewalk exists along State Highway 7 to the south.
- 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 northeast corner of the building.

Lighting:

- The parking lot will be lit with 20 foot tall poles with full cut off light fixtures.
- The wall mounted lighting fixture types are full cut-off.

- All additional accent/LED lighting shall be fully shielded.
- All menu/order boards and internal equipment shall not rotate, move, blink, etc. per the Town's UDC.

Landscaping:

- Street tree, site landscaping, and parking lot landscaping are provided for in the plan.
- Landscaping of the site on Lot 7A exceeds the UDC requirements.

Utilities:

- The development's detention basin is located to the northwest at the Mountain View Boulevard and Ridgeview Drive intersection. 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.

SITE PLAN ANALYSIS:

The Site Plan for Lot 7A of Coal Creek Center was reviewed for conformance with Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria. Staff finds the Site Plan in compliance with the Site Plan 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.

- 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 plat.

- 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.

- 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 development proposed is compatible with the character of the surrounding land uses.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on October 25th, 2017 at 6:00 p.m. at Vista Ridge Community Center. The required notice for the Neighborhood Meeting was provided and a copy of the summary and attendees are attached.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Colorado Hometown Weekly Newspaper Publication:	October 11, 2017
Notice Posted on Property:	October 6, 2017
Letters to adjacent property owners mailed:	October 13, 2017