

DRAFT P&Z MINUTES

August 18, 2016

Public Hearing To Consider An Ordinance To Amend The Zoning And Establish A Special Use Permit To Allow A Car Wash With Special Conditions; Amending Accordingly The Official Zoning Map. The Approximately 1.03-Acre Tract Is Located on Lot 2, Block A, Hebron Partners Addition, Part 4 And Is Currently Zoned PD-124 For The (LR-2) Local Retail District. **Case No. 07-16SUP1 Firebird Properties, LP**. Case Coordinator: Loren Shapiro.

McCauley presented the case noting the applicant met all of the requirements of the base zoning as well as the PD; and exceeded the brick and stone content with 100% brick and stone on all four sides of the elevation. Staff recommended approval with the stipulations noted in the case report. He advised that staff received two letters in opposition, copies of which were part of the case report.

Mike Scarbrough, 3K1 Consulting, 11811 N. Tatum Blvd, Ste 1051, Phoenix, AZ, representing the applicant stated they have read the stipulations and were in agreement. He explained that there would not be an employee at the exit area to dry vehicles as they expect the equipment to dry the vehicles. He noted that people typically move to the vacuum area after the wash to detail their vehicle. He also stated that they pushed the building back to insure there would be at least one full car length as a vehicle exits the tunnel. He explained that the tunnels would be equipped with anti-collision sensors so if a car is sitting at the exit for too long, the entire tunnel shuts itself down until the car clears the area.

Chair McAninch advised that the public hearing was opened on July 8 and continued to this meeting and invited speakers to address the Commission. There being no speakers she offered the applicant an opportunity for closing remarks.

Mr. Scarbrough they were happy with the staff report and the conditions.

* ***Kiser moved to close the public hearing on Case No. 07-16SUP1 Firebird Properties, LP and approve with staff stipulations; second by Nesbit and the motion was approved with a unanimous 8-0 vote, (Daniel-Nix absent).***