

LOT 5, VISTA RIDGE F NO. 6, 2ND
AMENDMENT
-SPECIAL REVIEW USE
-SITE PLAN

Board of Trustees— September 28, 2021

Location

- 530 Commons Dr
- Lot 5, VR F 6, 2nd Amendment
- 36,305 sq. ft (0.83 of an acre)
- Area is developed/under development

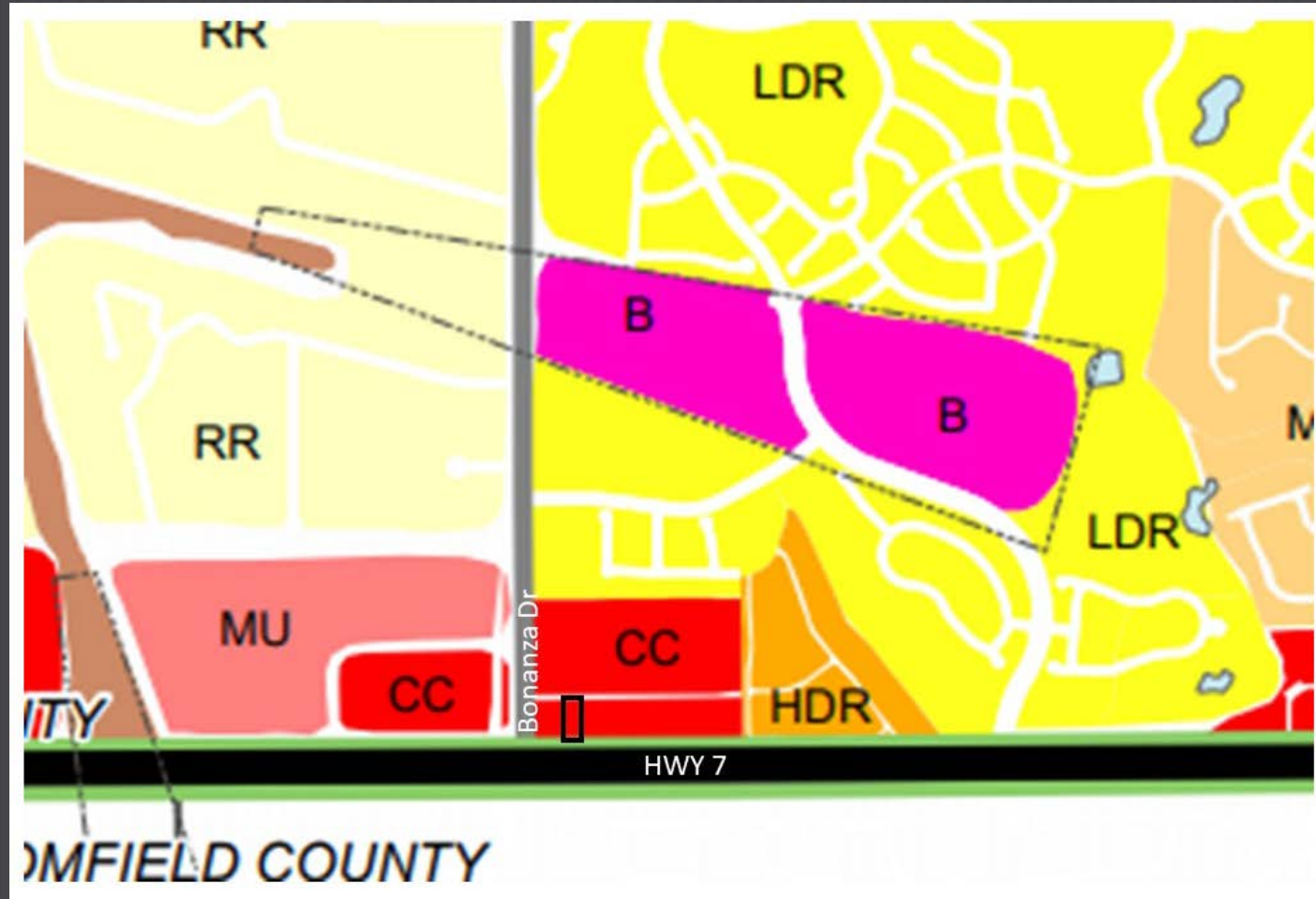


Request

- SRU to allow the car wash use
 - Where the PD does not address an item from the UDC, the CC zoning designation of the UDC applies for the commercial areas in the PD.
 - PD does not list car washes as a permitted use – UDC requires a SRU approval in the CC zone
- Site plan to develop the property with a car wash

