

PROJECT NARRATIVE

Text Amendment Request – Full-Service Car Wash in TCX

May 20, 2024

INTRODUCTION

This request is to modify Section 401.03.01, Table 4.8, of the Polk County Land Development Code (“LDC”) to add Car Wash, Full-Service as a “C2” Conditional Use within the North US 27 Selected Area Plan (“SAP”).

Currently, Car Wash, Incidental is a C2 Conditional Use within the North US 27 SAP. Car Wash, Incidental is defined as “any automated car wash which is incidental to the sale of fuel, and characterized by an automatic wash which requires the driver to remain in the vehicle during operation. The facility may be an attached or a free-standing structure.” According to Chapter 10 of the LDC, Car Wash, Full-Service is defined as “any facility providing complete car washing and cleaning services. Car washing is generally automatic, with the driver leaving the car during the washing procedure. Waxing and detailing may also be provided.”

Currently, full-service car wash is a permitted use in the following land use districts:

- Community Activity Center (CAC)
- Regional Activity Center (RAC)
- Tourism-Commercial Center (TCC)

Currently, full-service car wash is a C2 conditional use in the following land use districts:

- Linear Commercial Corridor (LCC)
- Ronald Reagan SAP CACX
- Ronald Reagan SAP RACX
- North US 27 NACX
- North Ridge RMX

The request is appropriate as the purpose and intent of the North US 27 SAP is to balance residential and non-residential uses to create traditional neighborhood villages and a town center that promotes the internal capture of trips between various uses, especially within a Town Center along an arterial roadway. The TCX is a land use district that promotes the clustering of commercial, other non-residential, and multifamily uses to serve as a commercial node of various uses.

In accordance with Section 303 of the LDC, in addition to the applicable district regulations in Section 401.03, the following standards shall continue to apply to full-service car wash uses:

1. The minimum distance from a full-service car wash facility to any residentially designated property shall be 50 feet measured at the narrowest point between the property line of the residential property and either the stacking lane, car washing enclosure, or detailing area, whichever is closer. All car wash activities shall be screened from off-site residential view.
2. Land use activities, containing a full-service car wash, located adjacent to residentially designated properties shall, at a minimum, provide a landscaped buffer equal to a Type C buffer (see Section 720) between the entire property and adjacent residential areas.
3. All car wash operations shall be required to connect to public or community sanitary sewer, a Car Wash Recycle System, or similar wastewater treatment system approved by the Florida Department of Environmental Protection or other applicable regulatory agency.

4. All car wash operations shall be required to connect re-use water where and when it is available.

LEVEL 4 REVIEW CRITERIA COMPLIANCE

According to Section 907.A of the Land Development Code, the following specific standards are proposed to be met for the addition of Full-Service Car wash in the TCX district:

1. Requirement: The compatibility of non-residential uses near or adjacent to residential land uses or vacant land designated as residential.

Evidence of Compliance: The criteria listed in Section 303 of the LDC for Car Wash, Full Service as a conditional use is intended to retain compatibility of this use near residential uses by establishing minimum distance and buffer requirements. The Town Center future land use within the North US 27 SAP is primarily located within 0.25 mile of the US 27 arterial roadway. The majority of the parcels with the current underlying Town Center future land use within the North US 27 SAP are within a Planned Development or Planned Unit Development that are either under construction or completely developed.

Therefore, the allowance of waxing and detailing, in addition to the currently allowed incidental services, is compatible with the uses within and near the TCX district within the North US 27 SAP.

2. Requirement: The compatibility of proposed residential uses in proximity to existing residential densities of a significantly different density.

Evidence of Compliance: The request is to expand upon the already allowed car wash use to allow full-service car wash use.

3. Requirement: Where there are specific characteristics of the proposal which may result in potential adverse off-site impacts. Site characteristics such as a dumpster, driveway, drive-through window, or buffer will be reviewed to determine compatibility and possible mitigation of impacts not deemed compatible.

Evidence of Compliance: As previously stated, the criteria listed in Section 303 of the LDC for Car Wash, Full Service as a conditional use is intended to retain compatibility of this use near residential uses by establishing minimum distance and buffer requirements.

4. Requirement: The effects of noise, vibration, air pollution, glare and odor may adversely impact the use of adjacent properties shall be reviewed and, where appropriate, conditions for mitigation imposed.

Evidence of Compliance: Section 303 of the LDC currently provides requirements for the minimum distance from residential uses to a full-service car wash facility and screening requirements. These criteria are currently codified to limit the impacts to adjacent properties.

5. Requirement: Whether the requested development meets minimum development standards as stated in this Code, and other County development regulations; and to provide for compatibility.

Evidence of Compliance: The allowance of waxing and detailing, in addition to the currently allowed incidental services car wash, is compatible with the uses within and near the TCX district within the North US 27 SAP. Development standards must comply with Section 303 and the existing Planned Development if the site is located within a site plan-controlled district.

6. Requirement: The development plan and impacts are outlined in an Impact Assessment Statement which mitigates any impacts of the project and is prepared pursuant to Section 910.

Evidence of Compliance: Not applicable to the proposed text amendment request.

CONCLUSION

The scope of the amendment is limited to TCX land use districts within the North US 27 SAP. Given the allowance of full-service car wash use in other similar districts, the district's location along a major arterial roadway, and the existing conditional use requirements established in Section 303 of the LDC, the request to add full-service car wash as a C2 conditional use is appropriate.