



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 9/28/2021**

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**File #:** 21-397, **Version:** 1

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**SUBJECT: General Business**

**PUBLIC HEARING: A Resolution of the Board of Trustees of the Town of Erie Approving a Site Plan for a Car Wash located on Lot 5, Vista Ridge Filing No. 6, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 Site Plan application to allow a car wash on the property. The property is zoned PD-Planned Development and is within the Vista Ridge Development Plan. The proposed use would be consistent with the Comprehensive Plan designation of Community Commercial for the site and surrounding area.

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

**ATTACHMENTS:**

1. BOT Resolution No. 21-126
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. P21-15
10. Staff Presentation