

MEETING DATE: May 24, 2022

STAFF: Brian Harker, Planner

PROJECT NAME: Quick Shine Car Wash

CASE NUMBER/REQUEST: Case 22-200-05 – 1337 S. Noland Road – Matt O’Neal seeks a Special Use Permit for a tunnel carwash

APPLICANT/OWNER: Matt O’Neal, Matt’s Car Wash, LLC

PROPERTY ADDRESS: 1337 S. Noland Road

SURROUNDING ZONING/LAND USE:

- North:** District C-2 (General Commercial)...Leila’s Hair Museum
- South:** District C-2 (General Commercial)...vacant lot
- East:** District R-6 (Single-Family Residential)...single-family home
- West:** District C-2 (General Commercial)...NAPA auto parts store

PUBLIC NOTICE:

- Letters to adjoining property owners – May 5, 2022
- Public notice published in the Independence Examiner – May 7, 2022
- Sign posted on property – May 6, 2022

FURTHER ACTION:

This Special Use Permit request is scheduled for first reading by the City Council at its June 6th meeting with the public hearing/second reading at its June 20th meeting.

RECOMMENDATION

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

1. A Municipal Services Environmental site inspection will be required as part of the Business License Review. If deficiencies are found, they will need to be addressed before business license approval.
2. All required licenses shall be maintained.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Matt O’Neal seeks a Special Use Permit for a tunnel carwash at 1337 S. Noland Road.

Current Zoning: C-2 (General Commercial)

Current Use: Tunnel Carwash

Acreage: 0.28-acres

Continued Use: Tunnel Carwash

Building Square Foot: 4,080 square feet
(tunnel building)

BACKGROUND:

Matt O’Neal seeks approval of a Special Use Permit for what had been a legal unconforming tunnel carwash until August 31, 2020 when the previous owner, Shane Davolt, failed to renew his business license. Shane Davolt ran “The Squeaky Clean Car Wash” from 2004 through 2021. The 0.28-acre property has operated as a car wash at this location, 1337 S. Noland Road, for approximately 50 years. The new owner, Matt O’Neal, has been the manager there for 13-years. No new construction or changes to the site is anticipated. This request would reauthorize the use that has been there for decades.

The 4,080-square foot tunnel building is centered in the middle of the property. Customers enter from Noland Road or Aberdeen Street forming ques from the pay islands at the southeast corner of the property and entering the building from its rear and exiting to the west. Vacuum units flank the north and south sides of the building. The tunnel building is of painted brick construction.

There is little permeable surface on the property. The lot is largely pavement and building with no green spaces. Decorative rock filled islands lie immediately west of the building around the existing pole sign and along the Aberdeen Street right-of-way.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan: The proposal is consistent with the strategy to “recruit business.”

Comprehensive Plan Land Use Principles: The proposal is consistent with the policy to, “Encourage reinvestment in our existing neighborhoods.”

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

Public Utilities: As this is a long developed commercial site, all utilities are present.

Stormwater Management: There will be no new construction on this site.

REVIEW CRITERIA

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

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

This commercial corridor contains an assortment of small to large businesses including restaurants, a convenience store, offices, small retail stores, and auto services;

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

As mentioned previously, there is an assortment of businesses in this area and this use has minimal impact. The carwash facility is consistent with other existing businesses here;

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

As this property was developed years ago for commercial uses, all public utilities are available to the site;

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

This Special Use Permit would allow one additional land use not already permitted by right this a C-2 district;

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

The continuing use should not injure or have detrimental affect on the use of or the enjoyment of the propertles in the area along the Noland Road corridor;

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

Any waste water from this business goes directly to the sanitary sewer system; and the noise from the vacuum systems will not change from what emanates from what is currently installed;

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

This segment of Noland Road currently doesn't have a car wash, but there does seem to continue be a demand for this type of business in this portion of the City;

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 imposed;

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

The public services and infrastructure are already there to continue to support the operation;

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

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.

Continuing of the existing use should not impact the propertles in the area along the Noland Road corridor.

EXHIBITS

1. Applicants Letter
2. Application
3. Notification Letter
4. Affidavit
5. Mailing list
6. Aerial Photograph
7. Elevations and Drawing
8. Comp Plan Map
9. Zoning Map