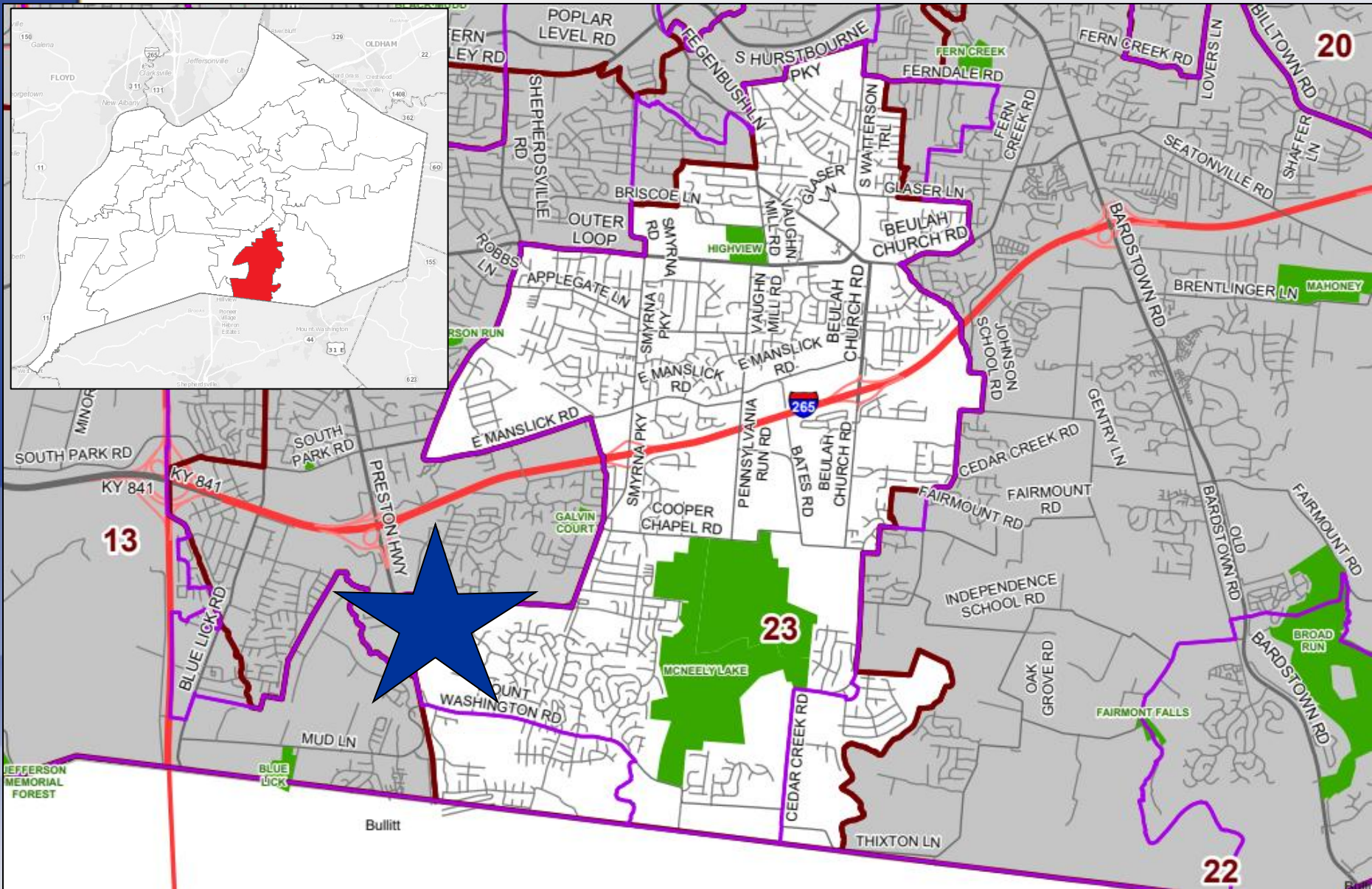


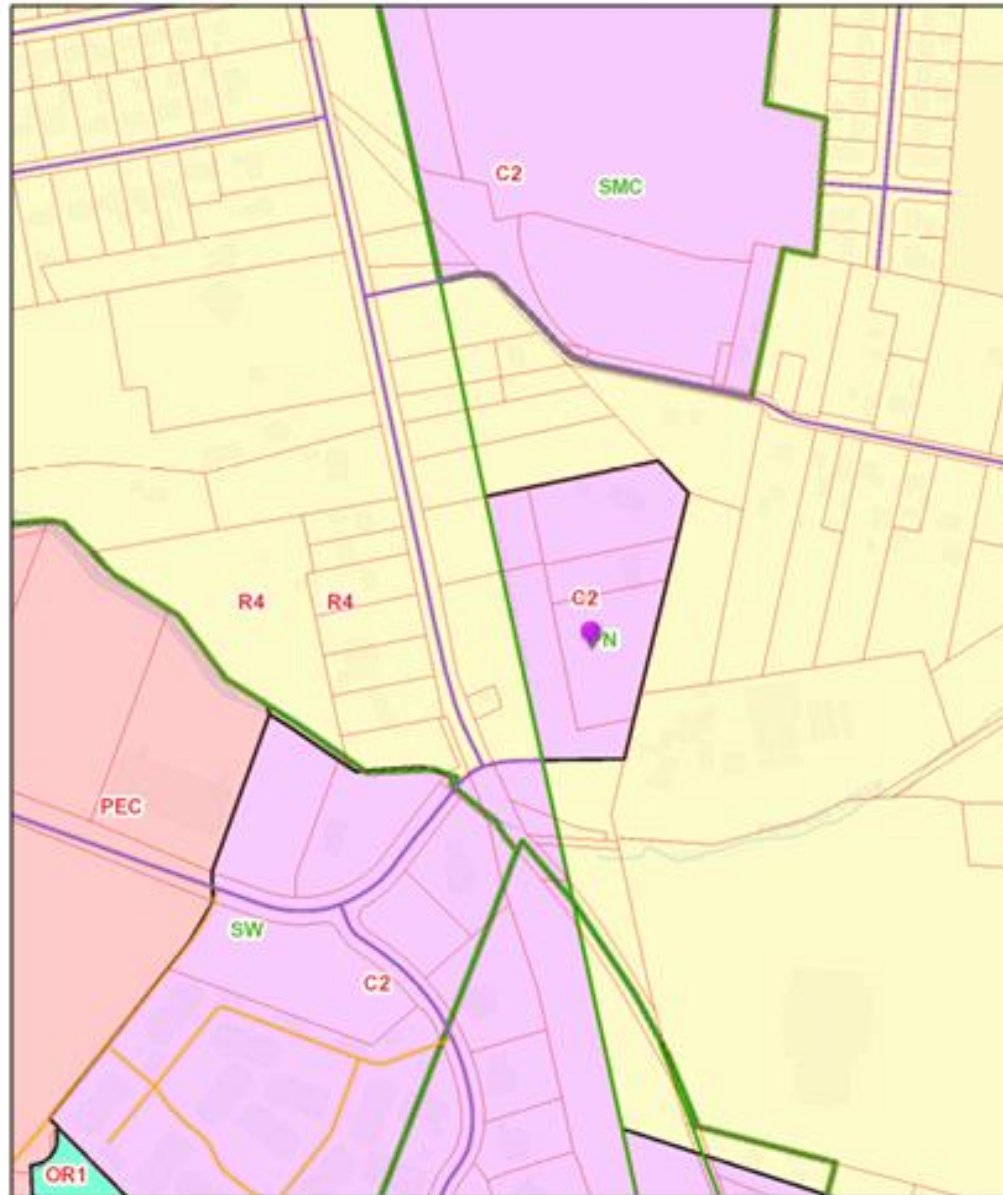
**22-DDP-0054**  
**MIKE'S CAR WASH**



**Planning & Zoning Committee**  
**November 1, 2022**



# Zoning/Form Districts



# Aerial Photo



# Request(s)

- Waiver from 10.2.4 to eliminate the LBA and plantings along the east property line (22-WAIVER-0089)
- Parking Waiver to exceed the maximum allowable parking (22-PARKWAIVER-0006)
- Detailed District Development Plan