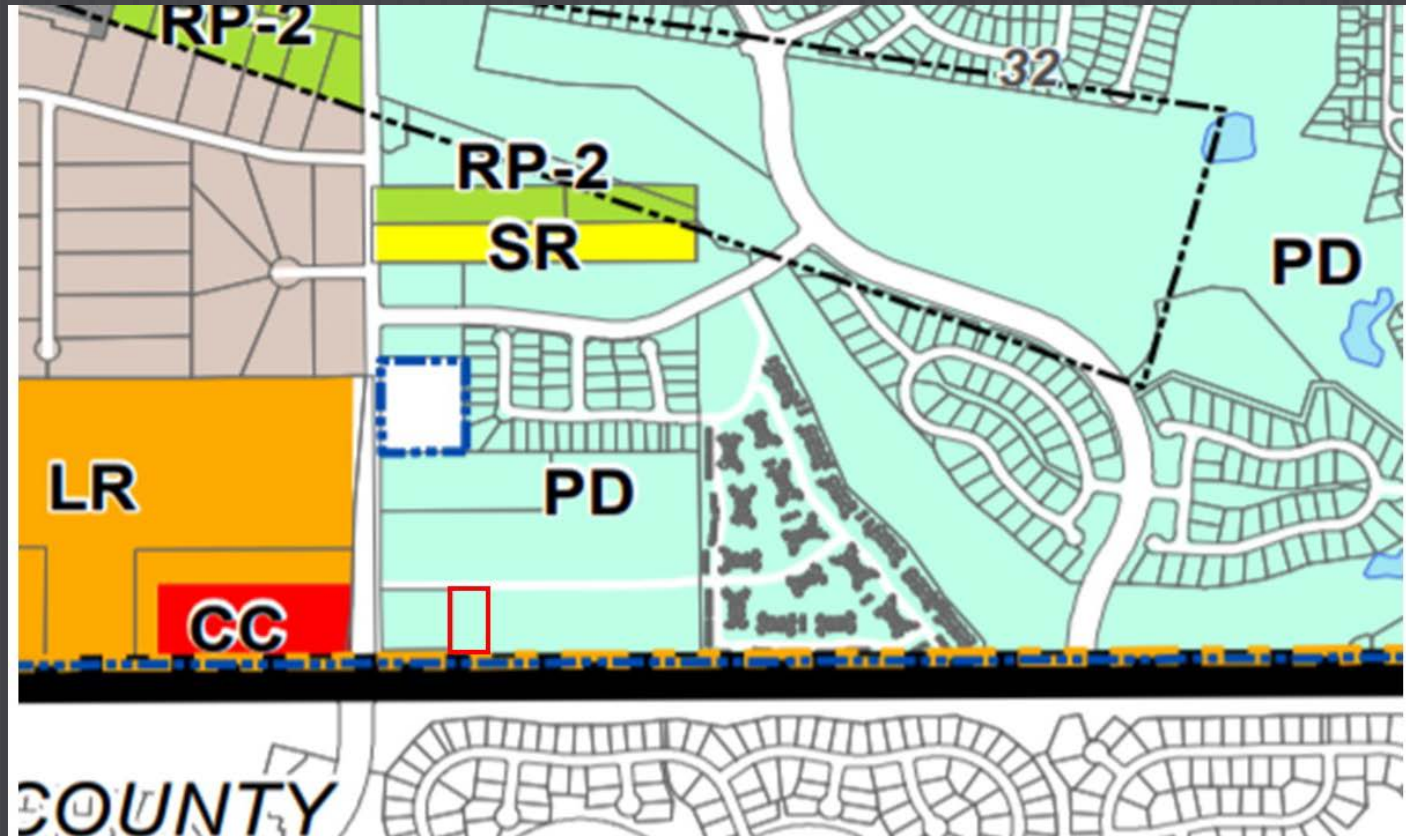
Comprehensive Plan

- In general compliance
- Purpose: mix of general retail & services
- Car wash allowed per SRU



