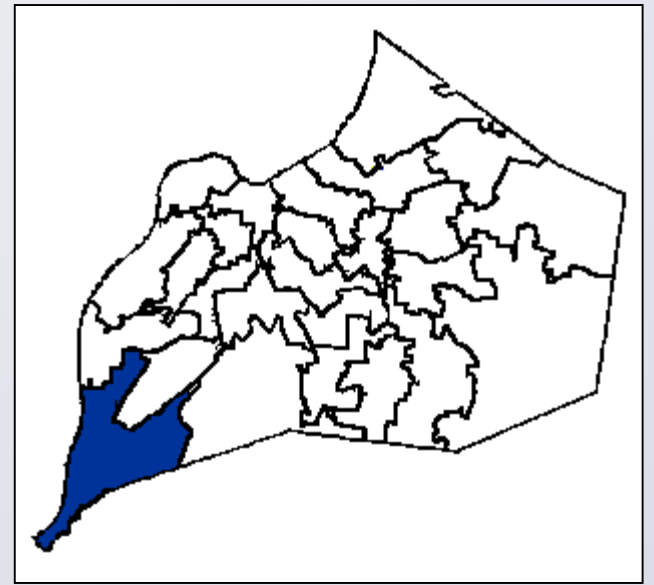
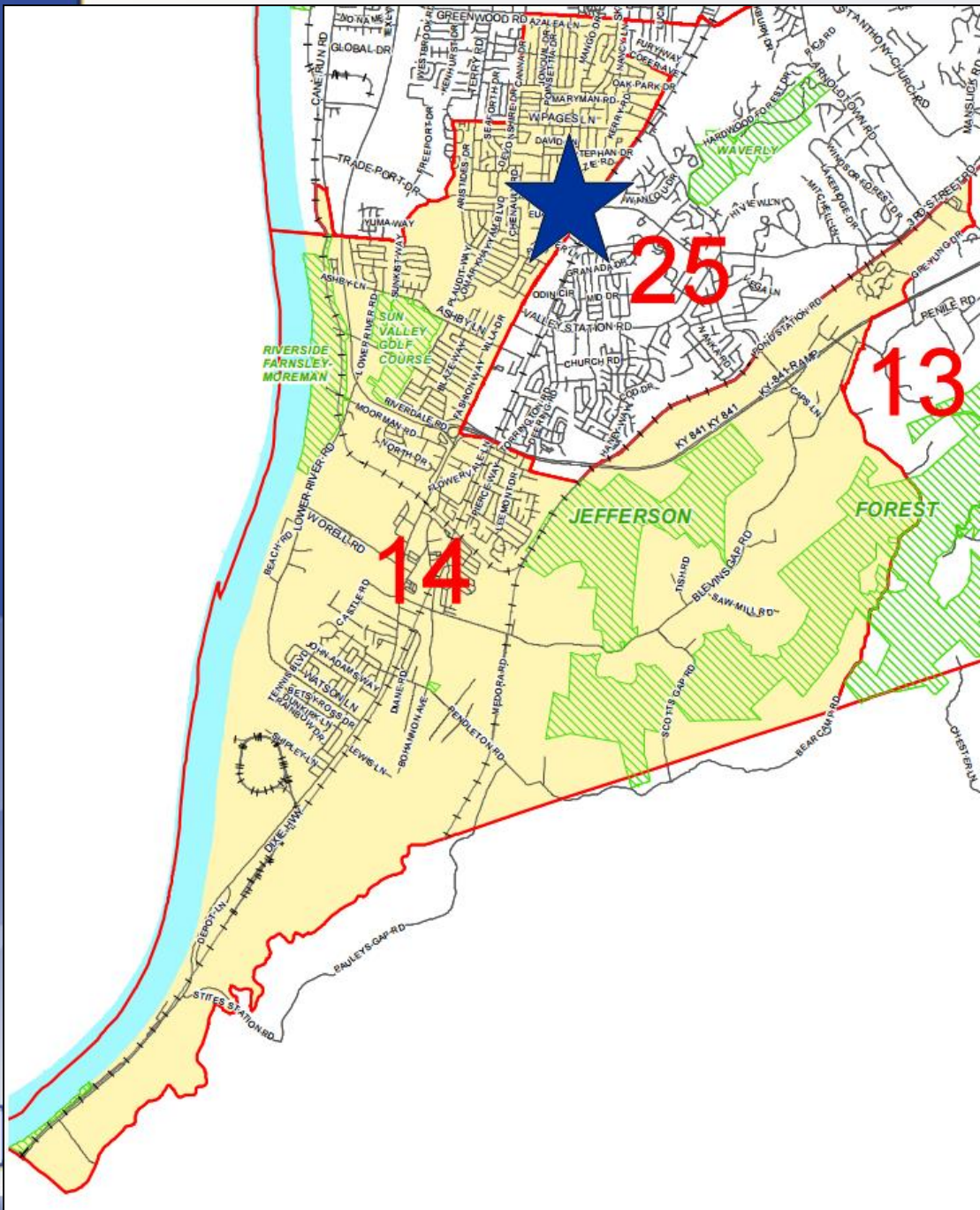


