

RESOLUTION NO. PC2022-009
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING A CONDITIONAL USE PERMIT FOR A CAR WASH AT 1341
GREENWOOD COURT

WHEREAS, City+Ventures, applicant, and 1341 Greenwood Court Carwash RE LLC , property owner, have made application for a Conditional Use Permit to allow a car wash in the Highway Business Zone (B-1); and

WHEREAS, the property which the request is being made is legally described as:

Lot 5, Block 1, Shakopee Valley Marketplace West; and

WHEREAS, all required public notices regarding the public hearing for the application were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Board of Adjustment and Appeals of the City of Shakopee did review this application on August 4, 2022 and adopted the following findings:

Conditional Use Permit Findings:

Criteria #1 The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;

Finding #1: The Board has not received any evidence that the use of the property as a car wash will be injurious to the use and enjoyment of other property in the vicinity, if conducted in accordance with proposed conditions. A car wash is located at the Holiday Gas Station adjacent to this property.

Criteria #2 The approval of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area;

Finding #2: The Board finds that the conditional use permit for a car wash will not impede the normal and orderly development and improvement of surrounding property. All adjacent properties are commercially zoned properties.

Criteria #3 Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Finding#3: The Board finds that adequate utilities, access, drainage and other necessary facilities have been or will be provided for the site.

Criteria #4 The use is consistent with the purposes of the zone in which the applicant intends to locate the proposed use; and

Finding #4 The Board finds that this use is consistent with the purposes of the B-1, Highway Business Zone. The purpose of the Highway Business zone is to allow for the development of retail, services, office, and institutional development. The proposed development is similar to the adjacent use of the property as a gas station.

Criteria #5 The use is not in conflict with the Comprehensive Plan.

Finding #5 The Board finds that the use is not in conflict with the Comprehensive Plan. The comprehensive plan guides this property for Mixed Use Center, which allows retail and service uses, such as a car wash.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT AND APPEALS OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the conditional use permit for school in the B-1, Highway Business Zone are hereby approved, subject to the following conditions:

1. The applicant must comply with the Engineering Department Memorandum dated July 29, 2022.
2. The minimum width of a one-way drive aisle is 14’.
3. The minimum building setback to the lot line along Marschall Road is 30’.
4. The applicant must add “Do Not Enter” signage to the site in locations to be approved by the Engineering Department.
5. A pedestrian or bike connection acceptable to the Planning and Development / Engineering Departments must be provided to the entrance to the building on the site from either Greenwood Court or the trail along Marschall Road to meet City Code for employees that may walk / bike.
6. The bypass entrance / southern entrance to the vacuum area must be revised to allow for better maneuvering of larger vehicles.
7. The clearance height of canopies must be noted on the site.
8. The applicant must provide a landscape plan that meets City Code requirements with the building permit application. Existing trees removed from the site must be replaced at a 1:1 (remove : replace) ratio in addition to the required landscaping.
9. The proposed building must meet the building materials standards in City Code.
10. Sound levels for equipment on the site must meet City Code requirements.
11. Any work in the Marschall Road Right-of-Way requires a Scott County Right-of-Way permit.
12. The trash enclosure must meet City Code requirements for materials and have a roof.

13. Any ground mounted or rooftop mechanical equipment must meet City Code requirements for screening.
14. Ponding, berms, or landscaping is not permitted in the Scott County Right-of-Way.
15. The applicant must comply with review notes provided by city staff on the submitted plans.
16. Exterior building signage and freestanding signage requires separate sign permits.
17. The proposed building must have fire sprinklers to comply Fire Code Section 1306.
18. Approval of the CUP does not constitute approval of the submitted plans.

Adopted by the Shakopee Board of Adjustment and Appeals on the 4th day of August, 2022.

BOAA Chairperson

ATTEST:

Michael Kerski
Director of Planning & Development

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379