

**CITY OF WOODLAND PARK  
ORDINANCE NO. 1442, SERIES 2023**

**AN ORDINANCE AMENDING THE PUD FOR THE PROPERTY  
LOCATED IN THE WALMART PUD WITH A LEGAL DESCRIPTION OF  
LOT 4 WAL-MART CENTER, TO AMEND THE ALLOWED USE AND  
DIMENSIONAL STANDARDS TO ALSO INCLUDE AN AUTOMATED  
EXPRESS STYLE CAR WASH**

WHEREAS, the City of Woodland Park has received an application from 7B Building & Development (Applicant) on behalf of Harman Property Management (Owner), requesting an amendment to the Planned Unit Development (PUD) to amend the allowed use from "Eating/Drinking place, Eat-in and Drive-through" to also allow a car wash on lot 4, Wal-Mart Center, Woodland Park, Colorado and amend Building and Parking Data, and is zoned PUD; and

WHEREAS, Ordinance No. 1017, Series 2005, zoned the subject property Planned Unit Development (PUD) for the purpose of developing a Planned Business Development (PBD) in accordance with the approved Wal-Mart Center Final Development Plan; and

WHEREAS, City Council, in their consideration of Ordinance No. 1017, Series 2005, at their April 13, 2005, hearing approved the modification; and

WHEREAS, the Woodland Park Planning Commission considered a request on February 9, 2023 and approved an amendment to The Wal-Mart PUD to modify the use of Lot 4 from "Eating/Drinking Place, Eat-in and Drive-Through" to reflect an additional use of an automated car wash; and

WHEREAS, an application to amend said Planned Unit Development (PUD) has been accepted and considered pursuant to Municipal Code Chapter 18.30; and

WHEREAS, pursuant to Municipal Code Sections 18.30 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on February 9, 2023 and based on evidence contained in the staff report and presented at public hearing recommended approval of the request; and

**NOW, THEREFORE, THE CITY OF WOODLAND PARK COLORADO,  
ORDAINS:**

Section 1. Property Description. The legal description of said tract of land is LOT 4 of the Wal-Mart Center, Woodland Park, Colorado.

Section 2. Use Amendment. The Wal-Mart PUD is amended to reflect an additional use of an automated car wash in addition to “Eating/Drinking place, Eat-in and Drive-through” on Lot 4 of the Wal-Mart Center and amend Building and Parking data subject to the following conditions:

1. An amended Page 1 of the PUD Plan of Development must be submitted with an updated Building and Parking Data Table to reflect the change in use and parking for Lot 4.
2. In association with the administrative site plan review, the applicant must provide updated drawings that respond and comply with all comments set forth within the City Staff red-line application comment packet.
3. That *Private Access Drive* labeled on the site plan must be updated for consistency with the recorded subdivision plat.

Section 3. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 16th DAY OF MARCH, 2023.

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Hilary LaBarre, Mayor

ATTEST:

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Suzanne Leclercq, City Clerk