16ZONE1003

Blue Iguana Car Wash



Planning/Zoning, Land Design & Development
May 31, 2016



9500 Dixie Highway
District 14 -
Cindi Fowler

Request(s)

- Change in Zoning from R-4 to C-2
- District Development Plan

Case Summary/Background

- 5,000 SF car wash
- 28 self-serve vacuum stalls
- Existing car and dog wash will be removed
- Front of site is currently zoned C-2
- Site surrounded by commercial uses
- Existing single family residential along Speedway and Euclid

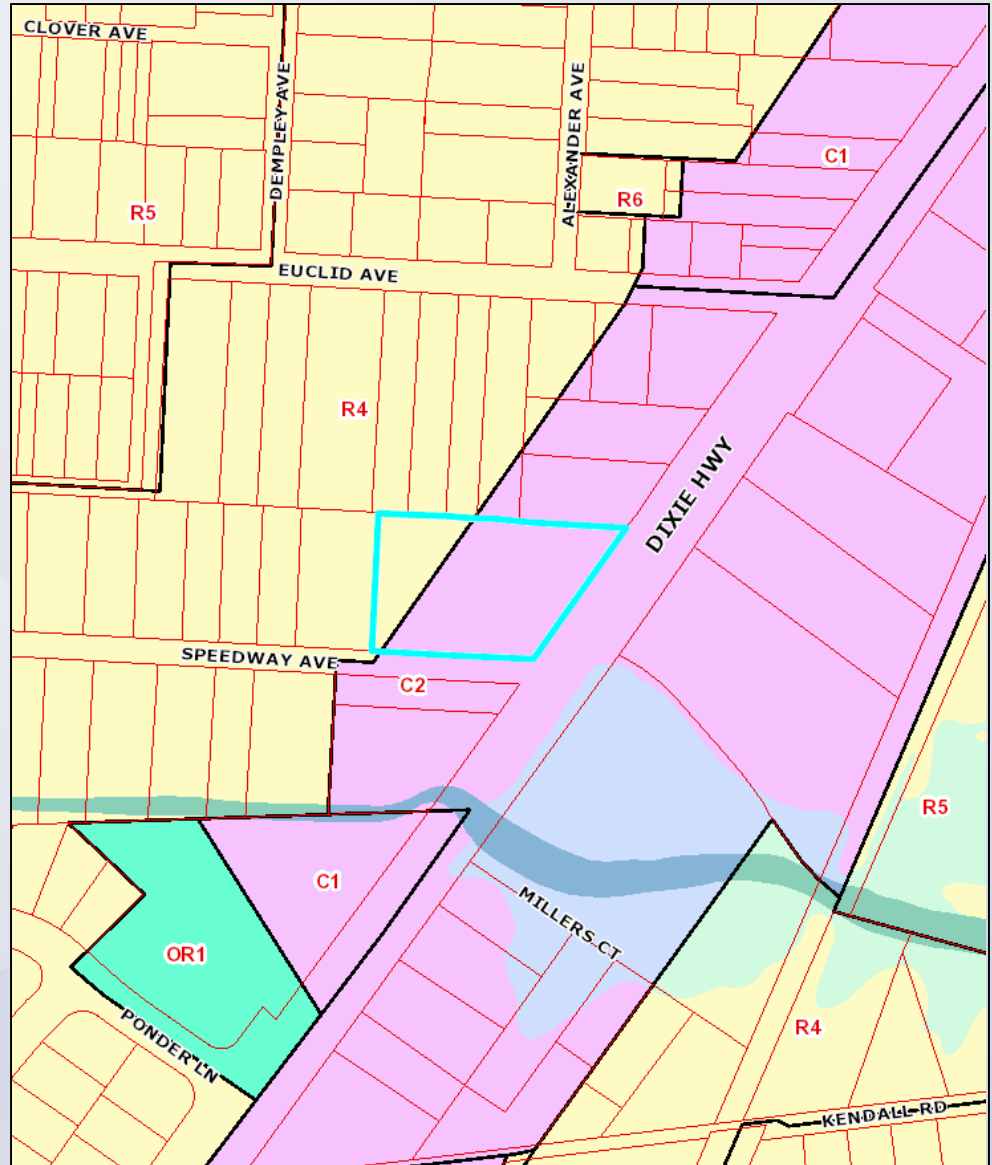
Zoning/Form Districts

Subject Property:

