



Legislation Text

File #: 20-3908, **Version:** 1

SUP#20-020: Public hearing for a request for a Specific Use Permit for a car wash on approximately 0.72 acres known as Lot 3, Block 1, Racetrac Addition, located at 3211 E. Broad St.; John Huffman of Broad Street Investments, LLC

Existing Use: Drive-thru dry cleaning service

Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:

North - Vacant land, C-2

South - E. Broad St.; gas station and drive-thru restaurant (PD) across the street

East - Auto repair garage, C-2

West - Car wash, PD

Thoroughfare Plan Specification:

E. Broad St. - principal arterial (six-lane divided)

Comments and Considerations

The subject property consists of 0.72 acres improved with a 4,028 sq. ft. commercial building and 23-space parking lot, located at 3211 E. Broad St. A drive-thru dry cleaning service called Threads Dry Cleaning currently operates on the property. The applicant is requesting a Specific Use Permit for a car wash to convert the property to an indoor auto detailing center called Clean Getaway Detail Center that will serve as a complementary business to the adjacent Clean Getaway Car Wash business to the west. The applicant plans some minor interior and exterior improvements to accommodate the new business.

Site Plan

The existing 4,028 sq. ft. commercial building and 23-space parking lot will largely remain as-is aside from some changes to the north end of the building, primarily a new overhead door at the northeast corner to accommodate vehicles coming into the building and some other interior improvements to accommodate the requested change in use. The property has access to Cannon Drive and East Broad Street via a two-way common access drive along the front of the property that connects to the adjacent properties to the east and west and then out to Cannon and Broad. Beyond the parking areas on the south and east sides of the building, one-way circulation is provided around the north and west sides of the building and the covered portico on the west side of the building will remain. Direct pedestrian access is provided to the property by a sidewalk that connects to the sidewalk along Broad. The trash enclosure will remain at its current location on the east side of the building. The applicant notes that all equipment will be screened in accordance with the Zoning Ordinance and that there will be no outside storage of materials or vehicles on the property.

Elevations and Floor Plan

The applicant has provided photos of the building that show a predominantly stone front façade with

a wood tower feature and mostly brick materials with a stone base on the side and rear elevations. The portico includes masonry columns. Building materials calculations have been provided showing 100% masonry on the side and rear elevations and 66% masonry and 33% wood on the front elevation; in total, the building is 91.5% masonry. In addition, floor plans have been provided showing the existing layout and the new layout. The primary changes to the floor plan are the addition of an overhead door to accommodate the interior auto detailing that is planned for the site, with four vehicle work stations shown.

Landscape Plan

A landscape plan has been provided, showing the landscaping to remain as-is. The landscaping includes 15 vitex trees in the 10' buffers along the side and rear property lines, 10 palm trees in the parking lot areas near the front of the building, and 5 crepe myrtles in the 20' landscape setback along East Broad Street. The parking lot is screened by holly bushes and additional shrubs include rosebushes and elaeagnus plants.

Sign Plan

The sign plan shows the existing wall sign on the front of the building to be changed to accommodate the new business. In addition, the existing monument sign will be reconfigured to provide for a new sign that is 8' wide and 9' tall, including a 2' masonry base to match the building; the sign area will be about 23 sq. ft. It is noted that the property will follow the standards for C-2 zoning as it relates to signage.

The subject property is located in the C-2 Community Business District, which allows car wash uses with a Specific Use Permit. The surrounding area largely includes automotive-related uses and other vehicle-oriented businesses, including a car wash, oil change shop, gas stations, and drive-thru restaurants. The requested use will better complement the surrounding businesses and small modifications will be made to the existing building to ensure vehicle service operations are conducted inside the building. As a result, adverse impacts to surrounding properties are not expected. In addition, the existing architecture and landscaping are of high quality and meet or exceed the City's zoning requirements and the new signage will adhere to the zoning requirements as well. Staff recommends approval.

Attachments

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan

Exhibit C - Building Photos, Floor Plans, and Materials Calculations

Exhibit D - Landscape Plan

Exhibit E - Sign Plan