

Conceptual Review Agenda

Schedule for 01/13/22

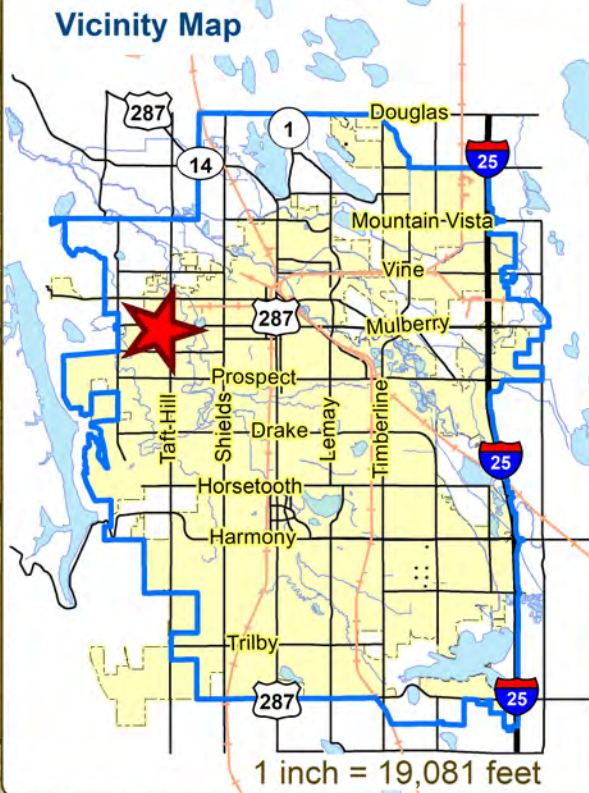
Meetings hosted via Zoom Web Conferencing

Thursday, January 13, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	505 & 525 S Taft Hill Rd City Park Car Wash Rebuild CDR220003	James Moran 303-868-6700 jim@hi-vue.com	This is a request to demolish and rebuild the existing car wash facility (aka City Park Car Wash) located at 505 S Taft Hill Rd (parcel # 9716100018), and to establish a minor vehicle repair use and dog grooming facility at 525 S Taft Hill Rd (parcel # 9716161001). The proposal includes a new car wash tunnel facility 1,847 sf in size. 12 standard parking spaces are proposed as well as 12 spaces with vacuum kiosks. The site to the south will include a 1,138 sf building for auto detailing affiliated with the car wash, and a 469 sf dog grooming facility. The site will be accessed from S Taft Hill Rd directly to the east. The site is located directly west of S Taft Hill Rd and approximately .05 miles south of W Mulberry St. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district. The reconstruction of the car wash facility will be subject to a Planning & Zoning Commission (Type 2) Review, and minor vehicle repair and dog grooming uses located at 525 S Taft Hill Rd will be subject to an Addition of Permitted Use process requiring review by the City Council.	Planner: Ryan Mounce Engineer: Dave Betley DRC: Tenae Beane

505 & 525 S Taft Hill Rd City Park Car Wash Expansion

Vicinity Map

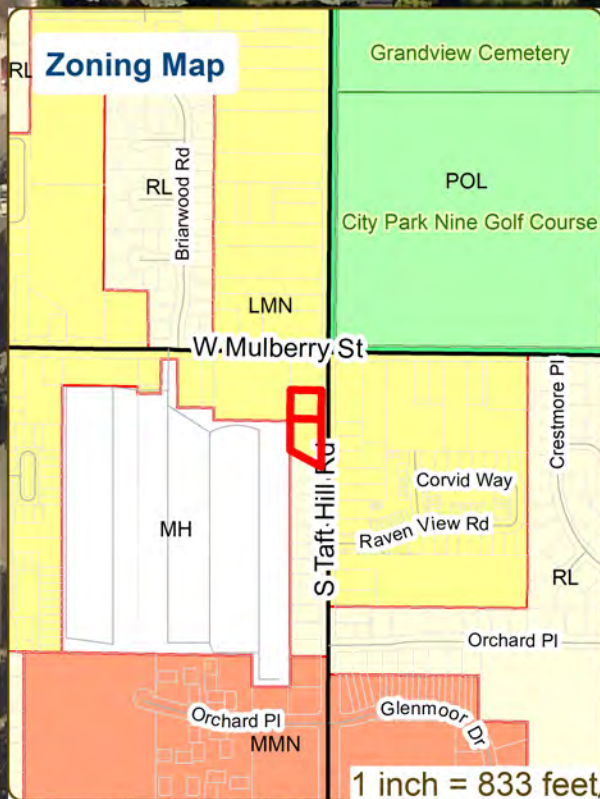


Aerial Site Map

W Mulberry St

S Taft Hill Rd

Zoning Map



1 inch = 83 feet

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CONCEPTUAL REVIEW:
APPLICATION**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

James Moran, Owner/General Manager

Business Name (if applicable) Hi-Vue LLC dba City Park Car Wash

Your Mailing Address 3558 W. 110th Place, Westminster, CO 80031

Phone Number 303 868-6700 **Email Address** jim@hi-vue.com

Site Address or Description (parcel # if no address) City Park Car Wash, Lot A: 505 S. Taft Hill, and adjoining Lot B: 525 S. Taft Hill, Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) Rebuild car wash (see attached) on Lot A and install Dog Wash and move Auto Detail operations to existing buildings on Lot B.

