



## Legislation Text

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**File #:** CUDP-23-0016, **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 .86 acres located at 1245 Space Center Drive.  
(Quasi-Judicial)

**Presenter:**

William Gray, Senior Planner, Planning + Neighborhood Services

**Optional Motions:**

**CUDP-23-0016 - Conditional Use**

Motion to Approve

Approve the Conditional Use based upon the findings that the request complies with the review criteria as set forth in City Code Section 7.5.601 with the following conditions:

- Limit hours of operation between 6:00 am to 11:00 pm
- Illuminated signage shall not be visible to the residential development located immediately North of the lot.
- Year-around landscape screening, such as evergreens a minimum of 8 feet in height, shall be provided along the North property line and Power Boulevard. If site utilities limit tree plantings, other screening methods will be required, such as a screen wall and robust shrub planting. This shall be determined at 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 Pony Tracks Drive.
- A development plan application is necessary to be submitted which will be reviewed administratively.
- The development plan application must demonstrate compliance with Ordinance No. 87-155.

Motion to Deny

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