

Docket Item #2

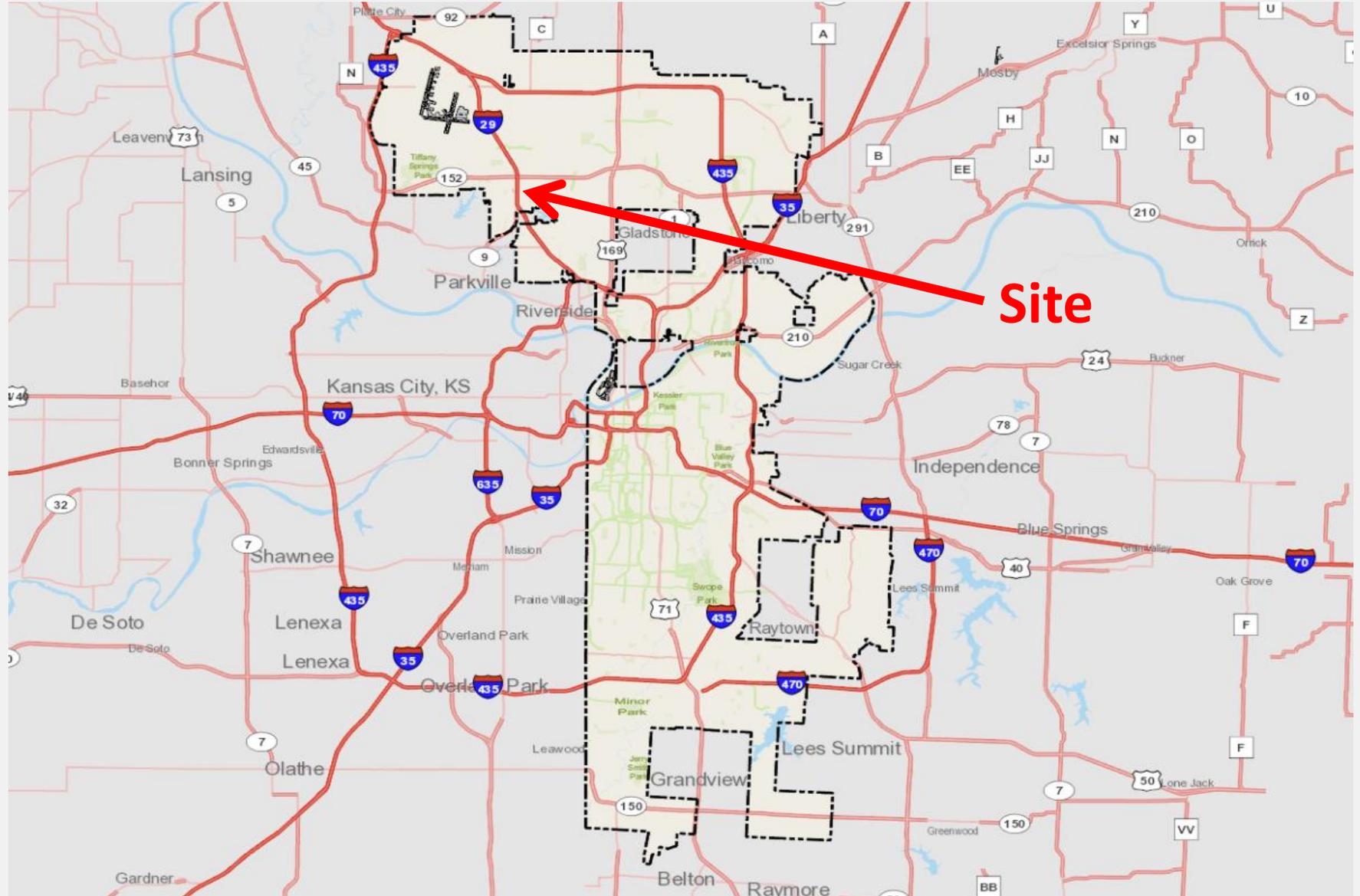
Development Plan and Rezoning: Club Car Wash Barry Road
CD-CPC-2025-00066 & CD-CPC-2025-00070