Proposed Use Car Wash **Existing Use** Car Wash

Total Building Square Footage Lot A: 2600 **S.F. Number of Stories** 1 **Lot Dimensions** Lot A: 135' x 125'

Age of any Existing Structures >50 years

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area Lot A: 250 ft.2; Lot B: 4,225 ft.2 **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



EXISTING
Self-Serve
FOOTPRINT [---]



STACKING	
DISTANCE	CARS
115'-0"	6

PARKING	
TYPE	QTY
ADA	2
REGULAR	6
VACUUM STANCHION	18
TOTAL	26

SITE LEGEND	
NO.	ITEM
2	VACUUM ENCLOSURE
3	TRASH ENCLOSURE
4	LANDSCAPE
5	SIDEWALK
6	VACUUM STANCHION
7	VACUUM PRODUCER
18	AUTOMATIC CASHIER

SITE DATA		
PROPERTY	5927.75 SF	100%
BUILDING	1847.22 SF	4%
DETAIL BUILDING	1138.44 SF	3%
DOG WASH	469.86 SF	1%
LANDSCAPE	8049.17 SF	18%
PAVING	28980.60 SF	66%
SIDEWALK	2699.12 SF	6%
STORAGE BUILDING	559.86 SF	1%

CITY PARK CAR WASH

525 & 505 S TAFT HILL RD
FORT COLLINS, CO

PROJECT NO.: CSP20.COM.033
DATE: 11/11/2021
DRAWN BY: MMK
CHECKED BY: JTK

CONCEPTUAL SITE PLAN_04



H O V E R
ARCHITECTURE

DISCLAIMER

THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.

November 11, 2021

RE: 505 & 525 S. Taft Hill Road

Fort Collins, CO. 80521

Request for Conceptual Review - rebuilding of City Park Car Wash

Overview:

The proposed project includes the properties at 505 S. Taft Hill Rd. (Property A) and 525 S. Taft Hill Rd (Property B) which are both zoned L-M-N. The project at Property A includes demolition of the existing car wash building (an existing limited permitted use) and replacement with a new, tunnel, car wash facility. The new design would include a short (approximately 80 ft.) automatic tunnel car wash. The new car wash would largely fall within the footprint of the present car wash building and would not exceed 125% of the present total building footprint as stipulated in Fort Collins Land Use Code 1.5.5.(7). The car wash building traffic flow orientation would be rotated 90 degrees and run south to north, parallel to Taft Hill. Ingress, egress, and car stacking would utilize the adjacent Property B which was recently acquired by Hi-Vue LLC, owner of City Park Car Wash. This property, also known as Atlas Roofing PUD, is also zoned L-M-N with previous approval of Additional Permitted Use in 2008 for "Workshop and Custom Small Industry". Present plans call for a dog wash facility in the small building (former gas station kiosk office) and the auto detail operations from the City Park Car Wash would be moved into the existing shop building at the rear of the property.

505 S. Taft Hill Historical Uses:

- The City Park Car Wash Property, located at 505 S. Taft Hill (Figure 1), has been used continuously as a 24-hour self-serve car wash since the early 1960's. It is likely the oldest self-serve car wash in Fort Collins. For many years the car wash was flanked by adjacent gas stations to the north and south on Taft Hill Rd. The business and property was originally located outside of the Fort Collins City limits and was adjoined in the 1967 West Fort Collins Annexation and placed into the B-L, Limited Business Zone

District. The property is currently zoned L-M-N and the car wash is allowed as an “existing limited permitted use”.

- The car wash is active 24 hours per day, 365 days per year.
- The buildings on the property consist of a 2,093 ft.2 car wash building and a 495 ft.2 storage/detail building. The total building footprint is 2,588 ft.2.
- Additional facilities include 6 self-serve vacuums.
- The property surface is paved with asphalt.
- Present Status: The car wash building is a steel building and shows its 50+ year age (Photo 1). The concrete foundation is cracked and, lacking hydronic heat, must be heated with overhead gas-powered radiant heaters to minimize icy conditions. The building structure does not meet the present building codes as the spacing of steel beams for the walls and roof exceed current code requirements.

525 S. Taft Hill Historical Uses: The property at 525 S. Taft Hill has been exclusively utilized for commercial businesses historically including as location of a Diamond Shamrock gas station (1968-1987) after the West Fort Collins Annexation, vacant (1987-1997), Atlas Roofing company headquarters and operations yard (1997-2005), Home Detailers remodeling business headquarters (2005-2008), lawn mower repair business (2008-?), Appliance Repair Company (?-2020), and Wollam Landscape Company operations yard (2020-2021). All of these operations, excluding the gas station which operated 24 hours/day, were typically operated 12 hours/day (7am – 7pm) depending on the nature of the business.

