

Legislation Text

File #: 20-4639, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z1219-0121, submitted by Cody Woodruff and John Cornelsen, to amend Planned Development Ordinance No. 1643 to allow a carwash as a permitted use less than 100 feet from a residential zoning district, located at 4414 North Galloway Avenue. (One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

The applicant proposes development of a carwash on a portion of the vacant property at the corner of North Galloway Avenue and Childress Avenue, next to the existing QuikTrip convenience store. The proposed carwash would be a single lane automatic carwash plus 26 self-service vacuums.

The Planned Development amendment is specifically to reduce the separation requirement for a carwash from a residential zoning district. In this case, the proposed carwash is 80 feet from the nearest residential district. If the carwash met the 100 foot separation, it would be permitted by right.

On January 13, 2020, the Planning and Zoning Commission voted unanimously to approve Application No. Z1219-0121, to amend Planned Development Ordinance No. 1643 to allow a carwash as a permitted use less than 100 feet from a residential zoning district.

Recommended/Desired Action

After the public hearing, staff recommends approval with conditions.

Attachment(s)

Staff report & maps
P&Z minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong