

ORDINANCE NO. 814
AN ORDINANCE AMENDING THE CITY CODE
APPROVAL OF CONDITIONAL USE PERMIT
FOR A CAR WASH AT 604 LILAC DRIVE NORTH

WHEREAS, ABC Investment LLC applied for a Conditional Use Permit to allow a car wash at 604 Lilac Drive North; and

WHEREAS, Section 113-30 of the City Code governs Conditional Use Permits and Amendments; and

WHEREAS, the City of Golden Valley Planning Commission held a public hearing on January 12, 2026, and recommended approval of the Conditional Use Permit.

NOW THEREFORE, THE CITY COUNCIL FOR THE CITY OF GOLDEN VALLEY HEREBY ORDAINS AS FOLLOWS:

Section 1. Pursuant to City Code Chapter 113. Zoning, Article III. Zoning Districts, Section 113-55(b) and Section 113-96, a Conditional Use Permit is hereby approved for a certain tract of land located at 604 Lilac Drive North, thereby allowing a car wash in the Commercial zoning district.

This Conditional Use Permit is approved based on the application materials and plans submitted by the applicant, staff memos, public comments and information presented to the Planning Commission and City Council, and findings recommended by the Planning Commission. This Conditional Use Permit is approved pursuant to City Code Section 113-30(k) and adopted by the City Council on January 20, 2026.

This Conditional Use Permit is subject to all of the terms of the permit to be issued including, but not limited to, the following specific conditions.

1. The car wash will only be used as an accessory to the car sales business located at 800 Lilac Drive and not for public or commercial use.
2. ABC Investments LLC shall post and maintain "No Parking" signs on the north access aisle on the 604 Lilac property to allow sufficient space for fire lane access.
3. All cars parked on the 604 Lilac Avenue property must have personal license and registration (no vehicles waiting to be sold).
4. Storage of vehicles is prohibited.
5. Garage doors shall remain closed during car wash and detailing operations.
6. If, in the future, ABC Investment LLC wishes to install a gate on the 604 Lilac Drive property, similar to the gate on the 800 Lilac Drive property, it must receive Fire Department approval to ensure emergency vehicle access to the site.

In addition, the City Council makes the following findings pursuant to City Code Section 113-30(d):

1. The proposed car wash use is consistent with the Comprehensive Plan.
2. The proposed car wash will not impede the development and improvement of surrounding properties.
3. The proposed car wash meets applicable regulations in the Commercial zoning district.
4. The proposed car wash will not generate traffic volumes or patterns that will unreasonably impact the safety, access, or quality of life of neighboring properties.
5. The conditional use will not generate odors, dust, smoke, gas or vibration that would negatively impact the neighbors.
6. The proposed car wash will not impact pedestrian travel.

7. The appearance of the proposed car wash will not cause a blighting influence on surrounding properties.
8. The proposed car wash use shall comply with all local, federal and state laws and regulations.
9. The hours of operation of the car wash shall not impact surrounding residential uses or districts.

Section 2. The tract of land affected by this ordinance is legally described as follows:

Lot 2, Block 1, Valley Village Jax Addition, Hennepin County, Minnesota
Certificate Number 1570009

Section 3. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Golden Valley this 4th day of February, 2026.

Roslyn Harmon, Mayor

ATTEST:

Theresa Schyma, City Clerk