

TO: MUNICIPAL MANAGER 1992 April 10

FROM: DIRECTOR PLANNING
AND BUILDING

SUBJECT: PROPOSED CAR WASH ESTABLISHMENT
7485 AND 7495 SIXTH STREET
SIXTH STREET AREA PLAN
PRELIMINARY PLAN APPROVAL #10394

PURPOSE: To inform Council of a Preliminary Plan Approval application for a car wash which is at variance with the Sixth Street Area plan.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

This Department has received an application for Preliminary Plan Approval to permit construction of a car wash facility at 7485 and 7495 Sixth Street (refer to attached Sketch #1). The proposed principal building is 3,000 sq.ft. in size. This business would provide a drive-through hand-wash service for motor vehicles. The proposal will require the two properties to be consolidated into one lot. The subject sites are currently vacant.

The proposed development is generally consistent with the existing C4 Service Commercial District zoning of the site but conflicts with the adopted Sixth Street Area plan.

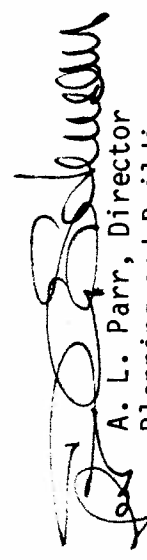
The subject properties form part of a consolidated site called for in the Sixth Street area plan which designates these sites for RM1 Low Density Group Housing (refer to attached Sketch #2). The purpose of this designation is to provide the necessary incentive for redevelopment of sites that are vacant or underutilized along Sixth Street and to provide additional housing that would support the existing and future commercial uses in the area.

The success of this aspect of the Sixth Street Area plan's development goals has been limited due to the current lot pattern along this commercial strip, together with an apparent lack of interest in developing multi-family housing abutting Sixth Street.

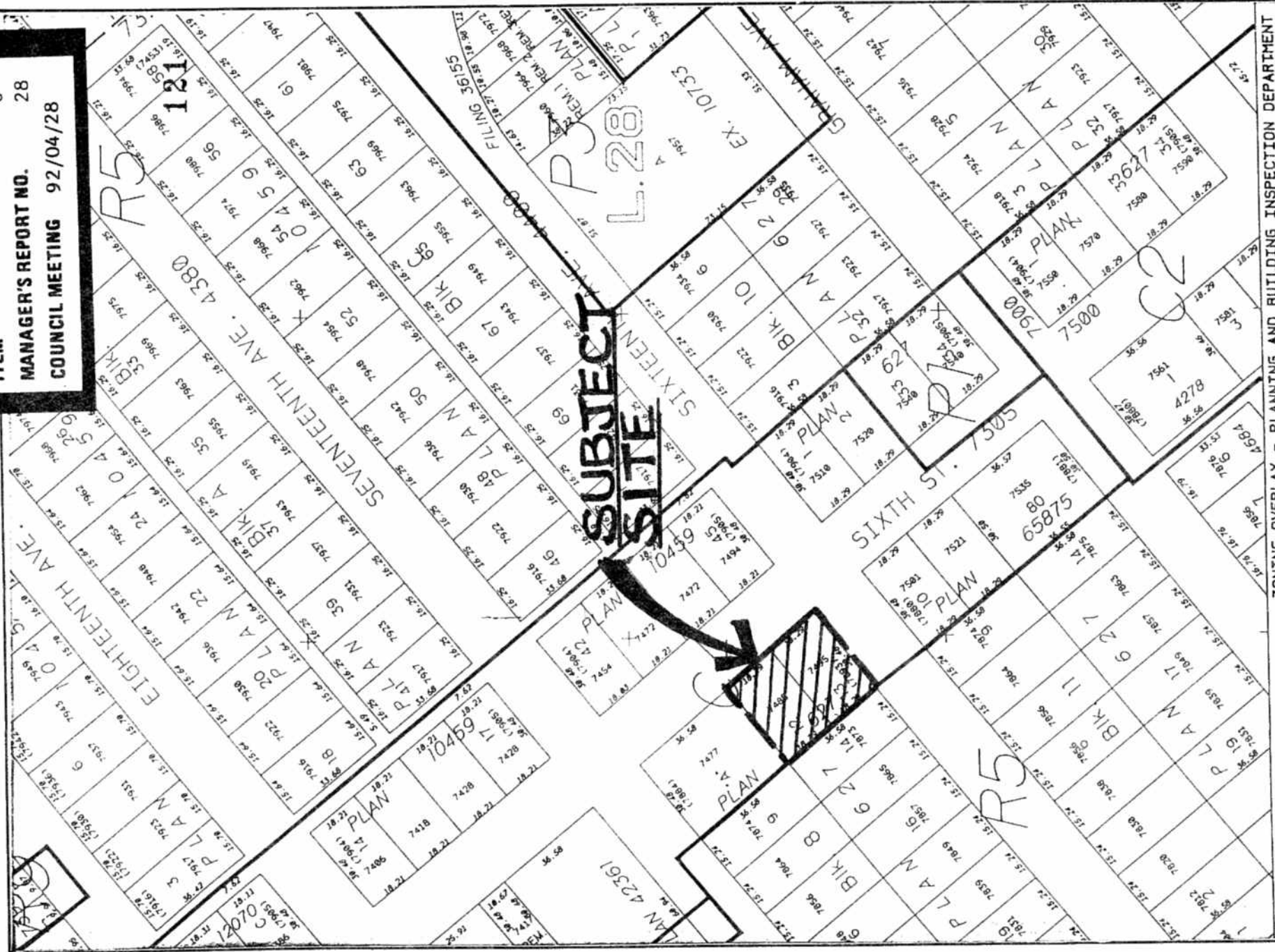
Development as proposed under this P.P.A. application will preclude the site consolidation (including 7873 Sixteenth Avenue) as indicated on the adopted guideplan. However, the Planning and Building Department does not consider that this new development would significantly alter future redevelopment of other designated sites in the immediate area. Moreover, this site would have a low intensity development which could be redeveloped in the future. It is acknowledged that the development proposal does conform to the existing zoning and unless otherwise directed by Council, staff proposes to process and issue a Preliminary Plan Approval for the proposed development, in compliance with all normal Municipal requirements.

