

Zips Express Car Wash  
18 DEVPLAN 1181  
Waivers & Site Plan Approval  
3000 Breckenridge Lane  
Development Review Committee  
February 20, 2019

Project Team

**Jason Baker**

Bryant Engineering Inc. – Project Engineer

**Robert Sweet**

McBride Dale Clarion – Zoning Consultant

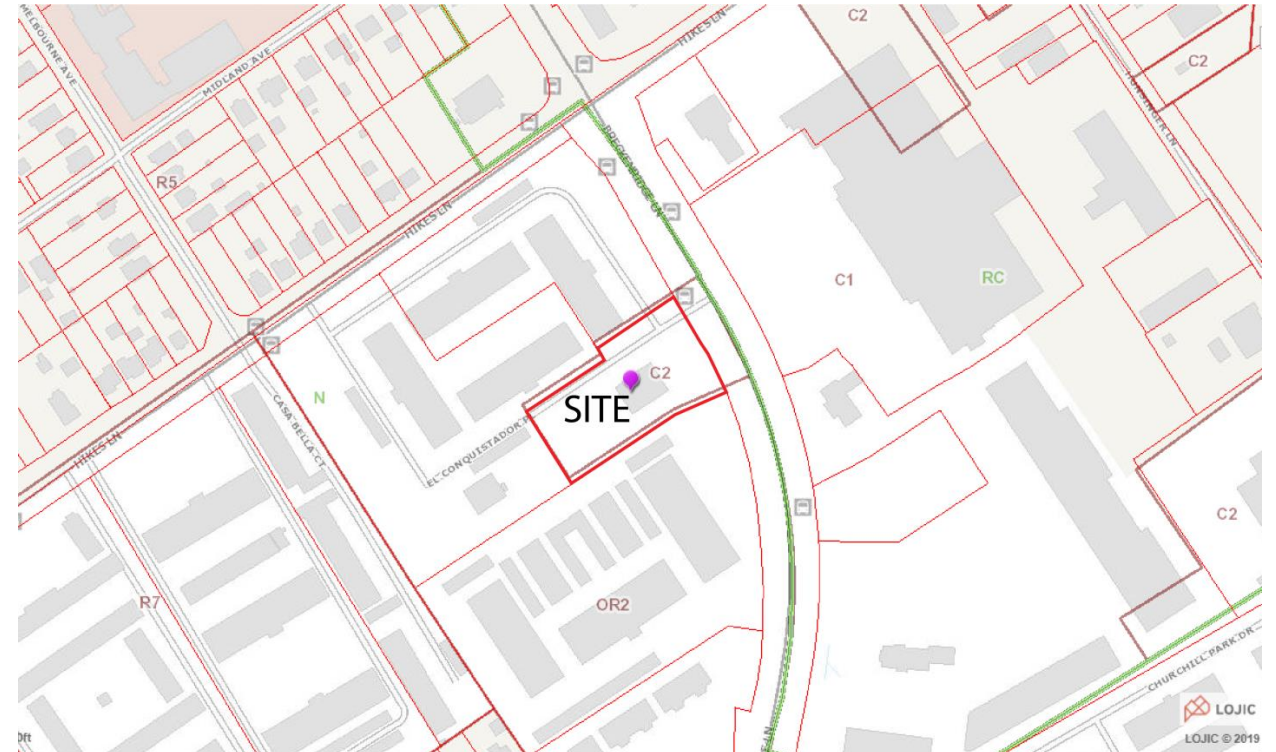
# Request

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- Zips is requesting:
  - Waivers for:
    - From Section Chapter 10 Section 2 of the 15' Land Development Ordinance to allow existing pavement to encroach into the required LBA Area.
    - Approval of the Associated Development Plan for the project.

# Site Location

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# Site Photographs

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View of site facing south at the intersection of El Conquistador Place and Breckenridge Lane.



View of site on El Conquistador Place facing east.



View of site from Breckenridge Lane facing west.

