



Clay County Division of Planning & Zoning
Staff Report and Recommendation

Application Number PUD-17-01

Owner / Agent Information

Owner / Petitioner Phoenix Development Company, Inc.
812 Gravier Street, Suite 360
New Orleans, LA 70112

Agent: Emily Pierce

Parcel, Zoning, Land Use, and Other Information

Parcel ID # 008971-000-00

Physical Address N/A

Planning District: 2 (Doctors Inlet / Ridgewood)

Commission District: 5 (Commissioner Hendry)

Existing Zoning District: BA (Neighborhood Business)

Proposed Zoning District: PCD (Planned Commercial District)

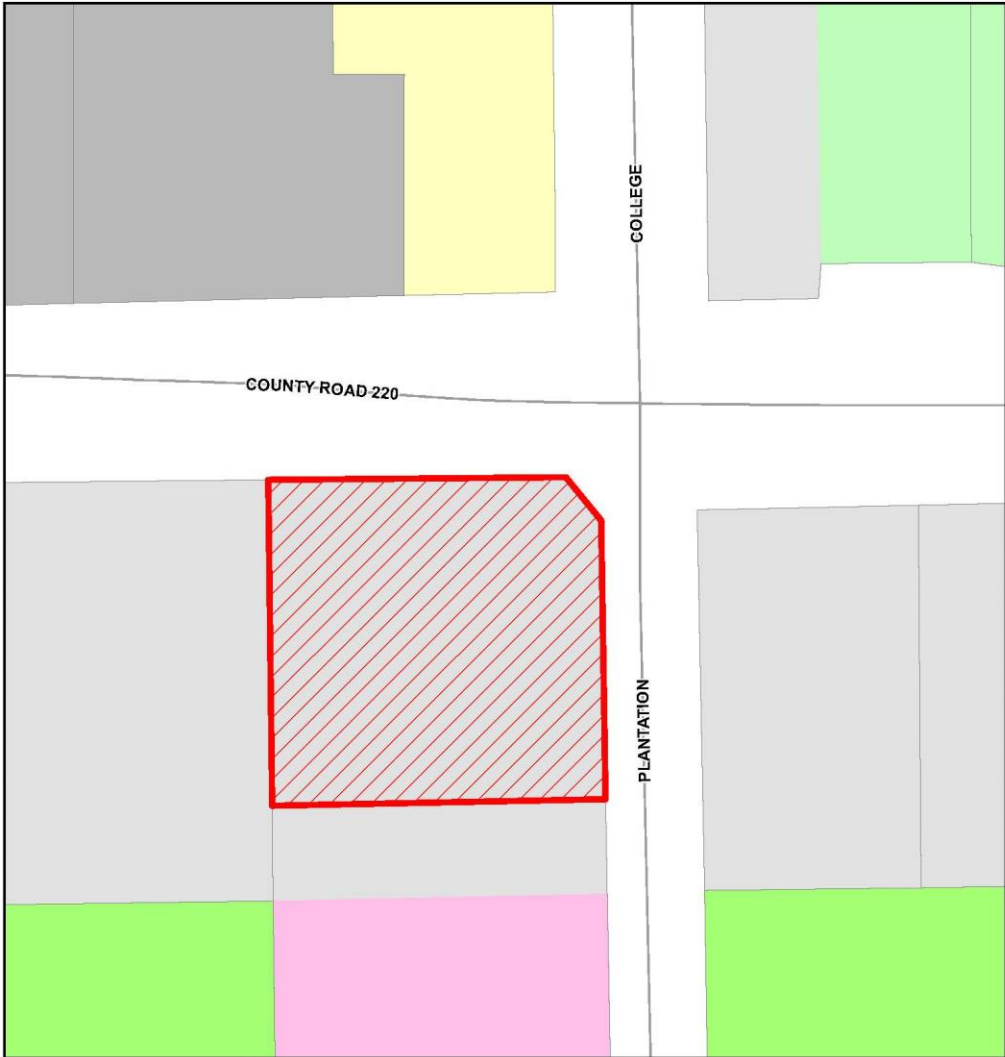
Future Land Use Category: COM (Commercial)

Acreage: 1 +/- acres

Planning Commission Date: March 7, 2017 @ 7:00 p.m.

