



# Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Chotas, Lomas, Pierce, and Rader

**From:** Brett Sollazzo, Administrative & Permitting Manager

**Date:** October 4, 2022

**Re:** Boards & Committees Report

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The following business items were reviewed by the Planning and Zoning board.

▪ **Waiver 2022-01: 4800 S. Orange Ave. - Car Wash**

The Planning and Zoning Board met on September 12, 2022, to consider the following five (5) waivers to ECD design standards for a proposed car wash at 4800 S. Orange Avenue;

- 1) Sec. 134-468(f) to allow the building frontage to be 11.25% in lieu of 70% of the lot width;
- 2) Sec. 134-472(a)(4) to allow a 7 feet high blank wall in lieu of a wall that meets the ECD front building façade design to screen car wash vacuum stations from street view;
- 3) Sec. 134-427(a)(4) to allow a 6 feet high vinyl fence in lieu of a 7 feet high brick wall where a property perimeter is adjacent to Low Density Residential designated land;
- 4) Sec. 134-472(a)(2) to allow a car wash tunnel entrance/exit to face Orange Avenue; and
- 5) Sec. 134-468(g)(1)(a) to allow a six (6) feet high vinyl fence in lieu of a seven (7) feet high opaque brick wall where the ECD is adjacent to property with a Low Density Residential future land use designation.

The following motions were made by the Planning and Zoning Board:

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-468(f) to allow the building frontage be 11.25% in lieu of 70% of the lot width with the following conditions of approval:***

- 1) Development shall be in general conformance with the site plan and elevation drawings dated “received August 23, 2022” to ensure the site is developed consistent with the applicant’s premise for the waiver of not developing the area shown in the conceptual Holden Avenue alignment.***
- 2) Development shall meet the goal of creating pedestrian interest along Orange Avenue frontage such as a park like setting and incorporation of the Lynx bus shelter.***
- 3) Require the north elevation to meet ECD building design/people standards for development along Holden Avenue.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-472(a)(4) to allow seven (7) feet high solid masonry walls at the east end of the vacuum station spaces in lieu of a wall that meets the ECD building design standards with the following conditions of approval:***

- 1) The walls will complement the building materials/colors.***
- 2) The trees and other landscaping shall be approved by the City's Landscape Architect, with the trees being a minimum 3" caliper and 12 feet in height at planting unless otherwise stated by the City Landscape Architect.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-472(a)(4) and 134-468(g)(1)(a) to allow a six feet high vinyl fence in lieu of a seven feet high brick wall with the following conditions of approval;***

- 1) If the Holden/Gatlin realignment goes through, the property owner will have to remove the entire vinyl fence and replace with a brick wall consistent with ECD requirements.***
- 2) If there is no realignment within seven years from the waiver being granted, the property owner must remove the vinyl fence and replace with a brick wall consistent with ECD requirements.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

***Vice-Chair Santurri made a motion to recommend the Planning and Zoning Boards finding that the configuration of the site plan has shown the building screening the car wash tunnel; therefore, a waiver is not required. However, if Council requests a waiver, the Planning and Zoning Board recommends approval of a waiver to Code Section 134-472(a)(2) to allow a car wash tunnel be oriented to Orange Avenue.***

***The motion was seconded by Board Member Gragg. Approved (3/0)***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent