

ECONOMIC AND COMMUNITY DEVELOPMENT MEMORANDUM
No. 24-08

April 11, 2024

TO: Honorable Mayor Julie Moore Wolfe and City Council

FROM: Scot Wrighton, City Manager
Cordaryl “Pat” Patrick, Director of Economic & Community Development

SUBJECT: Ordinance Amending Conditional Use Permit - 3840 North Martin Luther King Jr. Drive

SUMMARY RECOMMENDATION: Staff recommends approval of the ordinance amending the Conditional Use Permit for the car wash at 3840 N Martin Luther King Jr. Dr. Staff believes the proposed amendments to the approved CUP are compatible with the B-2 zoning as well as the neighboring commercial uses with the following conditions:

1. A detailed Site Plan shall be submitted to and approved by the Economic and Community Development Department and the Department of Public Works prior to the issuance of a permit.
2. Submit sealed building drawings for Commercial Building Plan Review.
3. A landscape bond in the amount of \$2,700.00 shall be submitted.

The proposed amendments to the facility do not appear that they will cause substantial injury to the value of other properties in the neighborhood. The proposed carwash will still be located next to a large gas station as well as next to an office warehouse building along Martin Luther King, Jr. Drive. The amendments meet all applicable City codes and standards.

The City Plan Commission voted 6-0 to recommend approval of the petition at the March 14, 2024 meeting. The minutes of the meeting are attached.

BACKGROUND: The subject site is approximately .75 acres and is currently developed as Rainstorm Carwash.

In July of 2008, the petitioner was granted a Conditional Use Permit (CUP) by the City Council (Ordinance No. 2008-45) to allow for a carwash to be constructed in a B-2 Commercial District. This permit allowed for six (6) parking stalls and seven (7) vacuums.

The CUP was once again amended to reduce the number of parking stalls from six (6) stalls to five (5) parking stalls and to also increase the number of vacuums on site from seven (7) to ten (10) vacuums. This amendment was approved by City Council on November 17, 2008 (Ordinance No. 2008-85).

The petitioner is requesting to amend the approved B-2 CUP to allow the following: 1.) New pay station/entry equipment; 2.) New vacuum equipment; 3.) Additional vacuum stall parking; 4.)

Additional employee parking; 5.) New landscape plantings to bring site back into compliance with previously approved CUP, including 3 overstory trees and 27 shrubs; and 6.) There will be no changes to the footprint of the existing building; however, they will be extending the height on the south end of the building. All changes will only occur within the extents of the current site.

For further details, please refer to the attached Plan Commission staff report.

POTENTIAL OBJECTION: There were no objectors present at the Plan Commission meeting.

INPUT FROM OTHER SOURCES: N/A

STAFF REFERENCE: Any additional questions may be forwarded to Cordaryl Patrick (cpatrick@decaturil.gov).

BUDGET/TIME IMPLICATIONS: None.