

CONDITIONAL USE CRITERIA FOR APPROVAL PURSUANT TO SECTION 5.4 3 A3

Pursuant to Subparagraph A.3, the use meets the following criteria:

- a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section [146-3.3](#)), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property; *The application and the applicant comply and will comply with any request, code, or ordinance required to meet all of the standards set forth in the UDO. There is no prior Planning and Zoning Commission or City Council decision affecting the property in a manner inconsistent with the proposed use.*
- b. The application is consistent with the Comprehensive Plan; *The application is consistent with not only the Comprehensive Plan, but it is also complimentary to the commercial corridor. The property sits along Havana St with commercial properties on both sides of the street. The uses are a mixed variety of commercial uses for retail, wholesale and otherwise. The proposed condition is in harmony with the Comprehensive Plan.*
- c. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area; *The dimensions of the structure — its height, width, and depth — are meticulously proportioned to ensure that it complements rather than overshadows its surroundings. This design philosophy contributes to a seamless integration with the business district's aesthetic, offering a harmonious and symmetrical addition to the area's architectural fabric. The resulting impression is one of uniqueness, elegance, and a touch of luxury. The hours of operation are standard and not inconsistent with locality hours of operation along the corridor. A traffic study was conducted and submitted as part of the application and establishes no future known negative impacts. Additionally, the internal traffic pattern design reduces any backups. In addition, the stacking provided within the express car wash design is sufficient to absorb customers projected to use the facility without disruption to the parking lot area or adjacent parking areas and easements.*
- d. The proposed use will not change the predominant character of the surrounding area; The predominant character of the corridor and surrounding area is commercial in nature. *The use is not duplicative nor outrageous. It is a standard retail service, complimentary to the nearby uses. Customers and shoppers will be drawn to this use as an additional, useful and necessary use for the surrounding area. Absolutely no change to the character will result from this use.*
- e. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and *The conditional use will enhance the aesthetics of the corridor and commercial area generally and will provide a use certain for consumption by those passing through. Our investigation has determined that the street, trail, sidewalk systems are entirely adequate and have adequate capacity for this conditional use. While sidewalk systems are unnecessary for an automobile use, they are nonetheless available adjacent to this express car wash. Trails are also unnecessary for*

the use proposed. The street is adequate to allow for a smooth flow of traffic from and to the corridor with ample space on the subject parcel to absorb vehicles in stacking lanes, driving lanes, and parking lanes.

f. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. *Our Auto Luxury Spa will implement a robust on-site security system that will extend benefits beyond our premises, offering a supportive hand to city officials and local law enforcement efforts. Our comprehensive security strategy will encompass a multitude of measures, which include, but are not limited to: Enhanced Exterior Monitoring: Strategically placed exterior cameras will monitor activity around the perimeter, particularly facing areas known for loitering, to pre-empt any potential security breaches. Advanced Motion Detection Systems: State-of-the-art motion sensors will be installed to detect any unauthorized movement on the property after hours, triggering alerts to our security team and, if necessary, to local law enforcement. Entrance and Exit Alarms: Alarms at all access points will monitor entries and exits, ensuring that any after-hours access is recorded and scrutinized. Fire and Safety Alarms: Comprehensive fire system prevention measures will be in place to ensure rapid detection and response to any fire-related emergencies. Cooperation with Local Police: Our experienced team will maintain an open line of communication with the city police, providing assistance when needed to address any challenges that present themselves, including any problems. Community Outreach: We will actively engage in community outreach programs to address homelessness, offering support to local initiatives aimed at alleviating the issue.*

g. The application mitigates any adverse impacts on the surrounding area to the degree practicable. *Should there be any adverse impacts, the applicant to take every measure to mitigate those impacts on his own initiative or, in the event of an adverse impact identified by the City of Aurora, the applicant will implement any recommended actions to mitigate the identified impacts.*