



## ITEM SUMMARY

**MEETING DATE:** March 6, 2023

**FROM:** Caryn Gardner-Young, Zoning Administrator

**SUBJECT:** **Ordinance 2022-35, ZTA-22-17**  
Mint Eco Standalone Car Wash Zoning Text Amendment

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### BACKGROUND

On September 15, 2008, the City Council adopted Ordinance 2008-02 which provided for three (3) changes to the Zoning Code: provided a definition of “Stand Alone Car Wash Facility”, incorporated Stand-Alone Car Wash Facilities into the Commercial Intensive (CI) zoning district as a Special Exception use, and provided for off-street parking and loading requirements for this specific use. Before the amendments, car washes were only approved as accessory uses to existing full-service fuel stations and car dealerships, not as a standalone use. The amendments allowed for a car wash to develop on a property provided it was located adjacent to an existing or planned full-service fuel station and provided cross access easements to the gas station.

In 2022, the City received a privately initiated zoning text amendment to amend the code to allow for a Standalone Car Wash use as a Special Exception within the Commercial Intensive (CI) zoning district that is not required to be co-located adjacent to a full-service fuel station or gas station. The proposed language increased the distance requirement between car wash facilities from 1,500 feet to 3,000 feet, prohibited exterior detailing and waxing, and required a landscape buffer for accessory equipment in the parking area of the site. These zoning amendments were approved by the City Council through Ordinance 2022-07.

The City has now received a privately initiated zoning text amendment to allow outside car detailing for Standalone Car Washes.

The Development Review Committee has reviewed the text amendment and is recommending approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 4-0 at their meeting on December 8, 2022. The City Council voted four (4) to zero (0) to recommend approval of Zoning Text Amendment ZTA-22-17 as presented by staff on December 19, 2022.

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### ANALYSIS

The applicant has submitted a Site Plan application for the subject properties requesting permission to build a Standalone Car Wash with outdoor car detailing. Unfortunately, the City's existing Zoning Code does not allow outdoor car detailing. Thus, to operate the proposed Standalone Car Wash with the applicant's model, they require the proposed privately initiated

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zoning text amendment. The proposed amendments will allow for car detailing at a Standalone Car Wash which is presently prohibited.

Car detailing is an advanced version of a regular car wash. It is a more thorough process that goes beyond what a car wash can accomplish. A car detailing service focuses not only on deep cleaning, but also on light cosmetic paint restoration and high-tech protective coatings. The applicant claims that car detailing is a critical part of their car washing operations which other car washing operations do not include.

The applicant is addressing the impacts of such operations by providing a landscape hedge and 6' wall abutting any residential properties. Given that there is a market demand for this use within the city, the proposed amendment is acceptable.

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### **FINANCIAL INFORMATION**

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N/A

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### **LEGAL**

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Ordinance 2022-17 was prepared in accordance with all applicable state statutes and City Code Requirements.

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### **STAFF RECOMMENDATION**

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*Approval of ZTA-22-01 through the adoption of Ordinance 2022-17.*