# Case Summary

- Preston Highway
- Three contiguous parcels
- Car wash
- Gas station and restaurant proposed north and south of the site
- Single-family to the east
- Commercial greenhouse to the south
- 21-ZONE-0081

# Site Photos-Subject Property



# 21-ZONE-0081 Development Plan

A PARTY SURVEY WAS MADE TO DETERMINE THE BOUNDARIES OF THE SUBJECT PROPERTY FROM THE CITY RECORDS AND THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE NORTH BY THE CITY RECORDS AND THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE WEST BY THE CITY RECORDS AND THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTH BY THE CITY RECORDS AND THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE EAST BY THE CITY RECORDS AND THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

**TREE CANOPY DATA:**

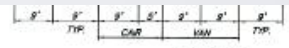
SPONSOR SITE AREA	210,830 S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	61,618 S.F. (29%)
EXISTING TREE CANOPY TO BE PRESERVED	5,508 S.F. (3%)
TOTAL TREE CANOPY REQUIRED	70,793 S.F. (33%)
TREE CANOPY TO BE PLANTED	70,793 S.F. (33%)

\*TREE CANOPY DEPICTED ON PLAN FOR M&D (MAPPING, NORMAL PHOTO OR FIELD SURVEY). TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

\*\*INCLUDES TEN (10) FEET IN LEU TREES AND FOUR (4) ADDITIONAL ONE-TWO (1/2) FEET TO SHADE LOT ONES (1) DRIVE (2) DRIVE.

**PARKING REQUIRED:**

MINIMUM (1) SPACE/700 S.F.)	9 SPACES
MAXIMUM (1) SPACE/250 S.F.)	18 SPACES
PARKING PROVIDED:	
CAR PARKING	27 SPACES
(INCLUDES 2 ACCESSIBLE)	
BICYCLE PARKING (PROVIDED)	4 SPACES
SHORT TERM	2 SPACES
LONG TERM	2 SPACES
PROPOSED FUEL PUMPS	8 SPACES



**LOCATION MAP**

NO SCALE

APPROVED BY:

REVISIONS:

DATE: 12-24-22

APPROVAL DATE: 1-3-23

EXTENSION DATE: 1-3-23

REVISIONS TO BE MADE:

**NOTICE**

PERMITS SHALL BE OBTAINED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:

