

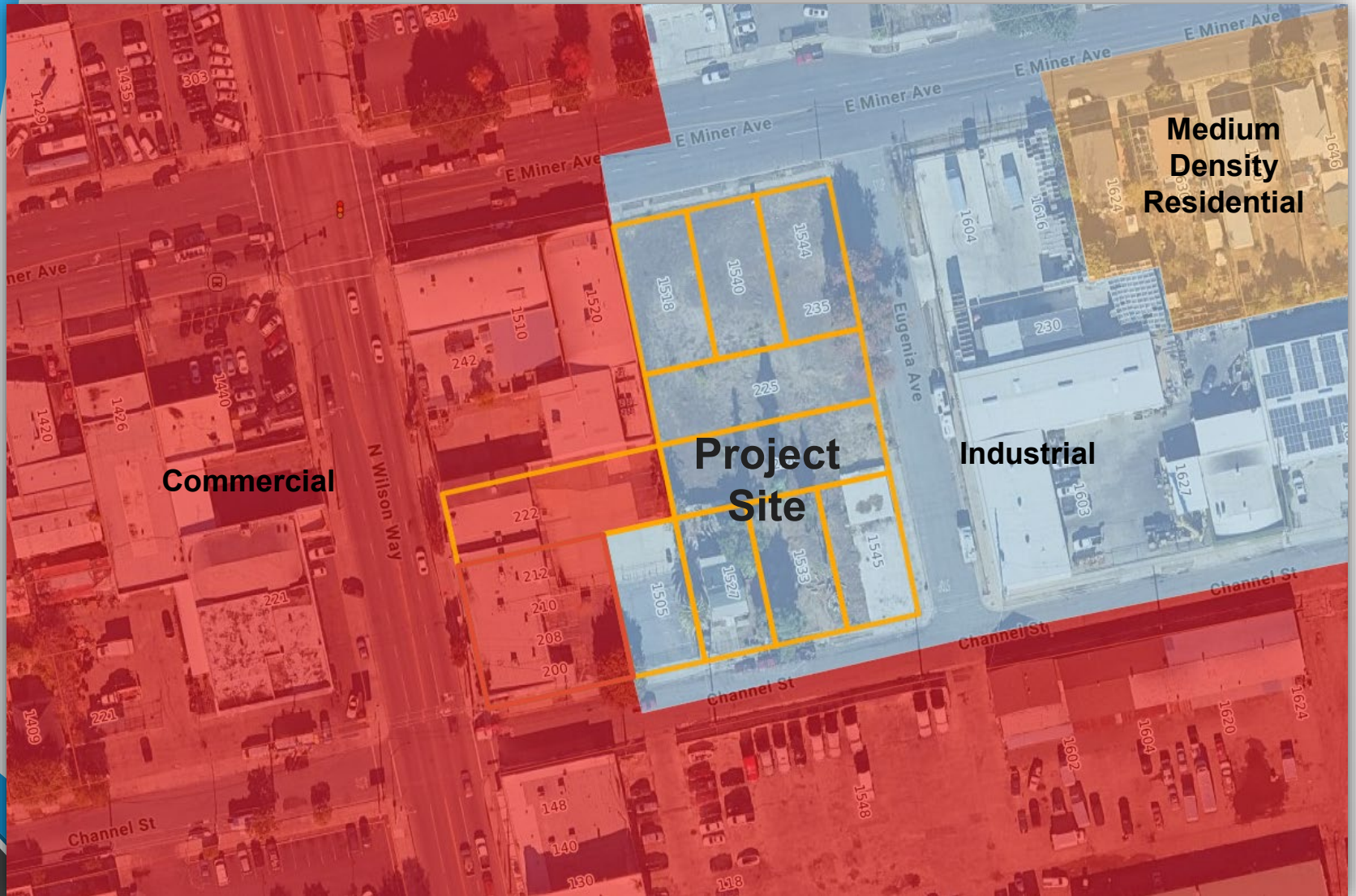
**REQUEST FOR A GENERAL PLAN AMENDMENT  
AND REZONE TO ALLOW THE DEVELOPMENT OF A  
NEW AUTOMATED CAR WASH, LOCATED AT  
200 NORTH WILSON WAY  
(APPLICATION NO. P24-0150)**