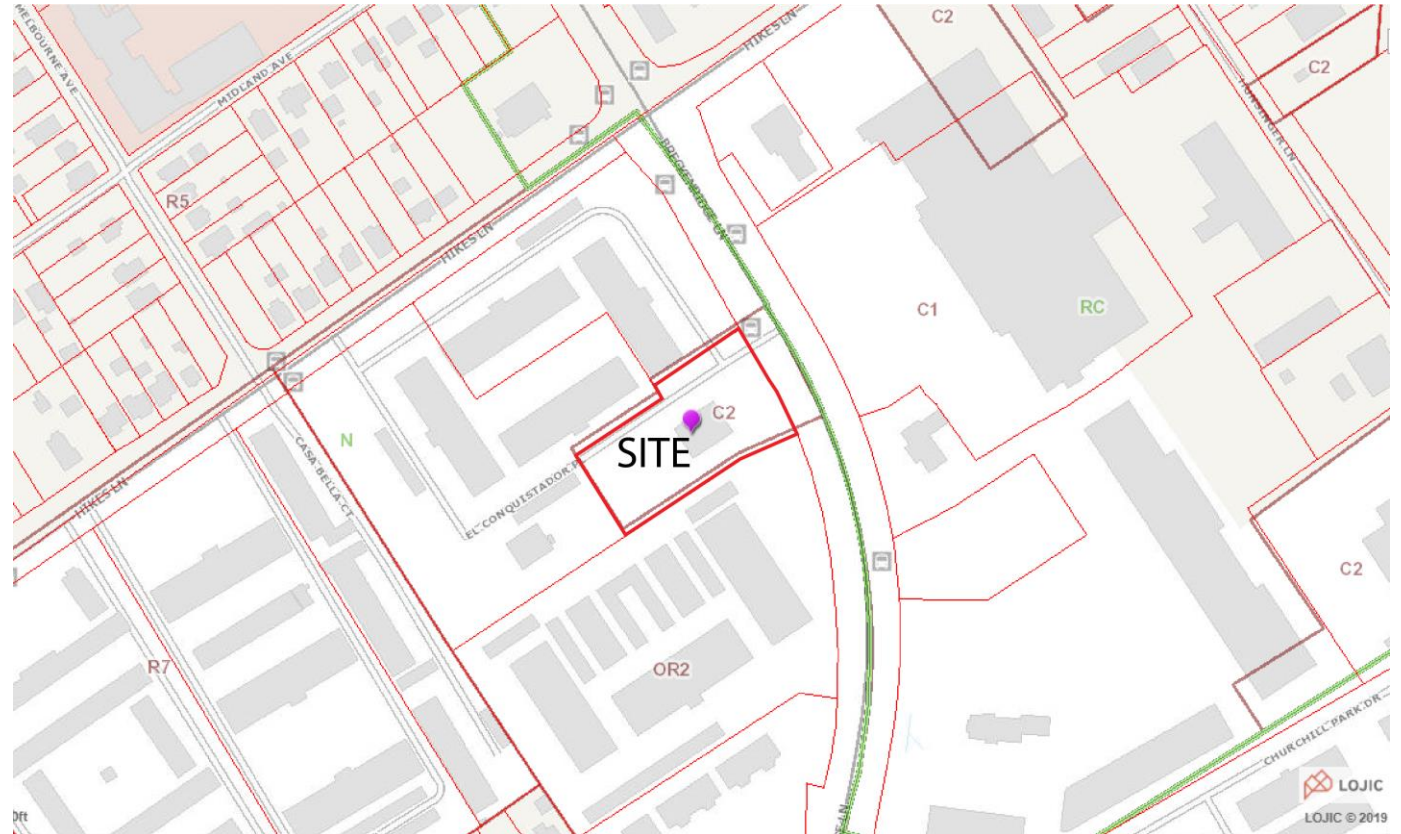


View of rear of site facing north from access road.

# Zoning Map

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- Zone and Form District:
  - “C-2” Commercial District
  - “N” Neighborhood Form District
- Surrounding Zoning and Form District:
  - North – “C-1” Commercial District, “RC” Regional Center Form District
  - East – “C-1” Commercial District, “RC” Regional Center Form District
  - West – “OR-2” Office/Residential District, “N” Neighborhood Form District
  - South – “OR-2” Office/Residential District, “N” Neighborhood Form District



# Proposed Development

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- Zips proposes to construct:
  - A 4,000+/- square foot building that contains:
  - A 100 wash conveyer system & associated office & storage areas
  - 22 vacuum spaces
  - 3 parking spaces for employees
  - 3 driveways – 1: 16' "In", 1: 14' "Out", 1: 24' Full Movement Drive
  - Connection to sidewalk along Breckenridge Lane
  - Flat roof building – 17' to top of CMU/ 25' to Parapet

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# Waiver Support

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- LBA' Reduction
  - Requested waiver is due to a unique situation with property line
  - Northern property line encompasses parking, drive aisle, and landscaping area of the condominium development
  - Removing parking along south side of El Conquistador Place
  - Providing 7' of LBA along El Conquistador Place at narrowest point.

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# In Closing...

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- We respectfully request:
  - **An Approval** for the requested waivers associated with the site plan:
  - **An Approval** of the proposed development plan:
- **We thank you for your time and are available to answer questions.**

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