



AGENDA ITEM SUMMARY FORM

MEETING DATE: 7/8.24

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Special Approval Request PSP 24-03– 28245 John Road – Modification to Previously-Approved Special Approval [Wash Pointe Car Wash Vacuums]

AGENDA ITEM SECTION: Public Hearings

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant and property owner, Steve Gunn, requests a modification to a previously approved Special Approval application for Wash Pointe Car Wash, located at 28245 John R Road (PIN # 44-25-14-232-014). The applicant owns and operates the auto wash and requests to increase the number of exterior vacuum spaces from four (4) to eight (8) The property is zoned B-3, General Business.

Note: The applicant applied for this Special Approval modification request prior to formal adoption of the new Zoning Ordinance/Zoning Map. Therefore, City Council should use the processes and standards of the prior Zoning Ordinance to act upon this request.

RECOMMENDATION:

Refer to staff report, including "Template Motion, Findings and Conditions" section on page 5.