

May 18, 2021

To: City of Franklin, Board of Zoning Appeals

From: John Haines, BDH Realty, LLC

RE: Variances, PC 2021-17 (FP) and PC 2021-18 (SPR)

EXHIBIT A (Revised)

BDH Realty is requesting the following variance for the proposed carwash on the southwest corner of Simon Rd and Morton St. We consulted with a local and a national carwash vendor who has designing many carwashes in Indiana and the Midwest. Our site plan was developed based on proven carwash designs, best business practices, accommodate surrounding businesses / residential areas and to comply with Franklin codes and ordinances whenever possible. The GW-OL does not specifically account for businesses such as a carwash, which is a permitted use in MXC and the Gateway Overlay District. We have done everything possible to comply with the GW-OL and ordinances when designing the carwash. The items in which we seek a variance are due to a greater negative impact on the surrounding area if we altered the design to be more in line with the GW-OL. It is best for general welfare and surrounding properties to have the wash entrance on the west side and the exit on the east side to limit noise and headlights forward the residential area.

Structures in Front Yard, Article 3-38, Section 3.18 – No structure permitted in the front yard. Proposing car wash pay stations, canopy and vacuums in Simon Rd. front yard of primary building. We need to do this for best carwash layout and traffic flow on the site. If they were not in the front yard the site plan and building design would be less desirable to adjacent properties. There are several practical difficulties to make a carwash function properly and not have the pay stations or vacuum on the Simon Rd or Morton St. front yards. A carwash can not function without pay stations, gates and vacuums and these items are relatively small, attractive and not against the general welfare. Canopies are needed to protect customers from sun glare and weather. Our proposed design does not negatively affect the general welfare but rather benefits the community.

One-Way Drive Width, Section 7.12 – Minimum interior drive width shall be 13 feet for 1 way traffic in non-residential uses. The newly proposed GW-OL language allows for 11' wide 1 way drive which is what we show on the site plan. We believe 11' provides adequate width for any carwash function and wider would negatively impact our design and traffic controls. We believe this does not negatively affect the general welfare or adjacent properties in any way.

Front Entry, GW-OL Article 5 Chapter 4, C, d – Main entrance shall be located that fronts highest traffic public street. The carwash was designed to fit the property, proved on-site traffic controls and to keep noise and headlights exiting the wash away from residential area. The design does not negatively affect the general welfare and surrounding properties but rather benefits them. To accommodate this the main structure entrance needs to face Simon Rd not Morton St. The front entry must be located at the wash tunnel entrance side where the lobby is located. This is consistent with all carwashes of this type and it would be practically difficult if not impossible to operate a carwash with a primary entrance not next to the wash tunnel entrance.

Exhibit B – Site Plan

Exhibit C – Additional Clarifications and Concessions with supporting attachments

Exhibit C

Additional Clarification and Concessions

As requested by Planning I have attached additional information to provide specifics on pay stations and canopies, vacuums, trash cans and landscaping. Please review all information and let me know if you need anything else.

1. **Pay stations with gate:** The terminals and gate are gray in color. Any colors on the attachment are decals and these graphics are custom made and can be any color. We plan to use colors that comply with the GW-OL and graphic examples can be provided to the City when pay stations are ordered. Pay stations are 59.5" tall and 26" wide. The included gate is approx. 36" tall. Landscaping and trees will partially screen this area.
2. **Pay station canopies:** These stream-lines, small canopies are part of the pay station system. Their purpose is to protect the pay station and to keep the sun glare and weather off the customer. They can be any color and we planned on a silver/grey color in compliance with the GW-OL. The canopies are 8' 6" tall. Landscaping and trees will partially screen this area.
3. **Vacuums:** The carwash industry standard vacuum is an arch vac mounted at the end of the parking space. These vacuums are relatively quiet and customer friendly to use. Example pictures show colors but we planned on an all-stainless steel vacuum poles and canisters with a grey vacuum hose. No colored tops or colored hoses will be used. No large, bright, color graphics on the vacuums. Business hours when vacuums could be used is 8:00am to 8:30pm.
4. **Trash cans:** Trash cans are needed for a carwash to operate and provide customers a place to dispose of trash when vacuuming their vehicles. We plan to use attractive, black, steel, trash receptacles that are designed and rated for commercial use. The trash can will be placed next to the vacuum pole and they are 36" tall.
5. **Landscaping:** If desired by the City we are willing to provide to provide a medium height hedge along the vacuum area to shield the vehicles and trash receptacles from Simon Rd and provide a natural "barrier" if trash blew around the vacuum area before a wash attendant was able to collect the trash item. The hedge would be an approved bush per the ordinance.