
ORDINANCE NO. O-2324-32

ITEM NO. 6

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Cruise In Auto Spa
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: R-1 Single-Family Dwelling District East: C-2, General Commercial District South: R-1 Single-Family Dwelling District West: C-2, General Commercial District
LOCATION	1235 W. Main Street
SIZE	1.23 acres, more or less
PURPOSE	Car wash and bar
EXISTING LAND USE	Car wash
SURROUNDING LAND USE	North: Residential East: Commercial South: Commercial West: Residential
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The property currently provides automobile services such as car washing, car detailing, and oil changes. There are three buildings: a main building with a waiting area and administrative spaces and two additional secondary structures for the operation's activities. The applicant proposes to serve beer and wine in the lobby, waiting area and area shown as future tenant area of the main building only. There will be a divider around the bar area with a sign limiting the area to 21 and over.

PROCEDURAL REQUIREMENTS:

PREDEVELOPMENT MEETING: PD 23-38, November 30, 2023

The applicant explained to the attendees that they want to offer additional amenities to waiting customers, in this case serving beer and wine. Attendees asked if other people beyond the car wash customers could be served the beer and wine. The applicant indicated he did not see this occurring. The attendees said they objected to a bar being so close to two schools. Additionally, there were concerns regarding the increase in noise and lights if the bar section of the building was located at the rear of the property. The applicant showed the attendees his submitted site plan for the Special Use which indicated the location of the "bar area" would be in the waiting area of the main building and would not be near the rear of the property. Attendees expressed concern that a Special Use for a bar or tavern "goes with" the property even with a change of ownership. While they believe it is the intent of the applicant to serve only his customers and to be in business for many years, they had concerns about a turn-over in ownership and what would happen with new owners.

Councilmember Schueler asked the applicant if he would be amenable to setting conditions, such as hours for the bar area, to address the concerns of the neighbors. The applicant indicated that he was willing to set conditions and would be in touch with staff.

STAFF ANALYSIS: The applicant plans to keep the existing uses and add the Special Use zoning to serve beer and wine to customers while they wait for their vehicles. No additional structures are proposed. Banks, offices, a coffee shop, a youth family organization, and housing surround the property. Although the new use will allow the applicant to operate a bar, the main use of the property will remain the existing automobile services. This Special Use for the bar goes with the entire property.

After the predevelopment meeting, the applicant submitted a letter listing the following conditions for the Special Use to address neighbors' concerns:

1. Our primary income will always be carwash and oil change related.
2. Our hours of operation will never exceed 11 pm.
3. Customer parking will remain on our lot.
4. We will allow alcohol into our leased space, but not sold from it.

ALTERNATIVES/ISSUES:

IMPACTS: The area has mixed commercial and residential uses. The new use may slightly increase the traffic in the area due to more customer traffic.

SITE PLAN: The site plan is included in the application package. The applicant will utilize the current buildings.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: Any building review/code items will be reviewed with the building permit.

PUBLIC WORKS/ENGINEERING: Property is already platted.

TRAFFIC ENGINEER: Additional traffic reports are not required; the property is already platted.

UTILITIES: Public utility services are already in place and accessible.

CONCLUSION: Staff forwards this request for Special Use for a Bar, Lounge or Tavern with Special Conditions as Ordinance No. O-2324-32 to the Planning Commission for consideration and recommendation to the City Council.