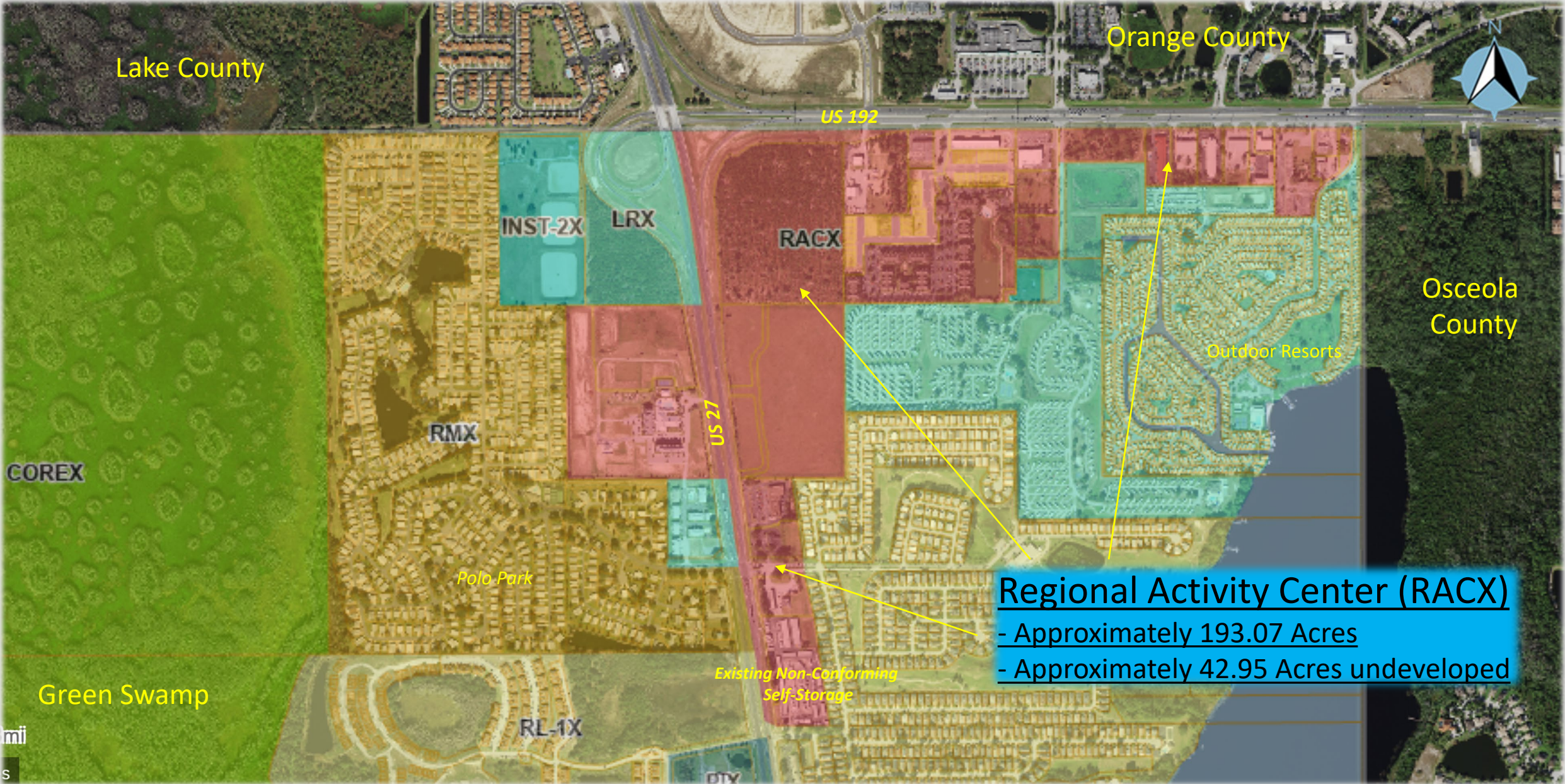


Amends	Chapter 4, Section 401.01, Table 4.8 Use Table for U.S. 27 Selected Area Plan,
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- [illegible]



Regional Activity Center (RACX)

- Approximately 193.07 Acres
- Approximately 42.95 Acres undeveloped

Full-Service Car Washes:

- US 27 corridor is a prime location for a full-service car wash, attracting customers from surrounding subdivisions and multi-family developments.
- Generally, more intense than an incidental car wash built in conjunction with a gas station.
- Car washes are also better for water conservation than when residents wash their vehicles at home. According to the University of Florida, most commercial car washes use 60% less water than washing at home.
- Commercial car washes also have absorption systems that prevent the chemical-filled water from traveling into storm drains. Polk County allows the use of Car Wash Recycle systems and requires the use of reclaimed water, which is available in the RACX.
- Use is allowed in Neighborhood Activity Center (NACX) and is a Permitted use other RAC districts throughout Polk.