- Existing: C-2, R-4/SMC
- Proposed: C-2/SMC

Adjacent Properties:

- North: C-2, R-4/N, SMC
- South: C-1/SMC
- East: C-2/SMC
- West: R-4/N



Aerial Photo/Land Use

Subject Property:

- Existing: Commercial
- Proposed: Commercial

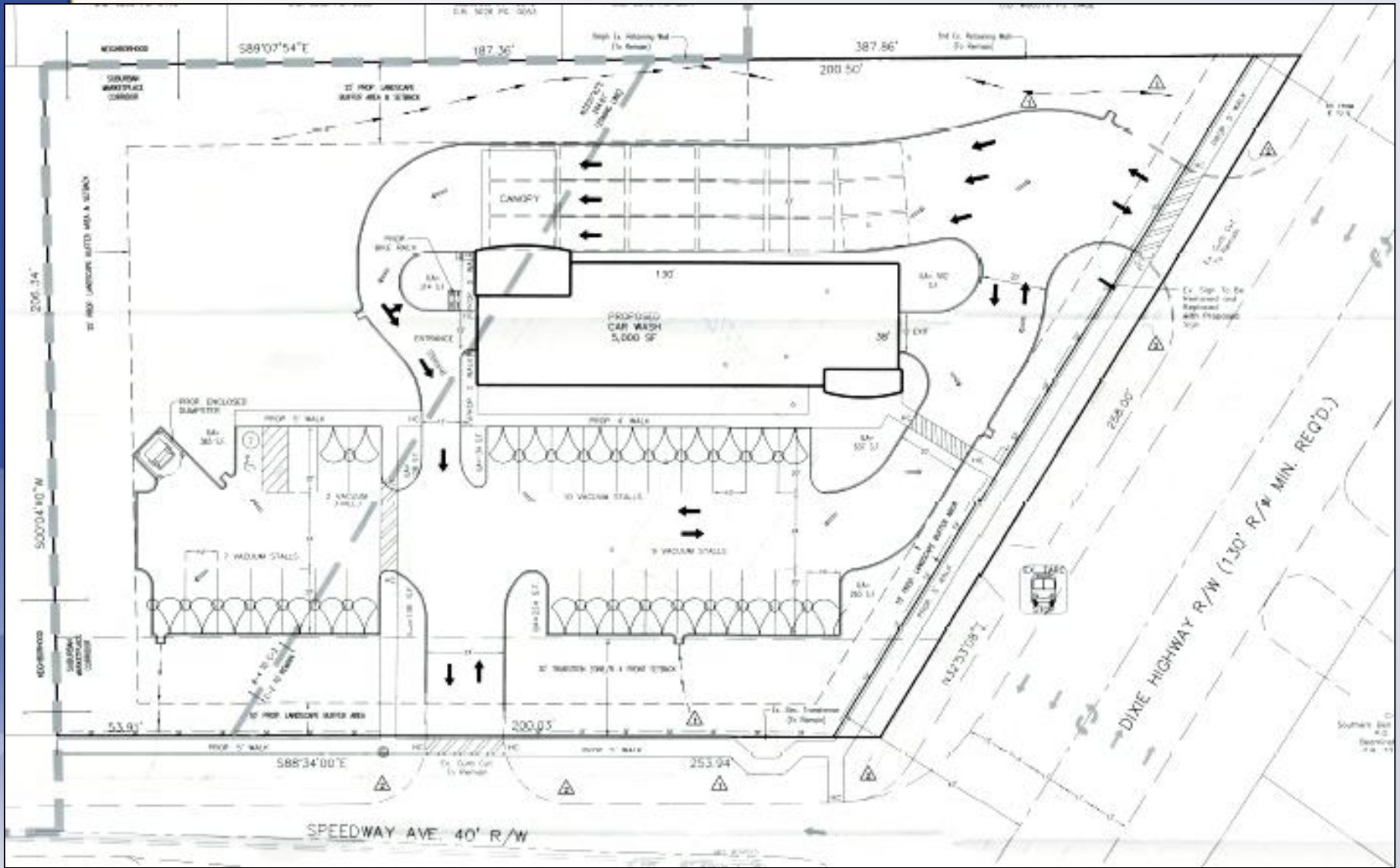
Adjacent Properties:

- North: Commercial/Single Family Residential
- South: Commercial
- East: Commercial
- West: Single Family Residential



Site Photos-Subject Property







PC Recommendation

- Public Hearing was held on 4/21/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-2 by a vote of 8-0 (8 members voted)