KER/ds

Attachments


A. L. Parr, Director
Planning and Building

ITEM 6
 MANAGER'S REPORT NO. 28
 COUNCIL MEETING 92/04/28



ZONING OVERLAY - PLANNING AND BUILDING INSPECTION DEPARTMENT

ENGINEERING DEPARTMENT
 MAPPING OFFICE
 U.T.M. GRID ZONE 10, 1975
 PART OF N.T.S. 92-4-2

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ENGINEERING DEPARTMENT
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 PART OF N.T.S. 92-4-2



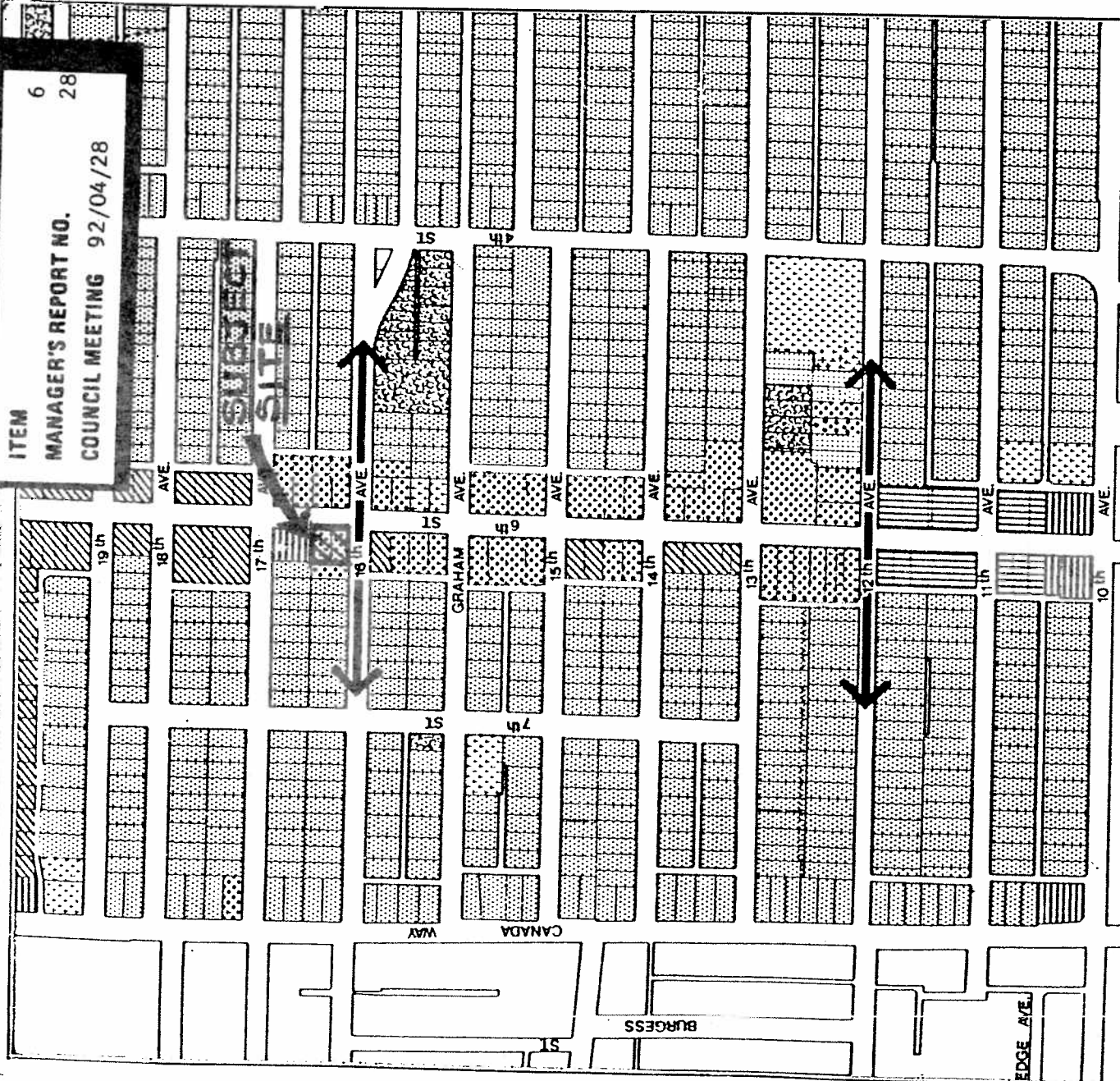
Date:
 APRIL '92

Scale:
 1" = 150'

Drawn By:
 KR

PRELIMINARY PLAN APPROVAL
 # 10394
 SKETCH #1

ITEM 6
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SIXTH STREET AREA STUDY

10th Ave. To Edmonds









Scale: 1" = 200'



North



Legend:

-  Commercial C-1
-  Commercial C-2
-  Commercial (Gas Station)
-  Low Density Group Housing RM1
-  Single Family/Duplex
-  Institutional
-  Park
-  Primary Pedestrian Connection

Date:

April 1992

Scale:

1" = 200'

Drawn By:

KR



Planning &
 Building Inspection
 Department

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PRELIMINARY PLAN APPROVAL

10394

SKETCH # 2

