

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 3, 2012
Re: Staff Report for Moo Moo Express Car Wash - Special Use Permit (Car Wash)

Item #3 – Moo Moo Express Car Wash – Special Use Permit (Car Wash) (PID#201207020029)

Application: Special Use Permit – Car Wash
Location: 2190 Stringtown Road
Applicant: John Roush
Zoning: C-2 (Retail Commercial)
Use: Car Wash

Relevant Code Section(s):

- 1135.09(b)(12) Special Use Permits

Project Summary:

The applicant is requesting approval of a special use permit to operate a car wash at 2190 Stringtown Road. The proposed Moo Moo Express Car Wash would contain a single lane car wash, with the ability to stack more than 30 cars in two lanes, according to submitted materials. An escape lane is available before entering the car wash from the north. Submitted materials state that the car wash will have the capacity to wash 100 cars per hour and that the maximum anticipated wait time on the site for a wash would be less than 20 minutes.

One to three employees will be on site at all times during the operation of the facility. The proposed car wash will operate from 8am to 8pm Monday through Saturday and 10am to 6pm on Sundays.

Review of Standards and Requirements:

The Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and

intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: The proposed car wash is consistent with other vehicular-oriented businesses in the area including two drive-thru banks across Stringtown Road, and a drive-thru pharmacy directly adjacent to the east.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed use will not adversely affect the use of adjacent properties. All traffic and circulation for the use can be contained on the site.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The proposed car wash will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The site has been designed for safe traffic circulation and landscaping to provide an appropriate environment for the area.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed facility can be adequately served by police, fire, stormwater, water, sanitary sewer and other services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The proposed car wash will not impose traffic upon the public right-of-way different from other uses permitted in the district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.*

Standard is Met. The use is classified as a car wash establishment within Section 1135.09(b)(12)(A) which requires Special Use Permit approval within the C-2 zoning.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates.*

Standard is Met: The application procedures were adhered to for this process.

10. *Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.*

Standard is Met: The order kiosk is located more than 900 feet from the nearest residential area, north of Edwards Road, with multiple commercial structures located between the two uses.

11. *Lanes required for vehicle access to and waiting for use of a drive thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use abutting streets and hazards to pedestrians.*

Standard is Met: According to submitted materials, the proposed car wash will have lanes capable of stacking up to 30 cars and has an escape lane before entering the car wash from the north. The site has been designed so that even if the stacking lanes are full, vehicles will be capable of accessing the vacuum and parking area.

12. *The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.*

Standard is Met: The proposed use has been reviewed and approved by the City's consulting engineers and complies with the provisions of the Zoning Ordinance.

13. *The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.*

Standard is Met: The proposed development is not located near a residential area.

Recommendation(s):

After review and consideration, the Development Department recommends that Planning Commission make a recommendation of approval to City Council for this Special Use Permit as submitted.