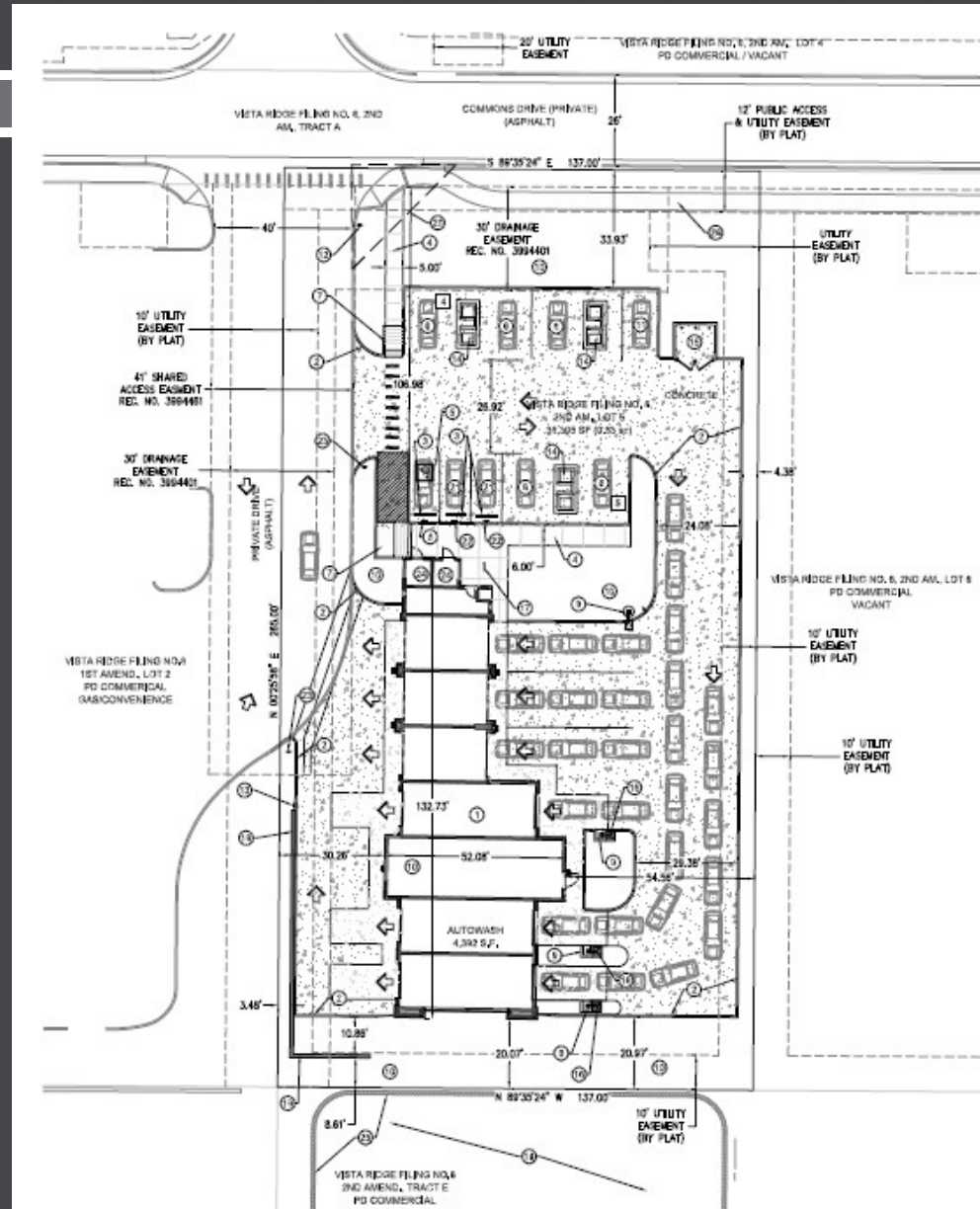
Zoning

- Vista Ridge PD
- Within Commercial Planning Area 7-1
- Designated as Commercial for a range of retail/business services
- Proposal consistent

