



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** January 14, 2020

**Reference:** Consider approval of an ORDINANCE for a zoning change to S-1166R-LI (Special Use Permit-1166 Revised -Light Industrial), to approve a revised site and landscape plans and building elevations for the for the addition of a car wash, and revising the canopies and internal gates along the fire lane on at the Park'n Fly property located at 800 S. Royal Lane, and authorizing the Mayor to sign.

**2030:** **Business Prosperity**

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### Executive Summary:

This request is to add a single touchless car wash facility to the existing Park'n Fly facility.

### Introduction:

This property has been used as a car park facility for 20+ years. Park'n Fly is proposing to provide a free car wash to enhance their customers experience, a service they are introducing nationwide in order to remain competitive. Several customer parking spaces are proposed to be removed to accommodate the car wash and proposed landscaping. Additional improvements to the property include improving fire access by reconfiguring the gated access to the canopy section of the site and moving the canopies back in certain areas. The revised Landscape Plan indicates all existing landscaping to remain and new landscaping proposed around the car wash area. An additional 21 trees and shrubs will be planted around the outer perimeter of the site where there are gaps currently, and these areas will be irrigated.

### Analysis:

On November 21, 2019 the Planning and Zoning Commission recommended approval (5-0) of S-1166R-LI, Park'n Fly, subject to conditions.

On December 10, 2019 the City Council approved S-1166R-LI, with the following conditions which have been incorporated into the ordinance.

1. Add stop signs to the drive aisle both north and south of the car wash exit.

### Legal Review:

This was reviewed by the city attorney.

### Fiscal Impact:

None

**Recommendation:**

The Planning Department recommends APPROVAL of S-1166R-LI (Special Use Permit 1166-Revised-Light Industrial) subject to the conditions listed above.

**Attachments:**

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Building Elevations