

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

NOVEMBER 12, 2025

68 PLEASANT VALLEY PARKWAY

Application Type

Dimensional Variance and Special Use Permit

Neighborhood

Valley

Applicant

Scrub a Dub Auto Car Wash Centers, Applicant
Johnson and Wales University, Owner

Parcel

AP 27 Lots 42 and 78

Address

68 Pleasant Valley Parkway

Parcel Size

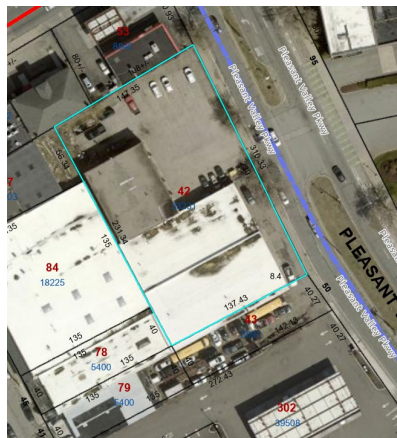
± 38,631 SF

Zoning District

M-1

Variance Requested

- Special use permit for car wash use
- Dimensional variance for required landscaping



Location Map



Proposed plan

SUMMARY

Project Description

The applicant is seeking a dimensional variance and special use permit pursuant to Table 12-1 and Section 1202.F to establish a car wash on the site, and for relief from some of the shrubbery required for perimeter screening.

Discussion

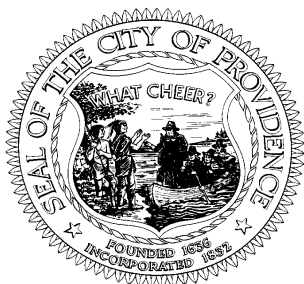
The applicant is proposing to demolish the existing buildings and operate a car wash, which requires a special use permit in the M-1 zone. This portion of Pleasant Valley Parkway is auto oriented and industrial in nature with gas stations and industrial buildings located in proximity to the site. A negative effect on the health of the community or surrounding property is not expected as the car wash use would be similar in character to neighboring uses and is not expected to generate activity that would affect the enjoyment of neighboring property.

The applicant is requesting relief from section 1202.F of the ordinance which requires planting of shrubs every three feet

along the walls of interior side and rear lot lines. The applicant is unable to meet this requirement, providing no shrubs at the rear lot line and less than 50% of the requirement on the interior side lot lines. Per the applicant, relief is being requested as the shrubs could affect vehicle navigation and the rear lot line is coincident with a building line which would make planting difficult. Based on a review of plans, the width of the buffer strip varies and trees will be planted around the site. Approximately 9,400 SF of canopy coverage is provided where 5,800 SF is required. The City Forester has reviewed and approved the landscaping plan for the site, finding that it will meet the intent of the ordinance. Therefore, the DPD does not object to the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the special use permit and relief from the landscaping requirement be granted.



Updated: November 5, 2025