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ORDINANCE NO. O-2122-2

ITEM NO. 7

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Club Carwash Operating, L.L.C.
REQUESTED ACTION	Special Use for an Automobile Service Station (Car Wash)
EXISTING ZONING	C-1, Local Commercial District
SURROUNDING ZONING	North: C-1, Local Commercial District East: R-1, Single Family Dwelling District South: C-1, Local Commercial District West: C-1, Local Commercial District
LOCATION	Near the southeast corner of 36 <sup>th</sup> Avenue N.W. and Rock Creek Road (2331 36 <sup>th</sup> Ave. N.W.)
SIZE	1.7044 acres, more or less
PURPOSE	Car Wash
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Single Family Residential South: Fitness Center West: Commercial
LAND USE PLAN DESIGNATION	Commercial

**SYNOPSIS:** The applicant, Club Carwash Operating, L.L.C., is requesting Special Use for an Automobile Service Station (Car Wash) for a 1.7 acre property at 2331 36<sup>th</sup> Ave. N.W. The property is zoned C-1, Local Commercial District.

**HISTORY:** The subject property was rezoned from A-2, Rural Agricultural District, to C-1, Local Commercial District, in January 1984. Since that time, the fitness center to the south has been developed on the east side of 36<sup>th</sup> Ave N.W. and medical offices and other commercial uses have been developed on the west side of 36<sup>th</sup> Ave N.W.

**ZONING ORDINANCE CITATION:** A Special Use request shall be reviewed and evaluated on the following criteria according to the Zoning Ordinance 22:434.1, Special Uses:

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. (NOTE: Throughout this Section, "Permitted Use" means any use authorized as a matter of right under the applicable zoning district.)
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed "Special Use" and other uses authorized and anticipated in the area, considering existing zoning and land uses in the area.
6. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed "Special Use" with existing or permitted uses in the surrounding area.

**EXISTING ZONING:** The property is currently zoned C-1, Local Commercial District. This district is intended for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of adjacent residential areas. The C-1 District requires Special Use approval for an Automobile Service Station.

**ANALYSIS:**

- Historically, applicants have been required to obtain special use for a car wash in the C-1, Local Commercial District. Car wash traffic and on-site activities mimic those of a service station so it has always been a good option to get Planning Commission and City Council review of the proposal. This special use will be for the car wash, not a service station that sells gas.
- **SITE PLAN** The proposed site plan for the property shows one access point off 36<sup>th</sup> Ave N.W. and one access point off W. Rock Creek Rd. These drives are shared access drives with the two parcels to the north. A public sidewalk will be installed along 36<sup>th</sup> Ave N.W. for this lot only. One building is proposed which will house the car wash. There are twenty proposed vacuum bay parking spots north of the car wash building. A 10' landscape buffer is shown along 36<sup>th</sup> Ave N.W.
- **FENCING** Fencing is typically required between commercial and residentially used lots. A fence will not be required along the east property line for this development

because the property line is located in the floodway.

- **IMPACTS** This area of 36<sup>th</sup> Ave N.W. has been developed more in recent years. This commercial use will be compatible with the surrounding uses.

**OTHER AGENCY COMMENTS:**

- **PREDEVELOPMENT PD21-18**

**June 24, 2021**

No neighbors attended this meeting.

- **PUBLIC WORKS** This property is platted as Lot 3, Block 1, Prairie Creek Addition Section 5. Public improvements are in place: public sanitary sewer and water with fire hydrant. The site plan shows the required sidewalk adjacent to 36<sup>th</sup> Ave N.W. The applicant is reconstructing an existing alley on the east side of the property.

**CONCLUSION:**

Staff forwards this request and O-2122-2 for Planning Commission's

consideration.