**Agenda Item 16.4  
City Council Meeting  
May 13, 2025**

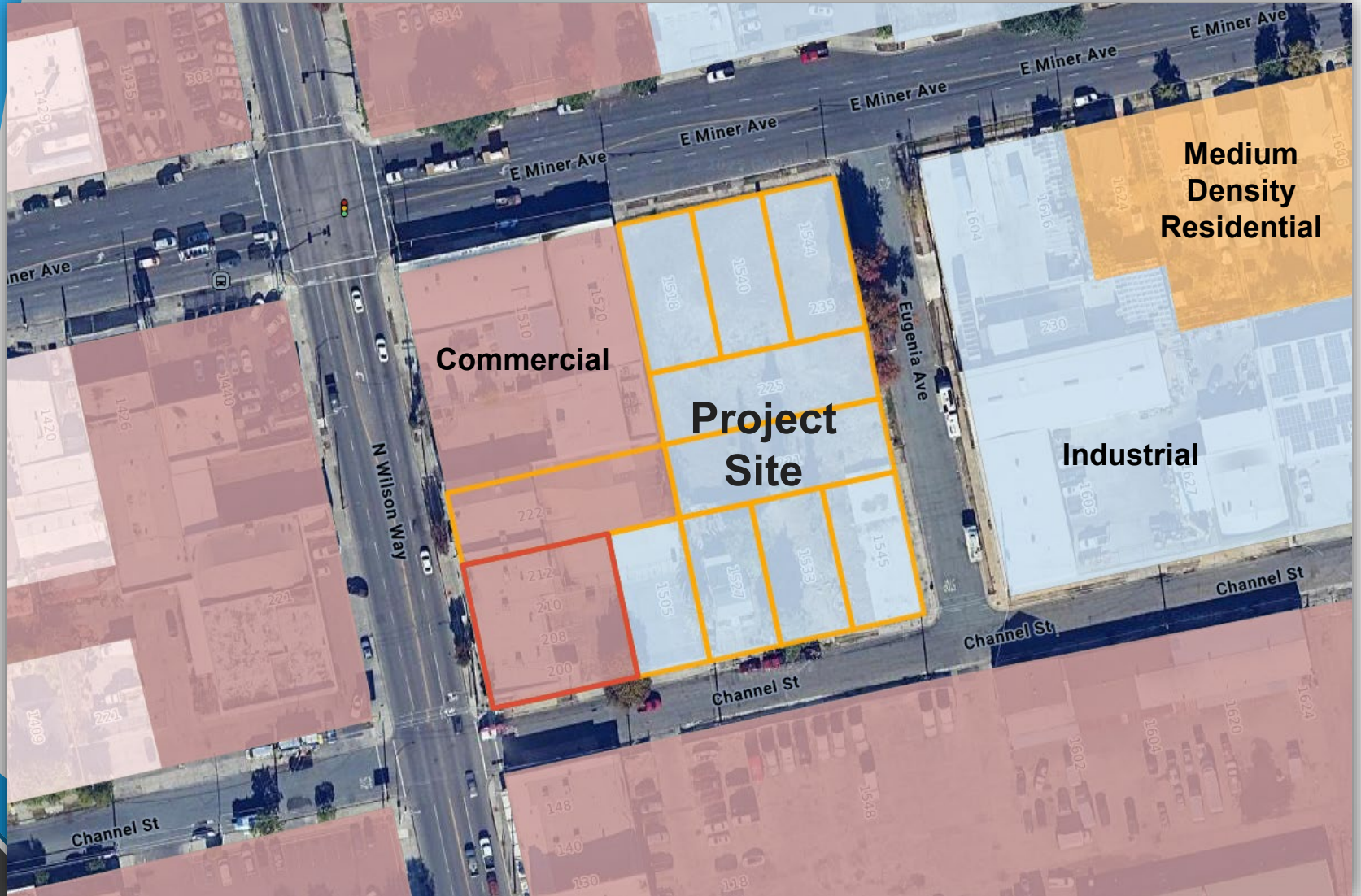
# Location



# General Plan Land Use Map



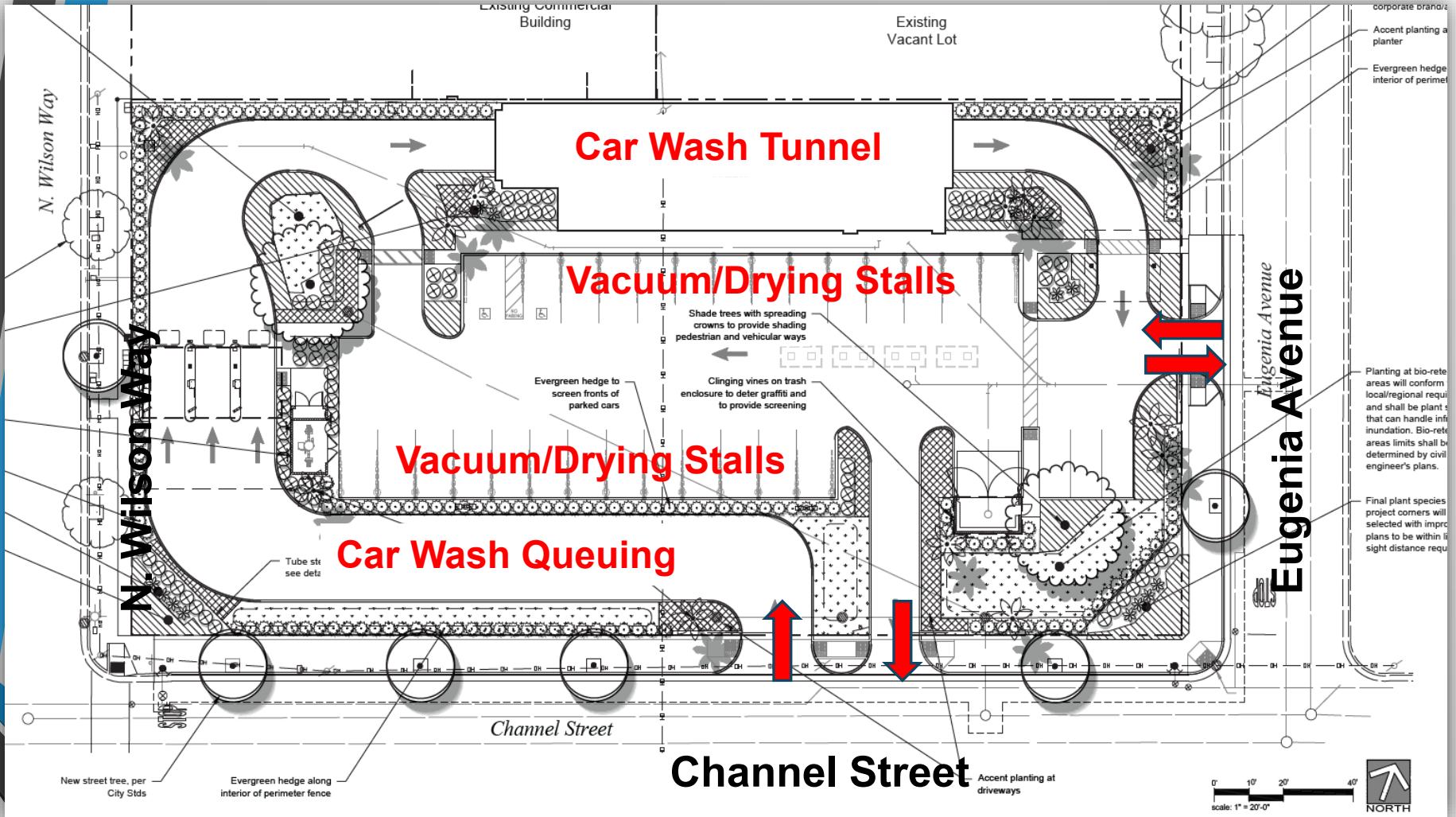
# Zoning Map



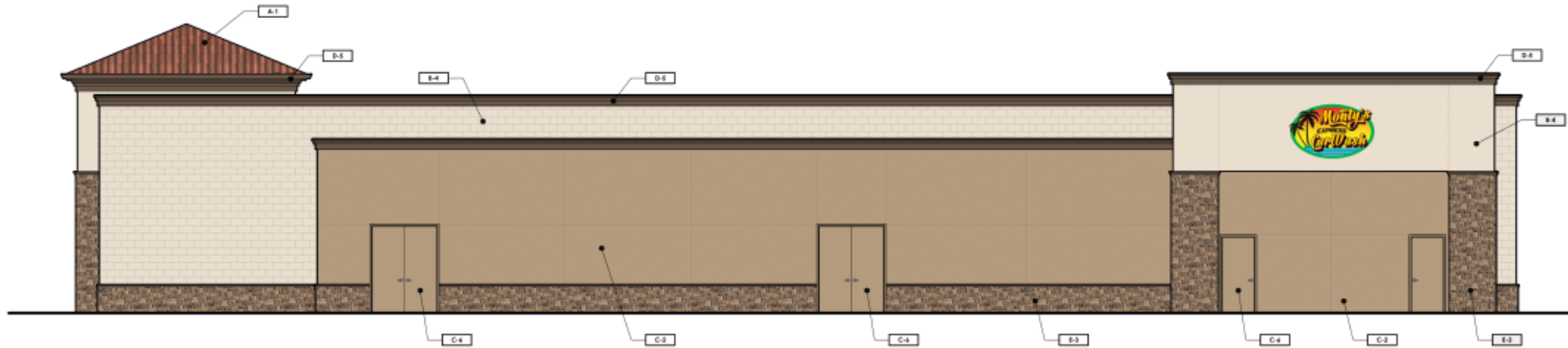