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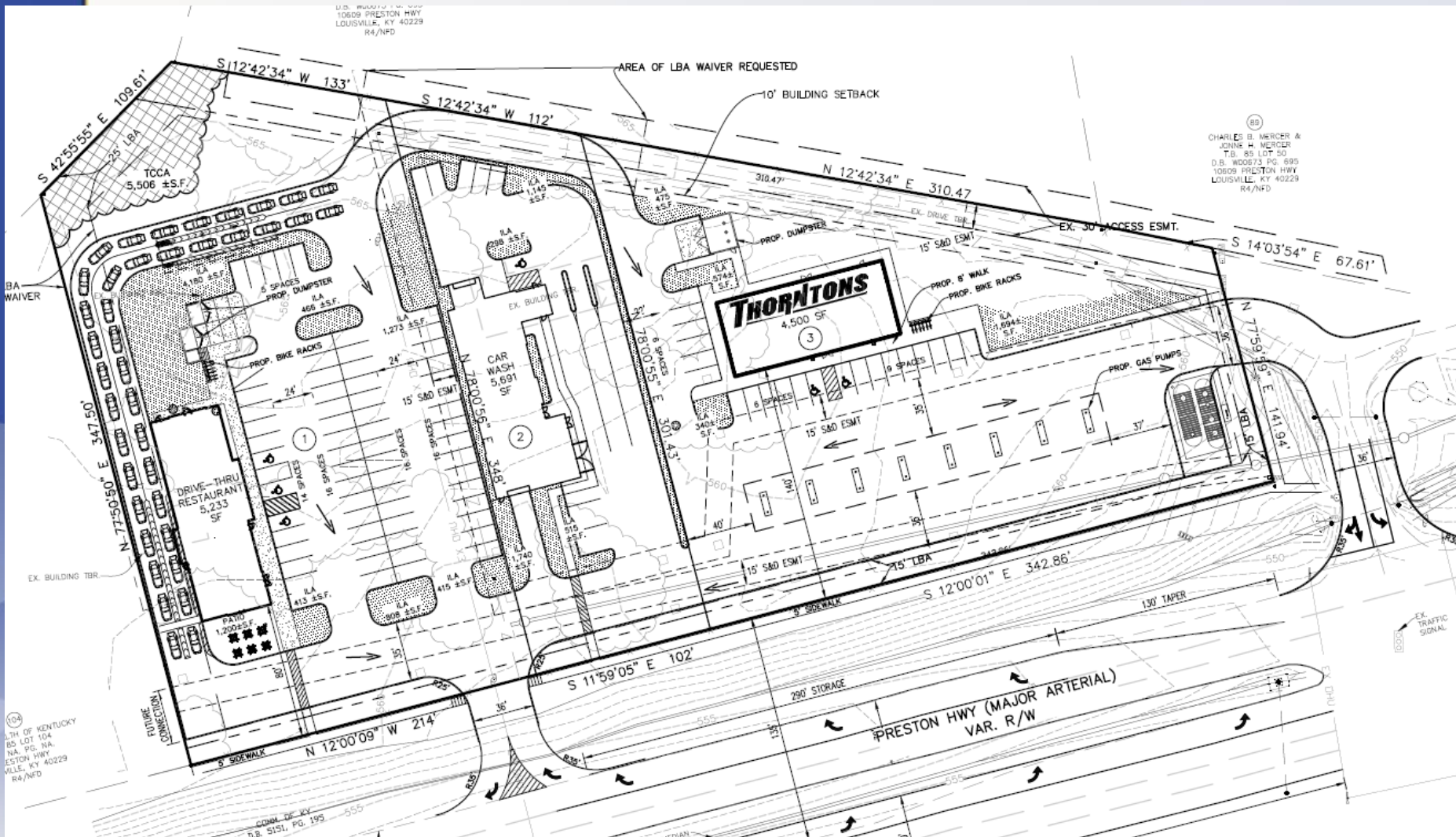
TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY IS BOUND BY THE FOLLOWING:



