

Board of Adjustment

Staff Report

CASE NUMBER: BA17-015
STAFF PLANNER: Kaelee Wilson
LOCATION/ADDRESS: 1118 West Guadalupe Road
COUNCIL DISTRICT: Council District 3
OWNER: Handy Inc.
APPLICANT: Albert Lee

REQUEST: *Requesting: 1) a Substantial Conformance Improvement Permit (SCIP); and 2) a modification of Special Use Permit (SUP); both to allow modifications to an existing car wash facility in the LC District. (PLN2016-00933)*

SUMMARY OF APPLICANT'S REQUEST

The request is for a Special Use Permit to expand an existing car wash. The proposed expansion includes construction of 5 vacuum stations with canopies at the north side of the site, two new covered self-pay stations and a new trash enclosure. The existing carwash was approved in the mid-1980's with a modification in 1986, case BA86-027.

STAFF RECOMMENDATION

Staff **recommends approval** of case BA17-015 with *the following conditions:*

1. *Compliance with the site plan, narrative and landscape plan submitted, except as modified by the conditions below.*
2. *Compliance with all requirements and conditions of approval for the previously approved SUP, BA86-027.*
3. *Application for, and compliance with all requirements of Administrative Design Review. Review will include the site plan, landscape plan and elevations with finish materials, architectural details and colors.*
4. *Any modification to the height or area of the detached sign will require a modification to the existing Comprehensive Sign Plan.*
5. *The vacuum enclosure roof shall be comprised of a solid building material, and shall not consist of fabric or cloth.*
6. *A Good Neighbor Policy shall be submitted with the Administrative Design Review application.*
7. *The landscaping shown to the east of the area labeled "existing covered employee parking" shall be moved to the north and south of the canopy to make parking more accessible.*

SITE CONTEXT

CASE SITE: Existing carwash- zoned LC
NORTH: Existing commercial center -zoned LC
EAST: Existing commercial center- zoned RM-3
SOUTH: (across Guadalupe Rd.) Existing group commercial center- zoned LC
WEST: Existing commercial center- zoned LC

STAFF ANALYSIS

This Special Use Permit is being requested to allow an expansion of the existing carwash. The expansion consists of the addition of 5 vacuum canopies to the north end of the site, the addition of two self-pay lanes, and the relocation of the trash enclosure. The 5 covered parking spaces are being converted into covered vacuum stalls. Since the remaining on-site parking will be for employees, the conversion of these covered parking spaces to vacuum canopies is acceptable.

MZO Section 11-31-7, Development Standards for Car Wash Uses requires that sound attenuating design and construction be utilized to absorb noise such that the sound level readings at the street and at interior property

lines are no more than 55 decibels. Also required, all mechanical equipment for centralized vacuum equipment shall be housed in an enclosed room. The applicant has provided within the Justification and Compatibility statement the intent to use fabric for the roof of the enclosure. Staff has added a condition of approval that requires the roof be comprised of a solid building material.

The canopies being added to the property will comply with all setback requirements. Since the site was constructed under a prior Zoning Ordinance, there are some development standards for which the applicant is deviating. One standard is the required number of parking spaces. The site is required approximately 16 parking spaces and only will be providing 3 parking stalls (once existing covered spaces are converted to vacuum canopies). Since the addition of the canopies does not relate to an expansion of an office or a use that requires additional employees, staff is not concerned about the lack of parking spaces. There are also available parking spaces on neighboring lots that area a part of the group commercial center to the north (the day care center vicinity), and to the west (the Walgreens pad site).

The applicant is making substantial upgrades to the property. There are several new landscape areas with new landscape material being added throughout the property; approximately 20 percent of the property will be comprised of landscaping. The applicant is also adding a screen wall along Guadalupe Road to further comply with Zoning Ordinance requirements.

FINDINGS:

1. The proposed expansion of the car wash is allowed in the Limited Commercial (LC) zoning district with the approval of a modification to the existing Special Use Permit.
2. The proposed expansion of the car wash is compatible with adjacent developments, and can be complimentary to existing surrounding uses.
3. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
4. The proposed expansion of the car wash, with the recommended conditions of approval will not be injurious or detrimental to the adjacent or surrounding properties in the area.
5. The vacuum system is in a separate enclosure and meets the sound attenuation design requirements for less than 55 decibels of sound reading level at the property line.
6. The project site exceeds the minimum 10% landscape design standard required for car washes.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Sec 11-70-5: Special Use Permit

E. Required Findings. A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Zoning Ordinance, Sec 11-31-7: standards for specific uses and activities automobile/vehicle washing

Automobile Washing, as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Location.** Automobile/Vehicle Washing, as a primary use, is only allowed on sites with at least one frontage on an arterial street.
- B. **Setbacks.** No building or structure shall be located within 20 feet of any interior lot line abutting a residential zoning district.
- C. **Drive-up Aisles and Required Queuing Area.** Drive-up aisles shall be at least 11 feet wide; if adjacent to a street, they shall be screened as specified in [Section 11-30-9\(E\)](#), Drive-through Windows and Automated Car Washes. The drive-up aisle shall provide queuing space, with no encroachment into required landscape areas or building setbacks, for at minimum:
 - 1. 4 vehicles per pull-through rack for each automatic wash bay.
 - 2. 3 vehicles per bay for self-serve, coin-operated and/or hand wash facilities.
- D. **Landscaping.** Automobile/Vehicle Washing, as a primary use, in addition to perimeter, parking lot and foundation base landscaping requirements, landscaping shall comprise a minimum of 10 percent of the site area.
- E. **Litter.** One permanent, non-combustible trash receptacle per wash bay is required.
- F. **Noise.** Sound attenuating measures shall be incorporated into the building design and construction to absorb noise such that the sound level readings at the street and at interior property lines are no more than 55 decibels. Mechanical equipment for centralized vacuum equipment shall be housed in an enclosed room.
- G. **Additional Special Use Permit Criteria.** When a [Special Use Permit](#) is required by [Article 2](#), each of the following items shall be included in the evaluation:
 - 1. The number of automobile related activities within 600-feet of an intersection of arterial streets shall not exceed 2, including automobile/vehicle washing, automobile service stations, automobile sales or rental lots, or automobile/vehicle repair.
 - 2. Proposed locations within “-U” designated areas shall be oriented with canopies and fuel dispensing equipment away from the street, either to the side or to the rear of a building.
 - 3. Compliance with all development standards for the applicable zoning district, including compliance with all requirements for automobile related services located in all mixed districts and “-U” designated districts.
 - 4. The use is found to be in compliance with the [General Plan](#), applicable Sub-area plans and other recognized development plans or policies, and will be compatible with surrounding uses;
 - 5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.
 - 6. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.