# Car Wash Project Details

- 1.06-acres (utilizing 7 parcels)
- 4,504 SF Car Wash tunnel
- 132-feet “conveyor” to move vehicles
- 30 Parking Spaces
  - 27 have vacuums/drying stalls
  - 3 standard
- Hours of Operation
  - 7:30 am to 8:00 pm, 7 days/week
- 1.60-acres (4 parcels) for future commercial development

# Site Plan



# Building Elevations



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**WEST ELEVATION**

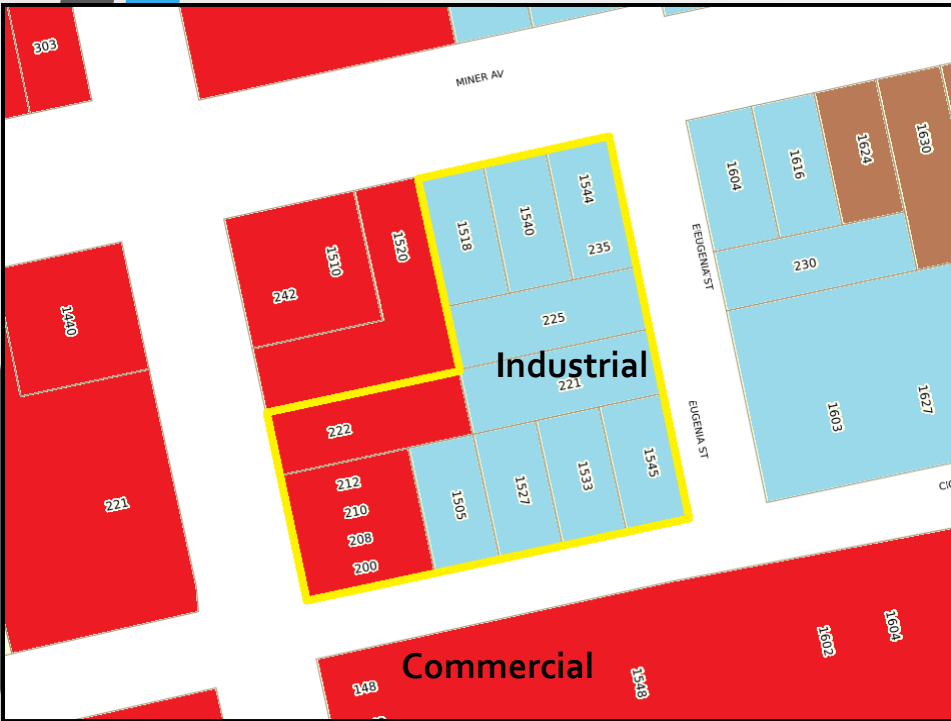
SCALE: 3/16" = 1'-0"