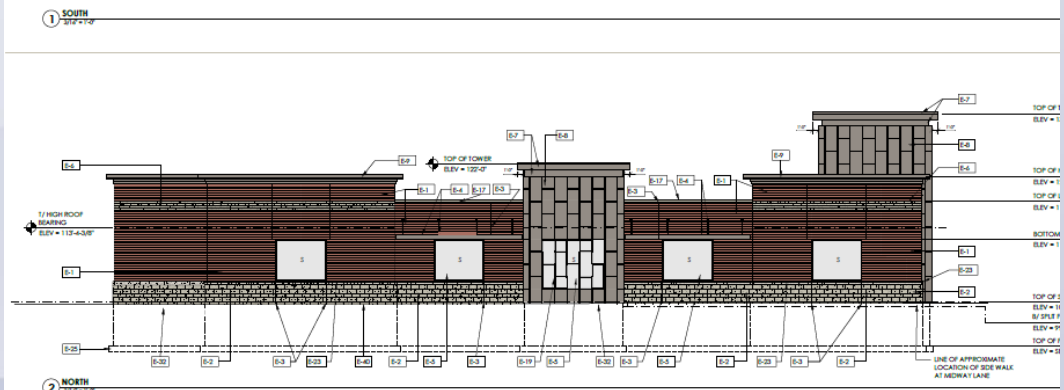
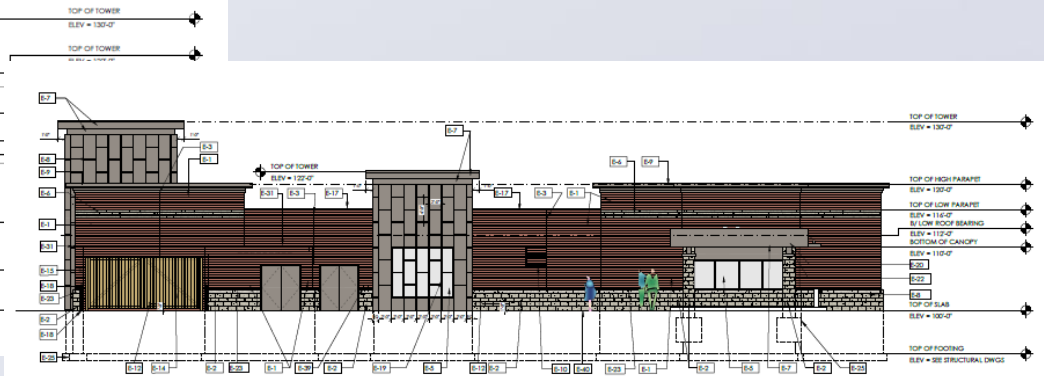
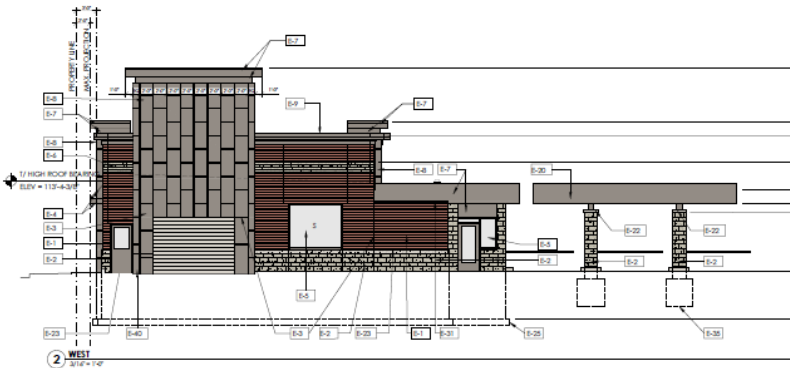
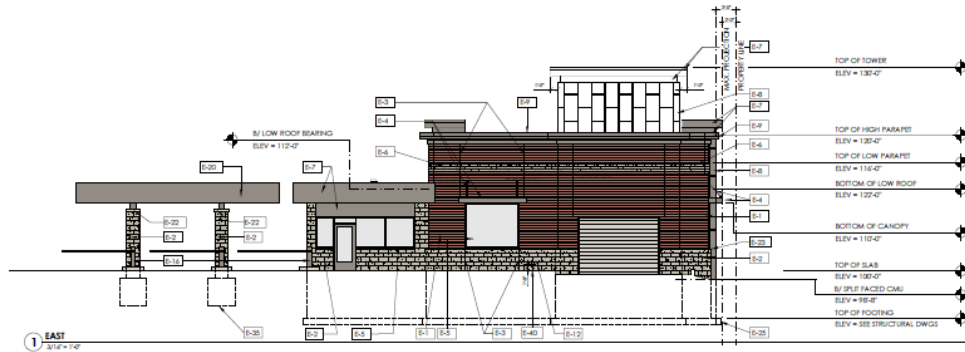
DETAIL DISTRICT DEVELOPMENT PLAN



# Applicant's Development Plan



# Applicant's Rendering



# Public Meetings

- DRC meeting on 10/5/2022
- Planning Commission public hearing on 10/6/2022
  - No one spoke in opposition.
  - Motion to recommend approval of the Detailed District Development Plan passed by a vote of 8-0.