

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

SUBJECT: PUBLIC HEARING:
Lot 7A, Vista Ridge Filing No. 14, 4th Amendment (Vista Ridge Tunnel Wash) Special Review Use

PURPOSE: Consideration of a Special Review Use to allow a car wash in the Vista Ridge Planned Development (PD) Zoning District

LOCATION: Lot 7A, Vista Ridge Filing No. 14, 4th Amendment
2389 State Highway 7

ZONING: PD-Planned Development

CODE REVIEW: Municipal Code Title 10

DEPARTMENT: Planning & Development
Todd Bjerkaas PLA, Director of Planning & Development

STAFF RECOMMENDATION:

Approval of the Special Review Use with one condition:

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)

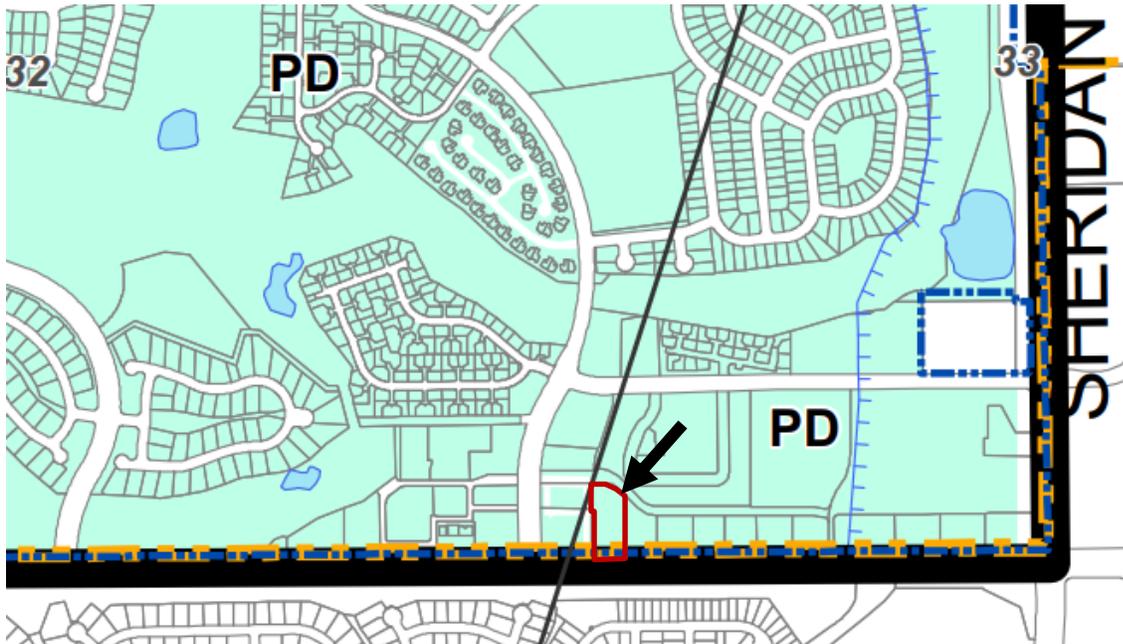


Site Specific Information:

- 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

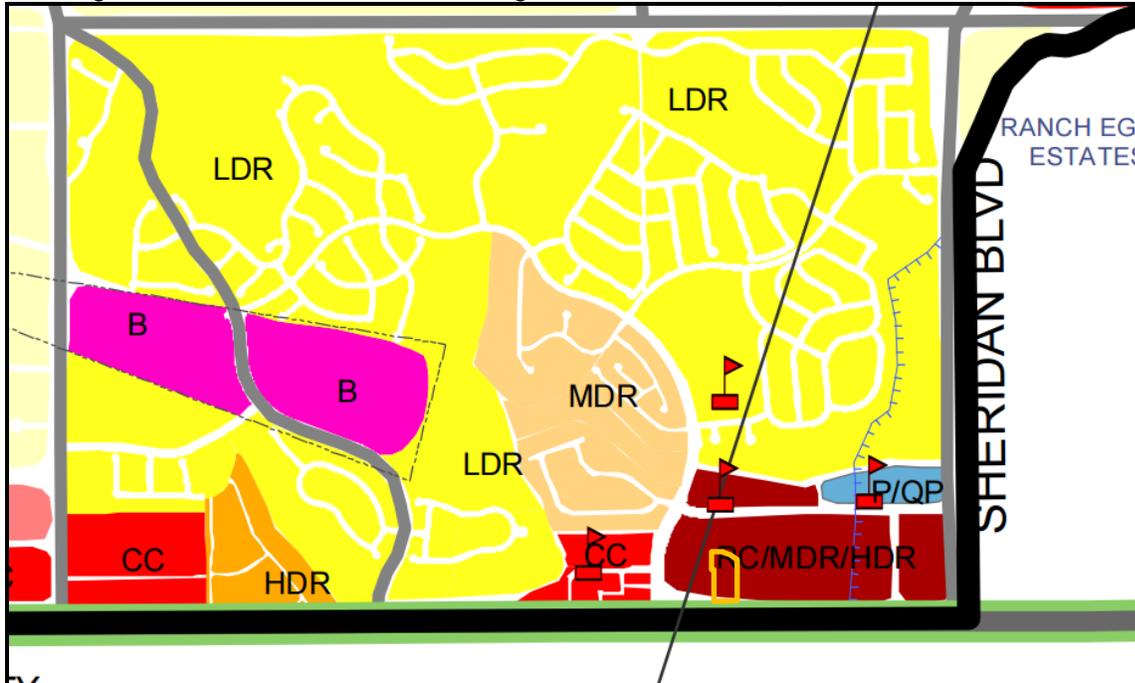
Adjacent Zoning and Land Use:

| | 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.



Background:

The applicant is requesting approval of a Car Wash in a proposed 5,759 square foot building at 2389 State Highway 7. The Vista Ridge Tunnel Wash would provide a fully automatic car wash with onsite queuing of 28 vehicles and 20 vacuum stalls. The car wash would have hours from 7:00 am to 7:00 pm, seven days a week. It is anticipated that the car wash would have 4-5 employees and serve 85,000 customer over the course of a year.

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, 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.

The applicant submitted a Traffic Compliance Letter from their traffic engineer describing the trips generated by the proposed use and the peak time periods for those trips. The Town’s traffic consultant, Felsburg, Holt, and Ullevig, reviewed the letter and agreed that the use complies with the traffic study for the overall development.

Staff Review and Analysis:

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 Comment: *The SRU is consistent with the applicable codes and plans for this car wash use.*

- 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 with adjacent 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.*

- 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.*

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:

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