- *LDC Chapter 10 defines “Car Wash, Full-Service” 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.”*
- *LDC Chapter 10 defines “Car Wash Recycle System” as, “A method, as approved by the Florida Department of Environmental Protection or other applicable regulatory authority, of recycling wash water this is captured, treated, and redirected back into the same car wash facility.”*
- *LDC Section 303 establishes the conditional use criteria for “Car Wash, Full-Service” uses:*

“In addition to the applicable district regulations in Table 2.2, the following standards shall apply:

- 1. The minimum distance from a 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 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.”*

Self-Storage Facilities:

- Demand created by smaller single-family lots, high-density residential development, and by particular user groups.
- Standards in US 27 SAP exceed those of elsewhere in the County. With goals for multiple users and architectural designs
- “C2” conditional uses in other Activity Centers within the US 27 SAP.

- LDC Section 401.03.E.7 states, “The following conditional use standards are supplementary to the conditions for self-storage facilities found in LDC Section 303. Where there may be a conflict between these standards, the following shall take precedence.
 - The self-storage facility shall be multi-tenant with at least three leasable storefronts. A storefront may be occupied with any use permitted within the applicable land use designation. Each storefront shall be at least 800 square feet. Only one storefront that is directly related to the self-storage facility may be counted towards the three leasable storefront requirements of this paragraph. Separate entrances to each leasable area are permitted.
 - Storage of hazardous materials is prohibited.
 - Outdoor storage is prohibited, except as otherwise provided in (d).
 - Storage of vehicles, boats, recreational vehicles, etc. shall only be permitted within an enclosed structure or screened entirely from offsite by the facility's buildings. Enclosed structures intended for the storage of these vehicles are not required to have a roof or ceiling.
 - Self-storage facility shall provide one parking space per 150 storage units, plus one parking space per employee. All other parking shall comply with LDC Chapter 7 Table 7.10. Parking Waivers may be requested on a case-by-case basis in accordance with LDC Section 709.J.
 - Building facades visible from the public right-of-way shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, faux windows, accent tile, or other appropriate building and architectural design features.
 - Exterior building material shall be stucco, brick, stone, split-faced block, or a combination of those materials. Building modulation shall be employed to break up long facades and create a visually unique project. Building modulation may be achieved through the use of horizontal and vertical projections or recesses, including awnings, overhangs, or other similar architectural features.
 - Buildings that can accommodate two or more stories shall be designed to have the appearance of a multi-story building through the use of windows, doors, canopies,



LDCT-2023-14

US 27 SAP RACX Storage & Car Wash

Staff Recommends Approval

- *Consistent with LDC & Comprehensive Plan.*
- *These uses are found in similar land use districts in the County.*

Green Swamp ACSC Districts Outlined in Heavy Border	TC X	RAC X	PI X	OC X	INST X	TC X	RAC X	PI X	NAC X	RH X	L/R X
...											
Bed & Breakfast	P					P				C3	P
Car Wash, Full-Service							C2		C2		
Car Wash, Incidental	C2	C2				C2	C2		C2		
...											
School, University/College	C3		C3	C2	P	C3		C3			
Self-Storage Facility			C2				C2	C2	C2		
Solar Electric-Power Generation Facility					C2						
...											

Limits of the Proposed Ordinance

The scope of the amendment is limited to RACX land use districts within the US 27 SAP, its use table, and the site requirements for the proposed uses. The RACX is located on both sides of US 27 and the south side of US 192. RACX properties on the west side of US 27 are in the Green Swamp Ridge Special Protection Area (SPA); however, these properties have been developed. The US 27 SAP Use Table reflects land use districts in and out of the Ridge SPA. These uses will only be added to the RACX outside of the Ridge SPA.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code as noted before. The proposed uses are consistent with the standards of both the subject Selected Area Plan and Future Land Use District. The establishment of full-service car wash and self-storages uses here is also consistent with the Land Development Code as these uses are found elsewhere in RACX districts within Polk County, this amendment brings the US 27 SAP more in line with other SAPs.