

## City of Spring Lake Park Conditional Use Permit Worksheet

A conditional use permit cannot be approved unless the Planning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The proposed car wash use provides a quick, convenient way for the community to wash their vehicles and with vacuum stalls can clean the interior of their vehicles at their leisure.
  
2. That the proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/ improvements within the vicinity of the use. The proposed use and development will be constructed and operated complying with state and federal laws. Sidewalks and pathways will be ADA compliant. The proposed development will be maintained and clear of debris.
  
3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code. After review of Chapter 16 of the City Code, it appears the proposed use and site plan is in compliance specifically setbacks, buffers and parking. Performance standards are in compliance, alcohol licenses are n/a, PUD is n/a, nonconfirming structures, lots and uses are also n/a.
  
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. The proposed use is within a commercial zoning. Adjacent properties are commercial not directly abutting residential. Sound study submitted to show that noise will be in compliance with state of Minnesota noise rules.

5. That the proposed use will not lower property values or impact scenic views in the surrounding area. The proposed development does not impact any scenic views. The proposed use will be accompanied with new pavement and landscaping which will improve the appearance of the site. The building has an updated design - all of these factors will increase property value not decrease it.
6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. Existing utilities and proposed access is adequate for anticipated traffic. The southern access drive was removed making the site safer as it was very close to the intersection. Traffic Statement is provided as well. Car Wash typically needs 2" meter not uncommon for commercial developments. Reclaim system with up to 80% reclaim provided.
7. Sufficient off-street parking and loading space is available to serve the proposed use. The use requires 2-3 employees on-site. Employee parking is adequate. Developer is particular on # of vac spaces which meets the requirements.
8. That the proposed use includes adequate protection for the natural drainage system and natural topography. There is a net decrease in impervious area which will decrease the site's runoff therefore improving the drainage for the site.
9. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. The car wash use cleans vehicles. Car wash tunnel encapsulates the cleaning services, so no offensive odor, fumes or dust. Noise and vibration is in compliance with state of Minnesota noise rules.
10. That the proposed use will not stimulate growth incompatible with prevailing density standards. The proposed use is suitable for the area's existing density. It will not have much impact on increasing density based on the proposed use. Unlike a subdivision or mall where people would move to be there or move to be close by.