

APPLICANT RESPONSE STATEMENT- CONDITIONAL USE PERMITS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit. The applicant is requesting a Conditional Use Permit for an automated car wash facility on Parcel A of Ridgewalk Landing. Section 7.505 lists the car wash use as eligible for consideration under a Conditional Use Permit. The car wash facility will consist of a 3,200 sf automated washing building along with a 1,600 sf polishing tunnel, vacuum stalls and employee parking.

2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located. The car wash will serve the surrounding residents. The building will be attractive as viewed from Ridgewalk Parkway and will have significant buffers with the Meridian Neighborhood. The use will not produce significant traffic because it is designed to serve the local residents. Customers do not drive far for a car wash.

3. Whether or not the use is otherwise compatible with the surrounding area. The use is compatible with the surrounding area. The use is in a commercial node anchored by Costco.

4. Whether or not the use proposed will result in a nuisance as defined under state law. The use will not create a nuisance. There is significant buffering between this use and the Meridian neighborhood.

5. Whether or not quiet enjoyment of surrounding property will be adversely effected. The car wash facility will propose a solid screening fence and landscaping along the top of the retaining wall along the west and northern portion of the buildable area of Parcel A. The fence and vegetative screening will help mitigate any increase in noise above the levels currently from the traffic on Ridgewalk Parkway.

6. Whether or not property values of surrounding property will be adversely effected. The proposed neighborhood car wash will not adversely affect surrounding property values. There isn't another car wash in the area and the use is needed.

7. Whether or not adequate provisions are made for parking and traffic considerations. The overall plans for Ridgewalk Landing provide an access drive, Lincoln Street, adjacent to Parcel A. This access drive provides full access for Parcel A. Driveway connection to Ridgewalk Parkway is not allowed. Adequate parking facilities for the proposed use are provided on Parcel A. The car wash facility will provide 7 standard parking spaces for employees and the maximum number of employees per shift will be 5.

8. Whether or not the site or intensity of the use is appropriate. The proposed car wash is in a commercial node that includes a Costco. The intensity is appropriate for the area.
9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan. The Comprehensive Plan calls for the area to include neighborhood uses. A car wash is designed to serve the surrounding community. The use is appropriate.
10. Whether or not adequate provisions are made regarding hours of operation. The hours of operation will fluctuate with the seasons. The hours will begin in the morning and close when it gets dark. The hours are regulated by daylight.
11. Whether or not adequate controls and limits are placed on commercial and business deliveries. The use does not require large scale deliveries. Deliveries will not create any noise issues for surrounding neighbors.
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties. The western property line of Parcel A is the centerline of a Bethany Creek. Bethany Creek requires a 50' undisturbed buffer on Parcel A and the adjacent residential properties. This creates a minimum 100' vegetated buffer between the parcels. In addition to the existing vegetative buffer, landscaping is proposed around the perimeter of the buildable area and along the terraced level of the retaining walls.
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected. The use does not negatively impact the public's health, safety, welfare or morals. Unless having a clean car is immoral.
14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses. The car wash use does not have specific requirements set forth in Chapter 7 Article 5 of Land Development Code for City of Woodstock.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors. The applicant will provide any additional information requested by the city to respond to any further concerns.
16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards. The car wash use does not emit or create unusual odors which would warrant use of an odor eliminator/attenuation system.

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