



Report to the Plan Commission

May 13, 2009

Legistar I.D. #14705
907 S. Park Street
Conditional Use Alteration

Report Prepared By:
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Planning Division

Requested Action: Approval of major alteration to an approved conditional use for a car wash/ auto laundry located at 907 S. Park Street.

Applicable Regulations & Standards: Section 28.09 (3)(d) identifies car washes/ auto laundries as conditional uses in C2 zoning. Section 28.12 (11) provides the process, guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a major alteration to an approved conditional use for the Octopus Car Wash located at 907 S. Park Street, subject to input at the public hearing.

Background Information

Applicant & Property Owner: Troy Giles, Octopus Car Wash; 1039 E. Washington Avenue; Madison.

Proposal: The applicant is requesting approval of a conditional use alteration to memorialize the repainting of the majority of the existing Octopus Car Wash's exterior in October 2008 without the City necessary approvals.

Parcel Location: An approximately 0.8-acre parcel located on the east side of S. Park Street opposite Haywood Drive; Urban Design District 7; Aldermanic District 13; Madison Metropolitan School District.

Existing Conditions: The site is developed with the one-story Octopus Car Wash and auto detailing facility.

Surrounding Land Use and Zoning:

North: Multi-family residences, zoned C2 (General Commercial District);

South: Commercial retail and service businesses, zoned C2;

West: Famous Dave's BBQ, Ryan Brothers Ambulance, Shell gas station, zoned C2;

East: Single-family residences along West Shore Drive, zoned R2 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and most of the S. Park Street corridor for future community mixed-use development. The site is also located within the boundaries of the South Madison Neighborhood Plan. However, that plan contains no specific recommendations for this site.

Zoning Summary: The existing car wash and detailing facility is an approved conditional use in the C2 General Commercial district and the use and site improvements are in accordance with the previously approved plans. No changes to the use or site other than the painting of the building are proposed.

Project Review, Analysis & Conclusion

Octopus Car Wash is requesting approval of a major alteration to an approved conditional use for their car wash and auto detailing center to memorialize the repainting of most of the structure last fall without receiving the necessary City approvals. The site is located on the east side of S. Park Street north of Fish Hatchery Road and across from Haywood Drive C2 (General Commercial District) zoning. The site is also located in Urban Design District 7.

The applicant painted the majority of the one-story structure in October 2008. The exterior of the car wash is constructed with a combination of split-face concrete masonry units (CMU) and smooth-faced panels. Prior to the recent repainting, the building was finished in a two-toned brown-tan exterior. The applicant repainted most of the exterior facades in an orange and white color scheme. The lower two to three feet of the structure as well as a number of vertical projections and the metal flashing along the roofline were painted orange, while the rest of the painted facade was painted white. A more recent addition located at the northern end of the facility, which is constructed of brown CMU was not repainted, with the exception of the metal flashing at the roof, which was painted orange to match the rest of the flashing along the S. Park Street facade.

Modifications to conditional uses such as the subject car wash facility are most often approved as minor alterations by the Planning Division Director following the recommendation of the district alderperson. In reviewing the applicant's minor alteration request for approval of the previously unapproved repainting, the alder, Julia Kerr, recommended that the alteration be forwarded to the Plan Commission for a public hearing. Given this recommendation, staff referred the request to the Plan Commission for approval following a public hearing. Notices have been sent to the owners and occupants of properties within 200 feet of the car wash property regarding this hearing.

The repainting of the building was considered consistent with the requirements of Urban Design District 7 and was administratively approved by Urban Design Commission staff.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a major alteration to an approved conditional use for the Octopus Car Wash located at 907 S. Park Street, subject to input at the public hearing.