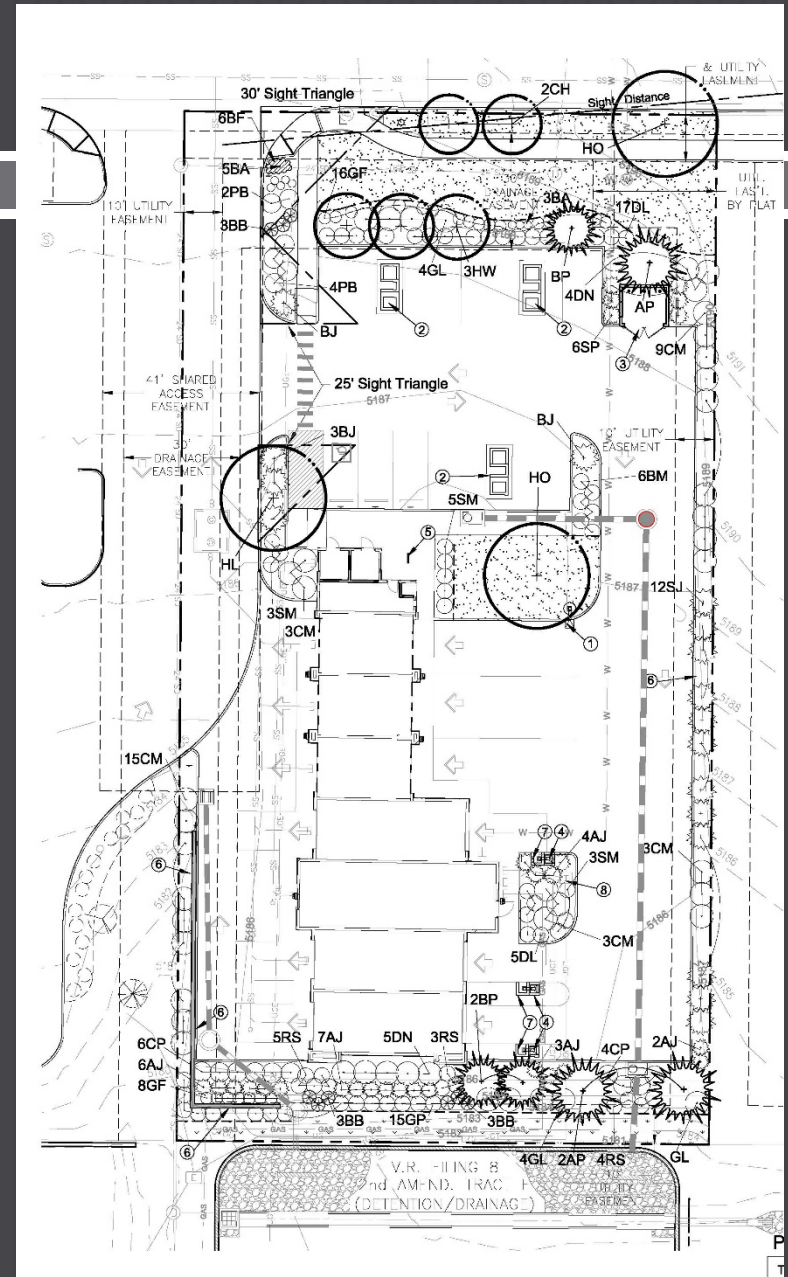


Site Plan

- 4,392 sq. ft. building
- 3 automatic bays
- 3 self-serve bays
- 2 dog wash stations
- 6 vacuum parking spaces, 2 dog wash spaces, & 1 accessible space
- Stacking for 29+ vehicles

