



CITY COUNCIL COMMUNICATION

November 28, 2017

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 17-12-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located at Somerset Place Addition, Block C, Lot 27B, 504 N. Main Street.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Joe Mapes, Property Owner and Business Owner

Location / Zoning: 504 N. Main Street. The property is zoned Community Business Zoning District (C-2).

Project Description: Mr. Mapes owns Joan's (coin-operated self-serve) Car Wash at 504 N. Main Street. Three (3) of the open wash bays have been converted over the years to other uses including a pet wash station, a purified water vendor, and an outdoor seating area for food trucks. Mr. Mapes proposes to convert the center bay (Bay 5) to an automated car wash station.

The automated car wash bay will be accessed from the front (Main St. side) of the building. A pay station will be installed also at the front of the building. Consistent with the Special Conditions established in the Unified Development Code for car washes, the front of the building will provide adequate space for the queuing of at least three (3) vehicles from the pay station. The rear of bays 4 and 5 will be expanded to include additional space for the automated wash machines and the support facilities. The new construction would be of the same brick façade as that of the primary structure.

After the rear bay expansions are complete, the remaining drive aisle widths will be adequate to enter and exit the automated wash bay and self-serve bays, and access the vacuums.

There are usually concerns about the noise impact of introducing an automated car wash adjacent to an existing residential neighborhood. In this instance, a single automated car wash bay is proposed within a long-established car wash with no adjacent residential neighborhood.

The Planning and Zoning Commission met on November 7, 2017 and voted to recommend approval of the site plan.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____ City Manager’s Office

_____ **KS** _____ City Secretary’s Office