

**MEETING DATE:** June 22, 2021

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Club Carwash

**CASE NUMBER/REQUEST:** Case 21-200-02 – 19151 E. 39<sup>th</sup> Street S. – Justin Barnes requests a Special Use for a Tunnel Carwash

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**APPLICANT:** Justin Barnes

**OWNER:** Independence Mall Holdings

**PROPERTY ADDRESS:** 19151 E. 39<sup>th</sup> Street S.

**SURROUNDING ZONING/LAND USE:**

**North:** C-2...Outlots of Independence Commons  
**South:** C-2...Independence Center  
**East:** C-2...Undeveloped property  
**Southeast:** R-18/PUD...Cornerstone Apartments  
**West:** C-2...Outlot parking lot

**PUBLIC NOTICE:**

- Letters to adjoining property owners – May 27, 2021
- Public notice published in the Independence Examiner – June 5, 2021
- Signs posted on property – June 4, 2021

**FURTHER ACTION:**

This Special Use request is scheduled for first reading by the City Council on July 6<sup>th</sup> and the public hearing/second reading at its July 19<sup>th</sup> meetings.

### RECOMMENDATION

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

- 1) For the Final Site Plan, provide a graphic of the noise levels for all mechanised systems and vacuums, showing that at the property lines the development will meet the decibel requirements of the City Code.
  - 2) For the Final Site Plan, provide elevations for the masonry trash enclosure.
  - 3) Record the Minor Subdivision prior to the building permit being issued.
  - 4) The elevations should indicate the parapet will be equal in height all mechanical equipment on the roof.
  - 5) Pilasters should be provided along the south façade as well.
  - 6) Pilasters on the façades should be higher than the parapets, unless approved otherwise by staff.
  - 7) Provide adequate arrows and striping for directing traffic.
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## PROJECT DESCRIPTION & BACKGROUND INFORMATION

### PROJECT DESCRIPTION:

Club Carwash requests a Special Use Permit for a tunnel carwash located at 19151 E. 39<sup>th</sup> Street S.

**Current Zoning:** C-2 (General Commercial)

**Current Use:** Underutilized parking lot

**Acreage:** 1.60-acres

**Proposed Use:** Tunnel carwash

**Building Square Foot:** 5,671-square feet

### BACKGROUND:

The applicant intends to split-off an underutilized outer portion of the Independence Center parking lot, located north of the mall's lot ring road, from the remainder of the lot containing the eastern portion of the of the mall's parking lot. Both lots will continue to be zoned C-2 (General Commercial), but the new out lot will be designated with a Special Use for a carwash.

The applicant intends to construct the 5,671-square foot tunnel carwash, oriented west to east and sited about 90 feet south of the E. 39<sup>th</sup> Street S. right-of-way. An area with a bank of vacuums will line the south wall of the building. The southeastern portion of the lot, beyond a row of parking spaces, will be the site of a proposed detention basin.

Customers forming ques to go through the tunnel will enter from entrances along the ring road. They will wait in one of two lines to pay for a wash north of the tunnel building, then they will enter the building from the west side. Exiting from the east, customers will move to a parking area south of the building for the vacuums or exit the lot.

The landscaping plan provided shows street trees along the rights-of-way, interior parking lot and endcap plantings and the required plantings adjacent to the building along the south side.

Elevations and artist renderings of the envisioned building have been submitted. The façades will include two colors of rough CMU, Ivory and Slate. Windows and pilasters will break up the great expanse of the north façade facing the E. 39<sup>th</sup> Street S. right-of-way. The southern façade, which should have pilasters as well, will a bank of vacuums "covering" the wall as well.

Prior to site plan and building permit approval, the Minor Subdivision must be recorded.

## 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."

**Storm Water Detention and Impervious Surfaces:** Development of the site will involve removing the existing pavement and creating additional green spaces. For the re-development of the lot, the site plan provides for a proposed onsite detention basin at the southern tip of the property.

**Landscaping Plan:** The applicant's site plan includes a landscaping plan meeting the landscaping requirements per Code.

**Noise Levels:** The only nearby residential use, Cornerstone Apartments, is a few hundred feet away.

**Photometric Plan:** The site plan includes a photometric plan as required per Code.

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

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

## 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 will be immediately surrounded by retail uses, except for the undeveloped property to the east. There is a large apartment complex that lies a few hundred feet to the southeast.
- 2. The extent to which the proposed use is compatible with the adjacent zoning and uses.**  
A carwash 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 along 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. The residential use is 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. 39<sup>th</sup> Street S. corridor lacks this type of tunnel facility. The vacuums and mechanical equipment will be distant from the residential use in the area.
- 8. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this article.**  
The applicant 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 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. Site Plan
5. Landscaping Plan
6. Renderings
7. Elevations
8. Comprehensive Plan
9. Zoning Map