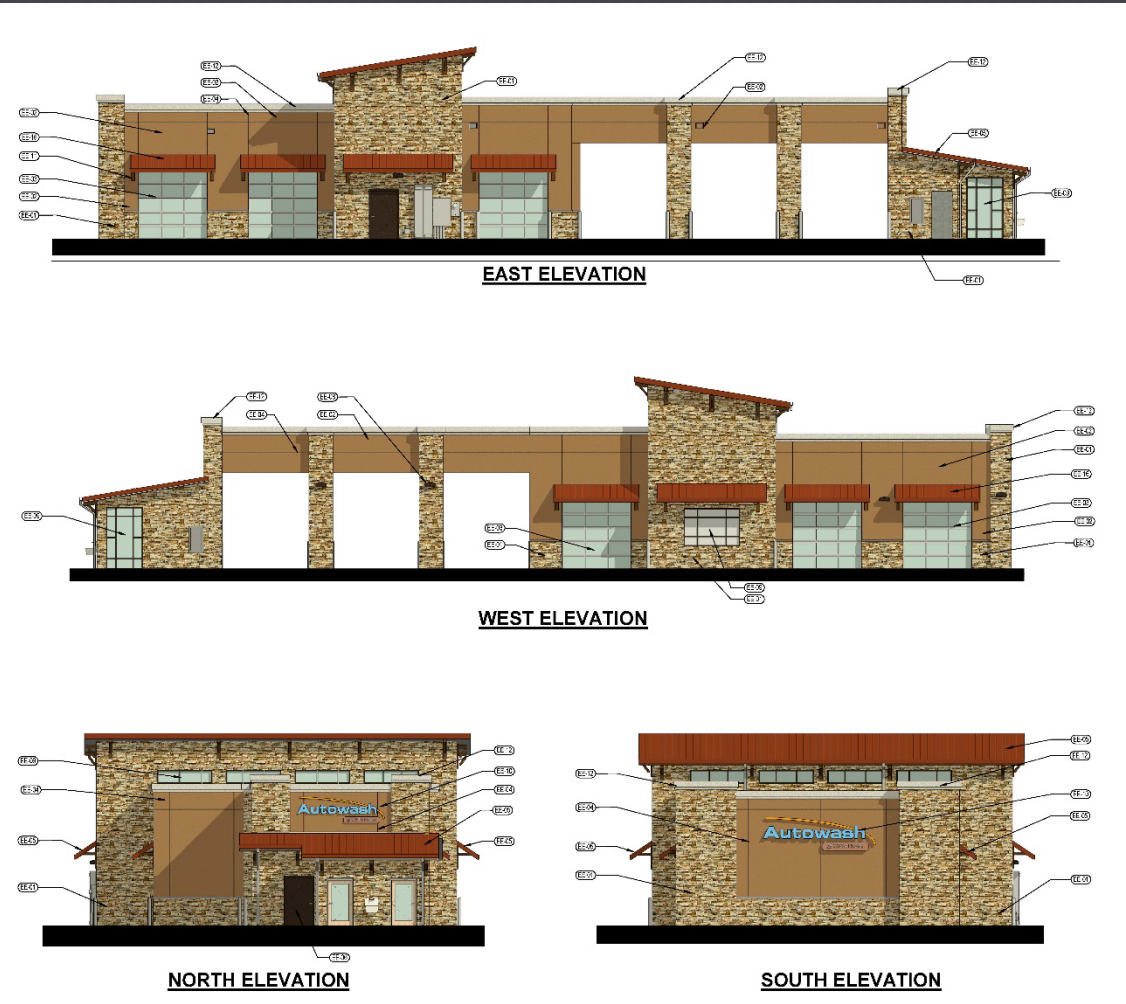


- Meets & exceeds the minimum 15% landscape requirements & the tree & shrub ratios
- Meets parking lot landscaping
- Tree requirements

