



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/28/2021

File #: 21-396, **Version:** 1

SUBJECT: General Business

PUBLIC HEARING: A Resolution of the Board of Trustees of the Town of Erie Approving a Special Review Use for a Car Wash located on Lot 5, Vista Ridge Filing No. 6, 2nd Amendment

DEPARTMENT: Planning & Development Department

PRESENTER: Chris LaRue, Senior Planner

TIME ESTIMATE: 15 minutes

STAFF RECOMMENDATION:

Approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The site is located at 530 Commons Drive, which is 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 project proposal consists of a Special Review Use (SRU) application to allow a car wash on the property. There is also an associated site plan that accompanies the SRU. That site plan will be reviewed as a separate agenda item. 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 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 proposed use would be consistent with the Comprehensive Plan designation of Community Commercial for the site and surrounding area.

ATTACHMENTS:

1. Resolution No. 21-125
2. Proposed Site Plan
3. Staff Report
4. Application and Narrative
5. Other Applicant Materials
6. Referral Comments

- 7. Neighborhood Meeting Summary
- 8. Notifications
- 9. PC Resolution No. P21-14
- 10. Staff Presentation