



GLPC AGENDA ITEM # 3

NOVEMBER 27, 2023

Conditional Use Request by Crown Development File #: CU-2023-04

Crown Real Estate Development LLC is requesting a Conditional Use Permit (CUP) for a proposed full-service car wash facility in a C-C zoning district, as well as within the Baytree-University Corridor Overlay District (BUCOD). The subject property consists of 0.72 acres located at 806 Baytree Road, which is at the NW corner of Baytree Road and Miramar Street. The property is currently vacant and the applicant is proposing to develop it with an automated drive-thru car wash (single lane building) that also has 17 vacuum spaces.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the "University Zone" of the Baytree-University Corridor Overlay District (BUCOD).

The subject property was rezoned from R-10 to C-C in 2014, at the request of the previous owner for a speculative commercial retail development (see attached conceptual plan on the last page). This development never materialized and after the property remained vacant/undeveloped for 9 years, the current applicant purchased the property about 3 months ago.

Most of the properties fronting this portion of Baytree Road are developed with a mixed pattern of multi-family residential, office, institutional and light commercial uses. This is also reflected in the existing mixed zoning pattern along the corridor, although most of the properties are zoned C-C like the subject. Therefore, as infill development on a vacant lot, light commercial type development to match the "overall" pattern would certainly be appropriate for this property.

However, car washes are often considered one of the noisiest of common commercial uses. Even though there is an existing car wash across the street and other commercial uses nearby, the existing residential uses adjacent to the subject property on three (3) sides, must also be considered. These include a small apartment complex to the west, two (2) single-family homes to the north, as well as three (3) single-family homes and more apartments across the street to the east. Car washes are usually not an issue when located in a larger commercial area and surrounded by other commercial development, but they could seem detrimental to abutting residential development.

To the applicants' credit, in this case they are proposing some noise reduction features in their equipment to help mitigate the negative effects. They are also proposing more aesthetics in their overall design than most car washes of the past. Even though they are trying to meet all of the requirements of the BUCOD, it is likely they will still need several Variances from these supplemental standards (see pages 4-5). These include items such as reduced front yard building setback from Baytree Road, lack of inter-parcel access, and the lack of certain architectural features. Given the particular circumstances of the property and the proposed use itself, staff would likely be supportive of most of these Variances. However, staff believes the overriding issue in this case is that of "use intensity and compatibility" with the surrounding land use patterns. Even with the mitigative measures, the proposed use is still overly intensive for this location. C-C zoning allows a very wide range of other possible commercial or office/institutional type uses that would fit better in this location.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend **DENIAL** to the City Council.