Board of County Commissioners Date: March 28, 2017 @ 2:00 p.m. or as soon thereafter

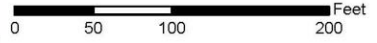
Surrounding Zonings and Site Photos

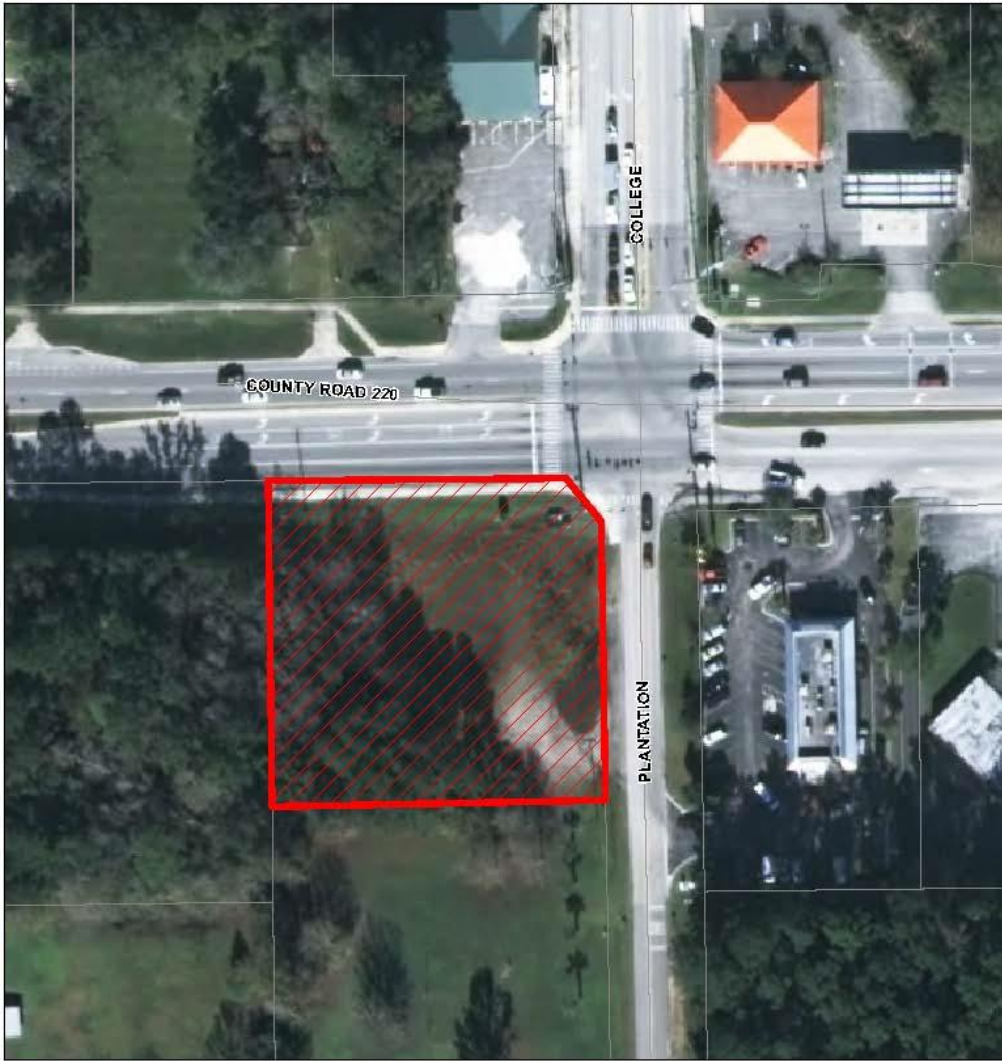


Legend


-  Subject Site
- clay.DBO.Zoning**
- Zoning**
-  AR Agricultural/Residential
-  BA Neighborhood Business District
-  BA-2 Commercial & Professional Office
-  BSC Shopping Center
-  PCD Planned Commercial Development
-  PS-1 Private Services

Rezoning: PUD/PCD-2017000001
Gate Petroleum





Legend

 Subject Site

Rezoning: PUD/PCD-2017000001
Gate Petroleum

0 50 100 200 Feet





Proposed PCD Zoning District

See the applicant's written narrative and site plan for specific uses.

Staff Report & Recommendation

The applicant is requesting a change in zoning from BA (neighborhood business) to PCD (planned commercial district) to retain the current BA entitlements and add the use of a self-serve tunnel car wash with self-service vacuum stations on approximately 1 acre. The property is located at the southwest corner of County Road 220 and Plantation Drive. The surrounding uses are as follows:

North: PCD (retail store)

South: BA & PS-1 (church)

East: BA: (McDonalds)

West: BA: (vacant commercial)

More specifically, the proposed car wash is to include one automated drive-thru and up to fifteen self-service vacuum stations plus one accessible station. The car wash will have three attendants, so the facility will also include an office, lounge and restroom. The facility will only operate between the hours of 8:00 a.m. to 8:00 p.m. Signage, landscape, parking, drainage, etc. shall comply with the Clay County Land Development Code and the maximum building height is capped at thirty-five feet consistent with the current BA zoning district. The building will be approximately 4,375 square feet with a total impervious surface of 19,910 square feet.

Staff has reviewed the application and determined that the request is consistent with the comprehensive plan and compatible with the surrounding area. Staff is not aware of any similar car wash facilities in the immediate area, therefore the proposed use would provide a service for the surrounding area not currently provided. Staff recommends approval of application PCD-17-01.