

MEETING DATE: July 14, 2020

STAFF: Brian Harker, Planner

PROJECT NAME: McBee's Coffee and Carwash

CASE NUMBER/REQUEST: Case 20-200-01 – 1503 and 1505 E. 23rd Street S. – McBee's Coffee & Carwash requests a Special Use for a tunnel carwash and coffee shop

APPLICANT: McBee's Coffee and Carwash

OWNER: Sam Investments

PROPERTY ADDRESS: 1503 and 1505 E. 23rd Street S.

SURROUNDING ZONING/LAND USE:

North: C-1 and C-2...single-family homes and vacant lot
South: R-6...undeveloped acreage
East: C-2 and R-12...retail box stores and single-family home
West: R-12...undeveloped land

PUBLIC NOTICE:

- Letters to adjoining property owners – June 24, 2020
- Public notice published in the Independence Examiner – June 27, 2020
- Signs posted on property – June 29, 2020

FURTHER ACTION:

This Special Use request is scheduled for first reading by the City Council on August 3rd and the public hearing/second reading at its August 17th meetings.

RECOMMENDATION

Staff recommends **approval** of this case with the following conditions:

- 1) Include a graphic of the noise levels for all mechanised systems and vacuums.
- 2) Provide a detailed landscaping plan per Code with the site plan application and construction plans.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

McBee's Coffee and Carwash requests a Special Use Permit for a tunnel carwash and coffee shop located at 1503 E. 23rd Street S.

Current Zoning: R-12 (Two-Family Residential)

Current Use: Undeveloped property

Proposed Use:

Coffee shop & Carwash

Acreage: 1.05 acres

Building Square Foot: 18,000

BACKGROUND:

The applicant intends to develop a four-lot subdivision. Three lots and a tract along the E. 23rd Street S. corridor will be zoned C-2 (General Commercial). The western lot and the middle lot have yet to have a proposed use. A proposed Special Use for a Carwash will encompass the area of eastern most lot and adjacent tract. South of the commercial lots, the remainder of the property will remain undeveloped and keep its existing R-6 (Single-Family Residential) zoning at this time.

The applicant intends to construct a high-end, tunnel carwash, with an express exterior wash and interior detailing, on the 50,309-square foot eastern most lot. The tract to the southeast will be the site of the detention basin. The 18,000-square foot tunnel building will have a north/south orientation. Customers forming ques to go through the tunnel will enter the site primarily from E. 23rd Street S., but also via a private driveway to the southeast. They will wait in one of three lines to pay for a wash/coffee purchase west of the tunnel building and take their turn entering the south side of the tunnel. Exiting from the north, customers will move to a parking area east of the building for the vacuums or exit to the west and north.

When a site plan application and building permit are submitted, a more detailed site and landscaping plans will be required. The site and landscaping plans must include the elements, plantings and green spaces required by the UDO (Unified Development Ordinance).

Lastly, the applicant has provided an artist rendering of the building envisioned. The intention of the applicant is to create a building that does not stand out as a carwash, but is compatible with the surrounding commercial uses.

Prior to site plan and building permit approval, the property must be replatted.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan: The proposal is consistent with the Goal, "Increase economic prosperity of community". It meets the strategy to, "recruit business."

Comprehensive Plan Guiding Land Use Principles: The proposal is consistent with the Guiding Principle, "Foster redevelopment opportunities within the city to revitalize used or underused property". It meets the policies to, "Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites," and, "Encourage reinvestment in our existing neighborhoods."

Historic and Archeological Sites: There are no apparent historic/archeological issues with this property.

Public Utilities: All utilities are present located near the site.

Traffic Study: Tran Systems prepared a study for the Preliminary Plat and proposed residential and commercial development McBee Landing. The study included trip generation estimates, trip distribution estimates, capacity analysis and a summary of findings. McBee's Coffee and Carwash's planned driveway will be aligned with S. Woodbury Street and an extension to S. Haden Street will be aligned with the existing segment north of E. 23rd Street S. Sight distances will be adequate for both accesses.

The study indicates that most side street movements at the study intersections are projected to operate at level E or F (the worst categories for intersection movements) during peak hours. This is largely due to high traffic volumes on E. 23rd Street S. The suggested mitigation is to construct additional outbound lanes on the driveway and S. Haden Street to permit the bypass of left-turning vehicles. Traffic volumes from the side streets and driveway will not be enough to warrant any signalization of the intersections.

REVIEW CRITERIA

Recommendations and decisions on Special Use permit applications must be based on consideration of all of the following criteria:

1. Compatibility of the proposed use with the character of the neighborhood.

The carwash/coffee shop will be immediately adjacent to one single-family residence. Other single-family uses are across the street. Commercial uses lie to the east. Undeveloped property lies to the west and southwest.

2. The extent to which the proposed use is compatible with the adjacent zoning and uses.

A carwash/coffee shop will be consistent with the retail/service corridor.

3. The Impact of the proposed use on public facilities.

The site will be an area of infill development in a largely developed corridor. All public utilities are readily available in the area.

4. The suitability of the property for the permitted uses to which it has been restricted under the applicable zoning district regulations.

The property is well suited for C-2 uses, being located on a major commercial corridor.

5. The extent to which the proposed use may injure or detrimentally affect the use of enjoyment of property in the area.

The proposed project should not injure or have detrimental affect on the use of or the enjoyment of the property. Most residential uses are distant.

6. The extent to which the proposed use will create excessive storm water runoff, air pollution, noise pollution or other environmental harm.

Waste water from the operation will be directed to the sanitary sewer system and the noise from the vacuums must be mitigated in accordance with city code.

7. The extent to which there is a need for the use in the community.

The E. 23rd Street S. corridor lacks this type of tunnel facility. The vacuums and mechanical equipment will be distant from most of the residential uses in the area, except the for residence to the east.

8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.

The applicant is a regular developer in the City and should be able to satisfy all requirements of the article.

9. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

Public services and infrastructure are there to support the development.

10. Conformance of the proposed use to the Comprehensive Plan and other adopted plans and policies.

The Comprehensive Plan envisions Commercial uses for this site.

11. The extent to which the use will impact sustainability or revitalization of a given area.

The addition of a carwash/coffe shop will add a new element to the area's commercial mix.

EXHIBITS

1. Applicant's letter
2. Mailing affidavit
3. Notification Letter and Mailing list
4. Carwash Site Plan
5. Elevations
6. Floor Plan