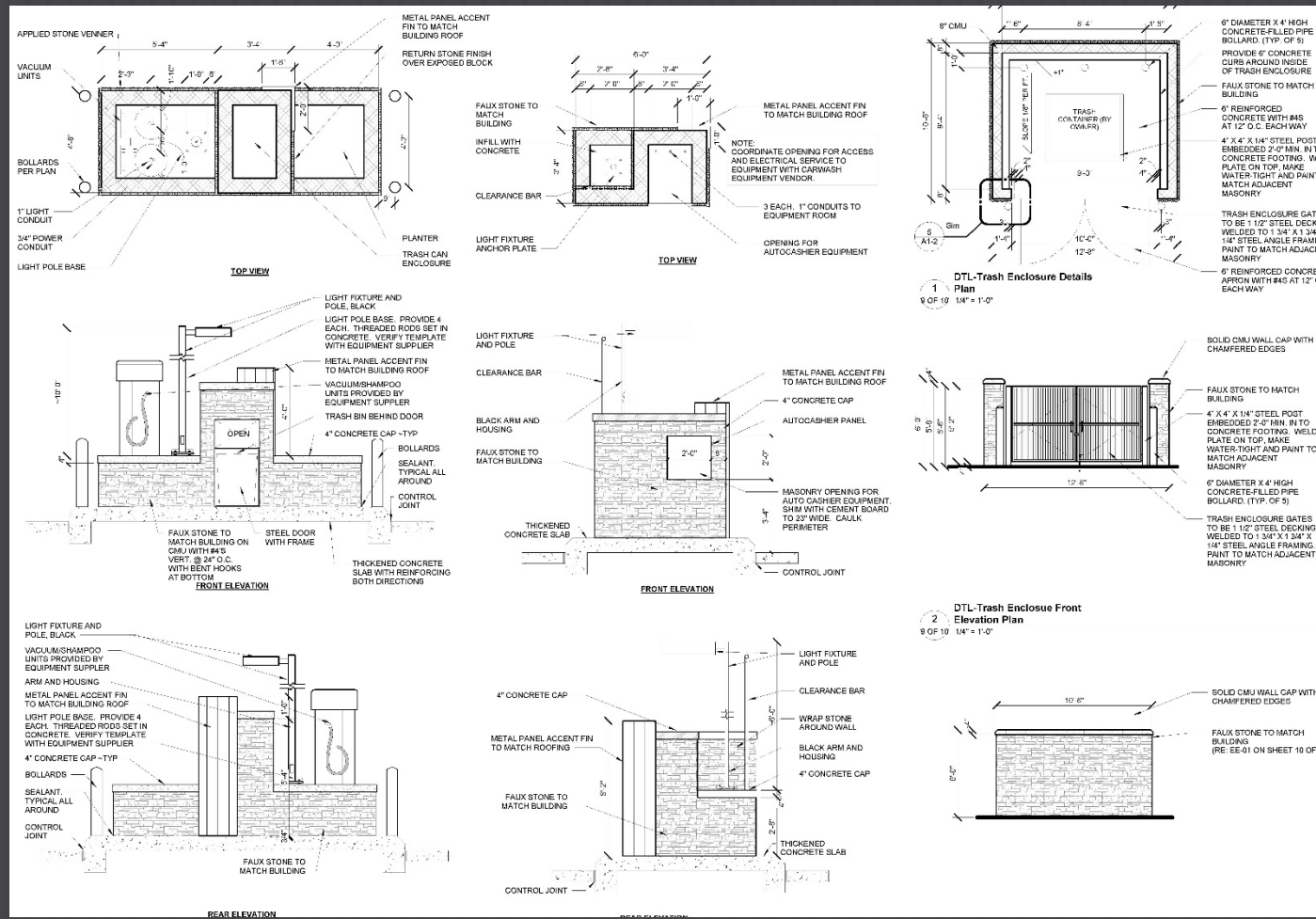


Architecture

- Building complies with UDC & the Vista Ridge PD
- Wall articulation
 - At least 12"
 - Awnings
- Roof plain
- Enhanced entry features
- Variety of textures/colors
- Highest point is 27' 10" tower element
 - Wood brackets



- Dumpster enclosure & vacuum islands will match the stone from the building



Special Review Use: Approval Criteria

- 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;
- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
- c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
- d. The proposed 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);
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- 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;
- g. Adequate assurances of continuing maintenance have been provided; and
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

Site Plan : Approval Criteria

- a. 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;
- 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;
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held. Notice of the meeting was provided by in compliance with the Municipal Code. No one attended the meetings.

Notice of the Public Hearings were provided as follows:

Published in the Colorado Hometown Weekly:	September 8, 2021
Property Posted by:	September 10, 2021
Letters to adjacent property owners by:	September 10, 2021

Recommendations

- Staff finds the Special Review Use in compliance with the SRU Approval Criteria & recommends the PC adopt Resolution No. P21-14 recommending approval to the BOT
- Staff finds Site Plan in compliance with Site Plan Approval Criteria & recommends the PC adopt Resolution No. P21-15 recommending approval to the BOT.
- On 9/15/21 the PC unanimously recommended the BOT approve the SRU & the Site Plan.

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