

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Comm. Dev. Director
From: **Melissa Sonnek, City Planner**
Date: **January 11, 2021**

Conditional Use Permit for a Car Wash at 1949 Robert St – Crew Carwash

BACKGROUND INFORMATION:

Justin Furr, of Crew Carwash, Inc., has requested a Conditional Use Permit (CUP) to allow a car wash in the B3 – General Business zoning district at 1949 Robert St.

Please see the attached Planning Commission report for additional information related to the request.

ATTACHMENTS:

Application and Public Notice
Planning Commission Memo
Concept Plans



PLANNING COMMISSION REVIEW:

The Planning Commission held a virtual meeting and a public hearing on December 15th, 2020.

One resident called in to voice concerns on the following items:

- Traffic along Crusader Avenue since the site has no access directly to/from Robert Street,
- Proximity to the Fox Ridge condominiums,
- Noise pollution created by the car wash and necessary mechanical equipment, and
- Lack of sidewalks along Crusader Avenue.

The commission discussed the following items:

- Timing of Crusader Avenue, and the future options of sidewalks,
 - It was confirmed that Crusader Ave. is scheduled for reconstruction in 2022 and a study will be conducted to determine if the sidewalk should be placed on the north or south side.
 - Commissioners asked to confirm that there would be adequate room to allow for a sidewalk.
- Traffic that would be diverted to Livingston Ave.
 - One commissioner mentioned that this could divert traffic into the residential areas,
 - Another commissioner mentioned that traffic has been gradually being more diverted to Livingston Ave. over the past few years and this seems to work. Additionally, there is a traffic light at Robert and Crusader which will help to control some traffic.
- Noise being created by the vacuums
 - The commission agreed that a sound fence around the vacuum areas could be beneficial to prevent additional noise pollution created by the use.

Planning Commission voted 7-0 in favor of recommending approval of the conditional use permit, with the added condition of the installation of a sound fence on the west and north side of the site as it coincides with the location of the vacuums.

STAFF RECOMMENDATION:

Staff recommends that the City Council hold the public hearing and approve the Conditional Use Permit subject to the following conditions:

1. The approval of the conditional use permit is dependent on the approval of a site plan,
2. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul, and
3. The applicant shall install a fence around the vacuum areas to reduce noise pollution.