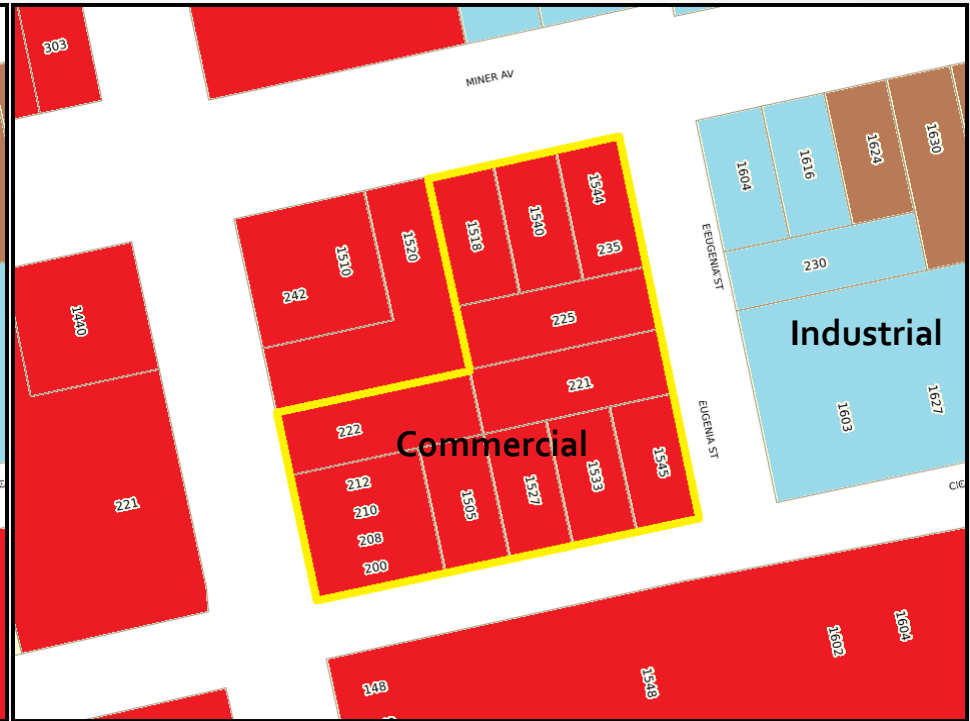
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"

