



ITEM SUMMARY

MEETING DATE: April 18, 2022

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2022-07, ZTA-22-01**
Stand Alone Car Wash

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 use. Before the amendment, car washes were only approved as accessory uses to existing full-service fuel stations and car dealerships, not as a stand alone use. The amendment 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. The City Council concurrently approved a Stand-Alone car wash as a special exception, Sparkles, submitted by the same applicant that was to be developed at 4605 Melaleuca Lane, adjacent to an existing Texaco gas station. The car wash was never developed, and the approvals expired on September 15, 2010. To date, the city has not approved another stand-alone car wash in the city.

Currently, the city has received an application to amend the code to allow for a stand-alone 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 includes increasing the distance requirement between car wash facilities from 1,500 feet to 3,000 feet, prohibiting exterior detailing and waxing, and requiring a landscape buffering for accessory equipment in the parking area of the site.

The proposed amendments maintain consistency between the Comprehensive Plan and Zoning Code by providing for appropriate commercial development and will allow the provision of additional amenities for the residents of the City. The proposed City criteria will provide greater protection for neighboring uses by increasing the separation requirement between the same two uses by an additional 1,500 feet, providing a minimum three thousand (3,000) feet between the same two uses. In addition, the City will require City Council approval through the Special Exception process and thus must meet a higher review threshold.

The Land Development Staff has reviewed these text amendments and is recommending approval. The Planning and Zoning Board of Appeals reviewed this staff-initiated text amendment on March 10, 2022, and recommended approval by a vote of 3-0.

ANALYSIS

The proposed amendment was submitted by an applicant that also has submitted a concurrent development application for a stand-alone car wash in the city. Currently, car washes are only allowed as an accessory or adjacent use to a gas station or a full-service fuel station. The proposed amendments will provide adequate criteria for the review and approval of such an establishment as a principal use, as well as providing those specific conditions of approval can be imposed through the Special Exception process to ensure compatibility with the commercial intensive zoning district and surrounding properties. Given that there is a market demand for this use within the city, and it is already allowed in conjunction with gas stations, the proposed amendments are acceptable.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2022-07 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-22-01 through the adoption of Ordinance 2022-07.