



## Legislation Text

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**File #:** CUDP-23-0017A, **Version:** 1

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A Conditional Use to allow a carwash in the MX-M (Mixed-Use Medium Scale) zone district consisting of 1.08 acres located at 5975 Tutt Center Point.  
(Quasi-Judicial)

**Presenter:**

Austin Cooper Planner II, Planning + Neighborhood Services

**Optional Motions:**

CUDP-23-0017 - Conditional Use with Land Use Statement

Motion to Approve

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601, with the following conditions of approval:

- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development along Tutt Boulevard.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along Tutt Boulevard. If site utilities along Tutt Boulevard limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at the time of the development plan review.
- Permissible noise levels between residential and commercial zones shall not exceed City Code Section 9.8.104.
- Exterior structure and site lighting shall be directed inward to the site and away from the resident development along the south of Tutt Boulevard.
- A development plan application is necessary to be submitted for the future car wash which will be reviewed administratively.

Motion to Deny

Deny the Conditional Use based upon the finding that the request does not comply with the criteria as set forth in City Code Section 7.5.601.