# General Plan Amendment



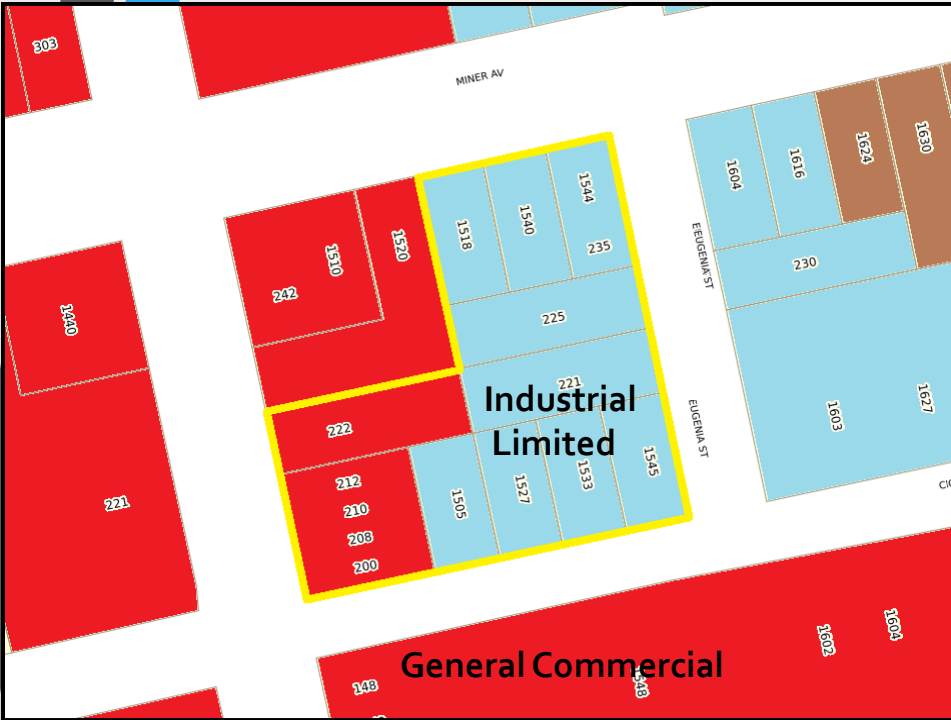
**Current**



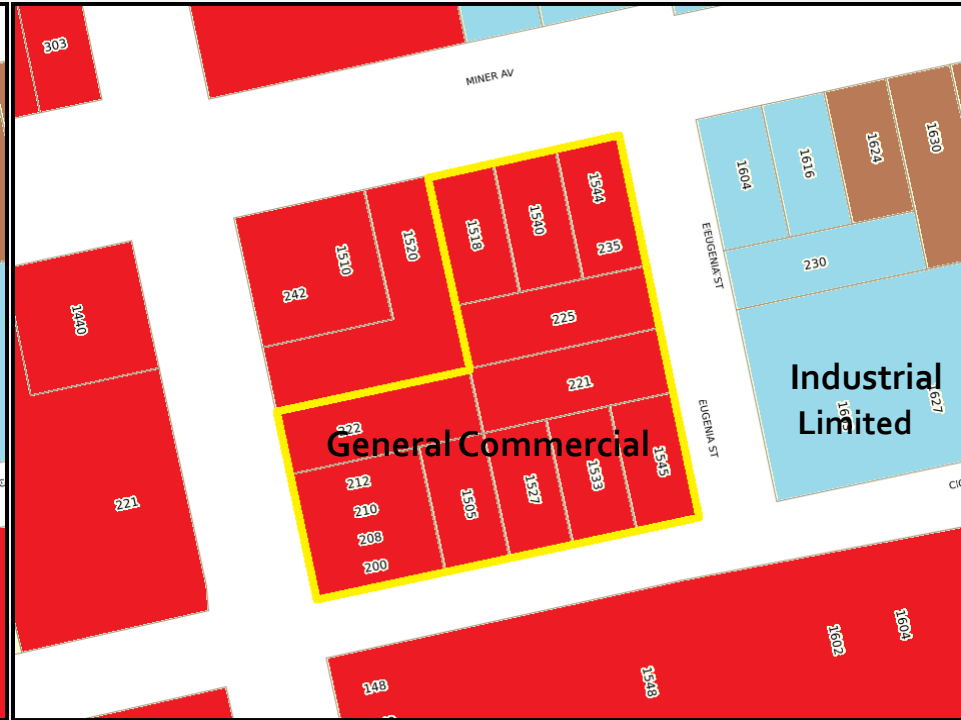
**Proposed**



# Rezone



**Current**



**Proposed**

# Project Considerations

## Planning Commission Hearing March 27, 2025

- Approved Administrative Use Permit & Design Review
- Recommendation for approval of General Plan Amendment and Rezone

## City Council Hearing May 13, 2025

- General Plan Amendment
- Rezone

# General Plan & Rezone Findings

- Represents a minor adjustment to the land use map (0.65-acres)
- Consistent with GP Policies such as:
  - Policy LU-4.2 “Attract employment- and tax-generating businesses that support the economic diversity of the city.”
  - Policy LU-6.2 “Prioritize development and redevelopment of vacant, underutilized and blighted infill areas.”

# Recommendation

Staff recommends that the City Council adopt the following:

- A Resolution to approve a General Plan Land Use Map Amendment to change nine (9) APNs 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 from Industrial to Commercial; and
- An Ordinance for a Zoning Map Amendment to change nine (9) APNs 153-030-23; -24; -25; -26; -27; -28 and 153-030-02; -03; and -04 from Industrial, Limited (IL) to Commercial, General (CG)