The surrounding zoning and land use are as follows:

- | | | |
|----|--------|--|
| N: | L-M-N; | Brother’s BBQ Restaurant (former gas station) |
| S: | R-L | Existing single-family dwelling with home occupation |
| E: | L-M-N | Existing single-family dwellings across Taft Hill Road. |
| W: | L-M-N | Existing mobile home park and a multi-acre property with a single-family residence |

Proposed Facility

The proposed facility would include a car wash tunnel (75-85 ft.) and associated equipment room located predominantly in the footprint of the existing self-serve car wash (Figure 1). The existing car wash building and foundation would be demolished. The car wash tunnel will be shifted approximately 15 ft. to the south to increase the distance from the northern Property A boundary. The tunnel entrance will be located approximately 6 ft. from the southern boundary of Property A. The new automatic tunnel car wash would include a new hydronically-heated foundation, larger sand collection system, auto conveyor system, and all car wash equipment for a nominally 80-foot tunnel. A water recycle system will be installed to reduce the tunnel car wash water requirements by approximately 50%. An underground water recycling system tank will be installed in the area west of the car wash tunnel.

Three current vacuum islands (two vacuums each) will be demolished. A new series of twelve vacuums will be located along the eastern side of the new tunnel on Property A and extend onto Property B. An additional 6 vacuums would be installed along the western edge of Property A. The current auto detail operations will be moved from the existing building in the southwest corner of Property A to the existing shop building in the northwest corner of Property B. The existing detail building on Property A will be utilized as a garage, warehouse, and for water reclamation equipment. The existing kiosk building on Property B would be modified to house self-serve dog washes. The trash receptacle area will be located on the southern edge of the south road.

The design of this car wash was focused on maintaining much of the existing landscaping including large areas of established grass and mature trees on west side of Property B and around the existing buildings.

Traffic flow is supported with asphalt drives as shown in Figure 1. Flow through car wash tunnel will be in a clock-wise direction.

The proposed project results in the following changes to the historical property uses:

Traffic - The historical use of Property A does not change. The current car wash operations at Property A average approximately 16,000 car washes per year with an average length of wash of 9.6 minutes. The average time required for drying is approximately 3.5 minutes. Total time spent on wash and dry is 13.1 minutes or 209,600 minutes/year of active car washes.

The proposed tunnel car wash anticipates an increase in the number of car washes per year to the range of 30,000 (year 1) – 50,000 (year 3). The amount of time required for each wash and dry cycle is reduced to 2 minutes. Despite doubling the number of cars washed, the total amount of time required per year is reduced to 60,000 (year 1) to 100,000 (year 3) minutes/year. In the equivalent time of 209,600 minutes/year, the tunnel could perform almost 105,000 car washes, a figure that exceeds the most optimistic results of car wash capture modeling for the traffic on Taft Hill Rd.

The traffic flow will increase on Property B as it is used for car stacking during the busiest car wash days and for use of the vacuums located on the property. The vacuums are located on the northeast area of Property B, close to Taft Hill Rd. and the greatest distance from any neighboring properties. The six vacuums located on the west side of property A where 2 current vacuum islands are located, are adjacent to a multiacre single residence property. Traffic flow for the dog wash and auto detail operations are estimated in the range of 10 – 20 cars/day and are not anticipated to exceed flows associated with the previous uses of the property. The move of detail operations from the existing building on Property A to the existing building on Property B is approximately 50 ft. Total traffic is anticipated to remain below other L-M-N conforming uses such as restaurants and retail stores.

Neighborhood Benefits

The proposed project results in numerous benefits to the neighboring properties and safety and efficiency of the car wash operations:

- 1) The appearance of the property is vastly improved with the demolition of the old 1960's car wash building and construction of a brand-new building. Present design allows much of the landscaped areas with mature trees in Property B to remain creating a park-like area to the south and for the benefit of the dog wash and around the buildings and north property boundary area.
- 2) The buffer area between the car wash building and the northern neighboring property (Brother's BBQ) is increased from 13 ft. to greater than 30 ft.
- 3) The amount of time anticipated for active car washes is reduced by half.
- 4) The hours of car wash operations are changed from 24 hrs./day to an L-M-N compliant operation between the hours of 7 am and 10 pm.
- 5) Safety is increased with the addition of hydronic heat to prevent icing in the walk areas immediately around the wash area. Above ground natural gas heaters will no longer be utilized in an open air, non-enclosed bay resulting in a reduction of gas usage.
- 6) Water usage efficiency is increased with water reclamation equipment allowing the reuse of water in the car wash.
- 7) Sanitary sewer discharge is protected with a larger sand separation system.
- 8) Present design anticipates the use of solar heat to augment the heating of wash water and hydronic heating requirements assuming the new building design allows roof top applications.

Schedule

The proposed demolition and rebuild, assuming approval, would be performed in 2022.

Contact: James Moran
Manager – Hi-View, LLC dba City Park Car Wash
303 868-6700