July 2, 2025

City Plan Commission



Location



Location



View from NW Barry Road



View from I-29



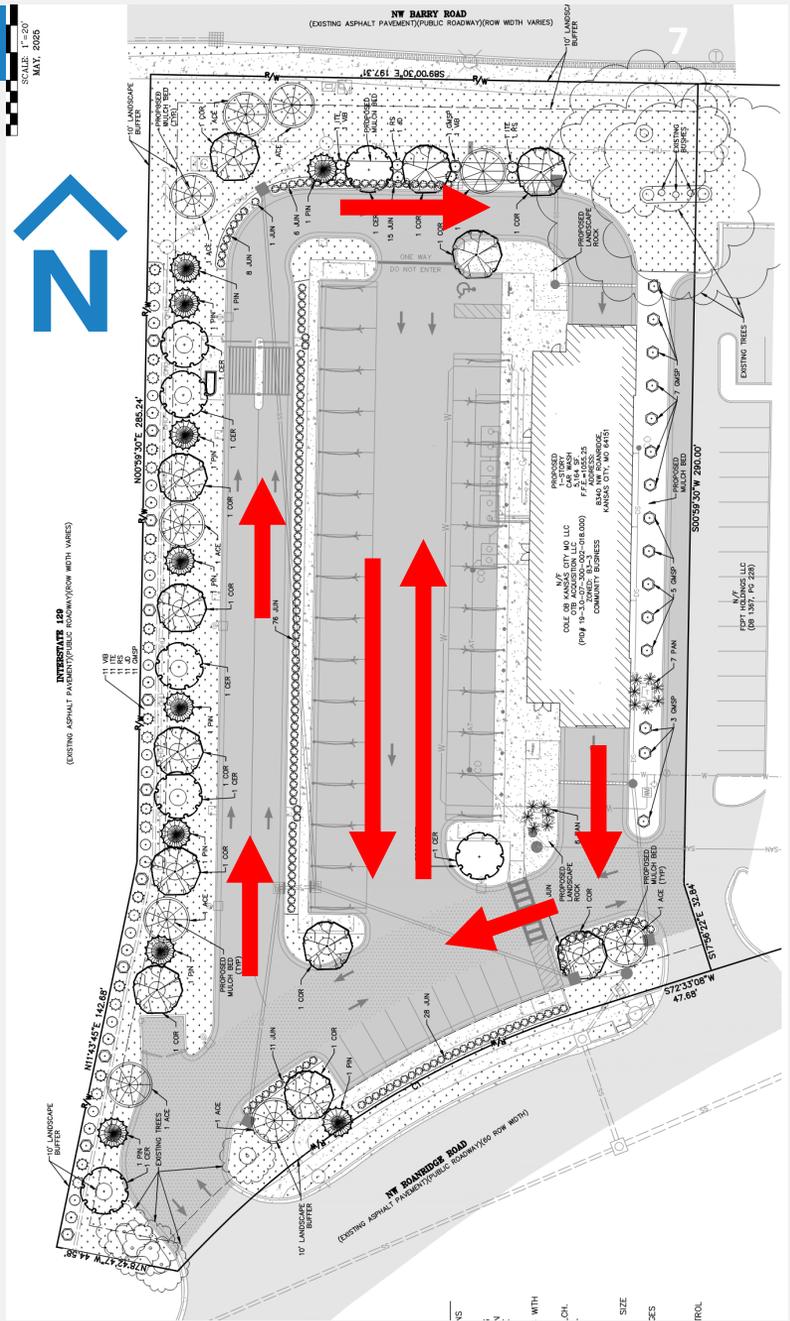
Rezoning

- Rezone entire site to B3-2
- Consistent with adjacent properties
- Brings site into conformance
 - Former restaurant was split zoned

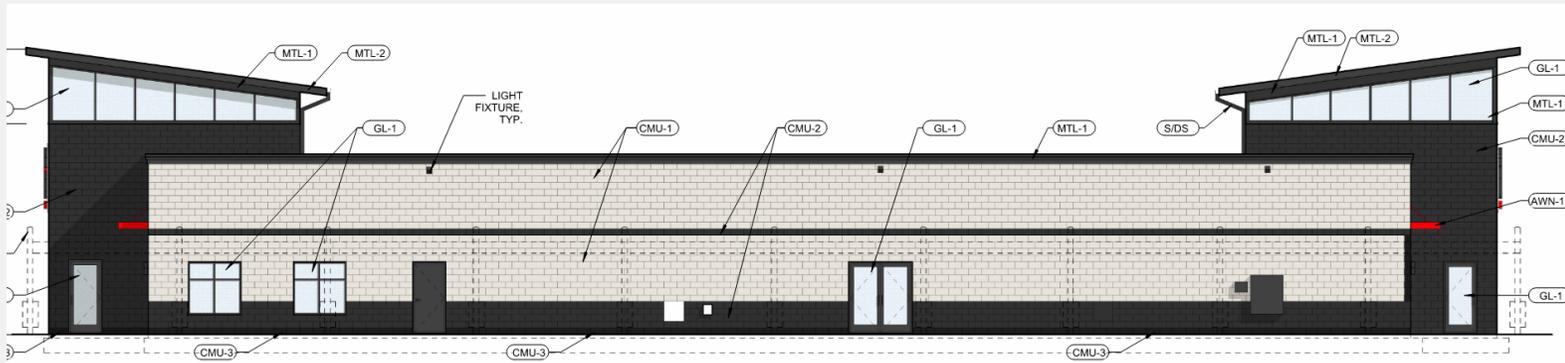


Development Plan

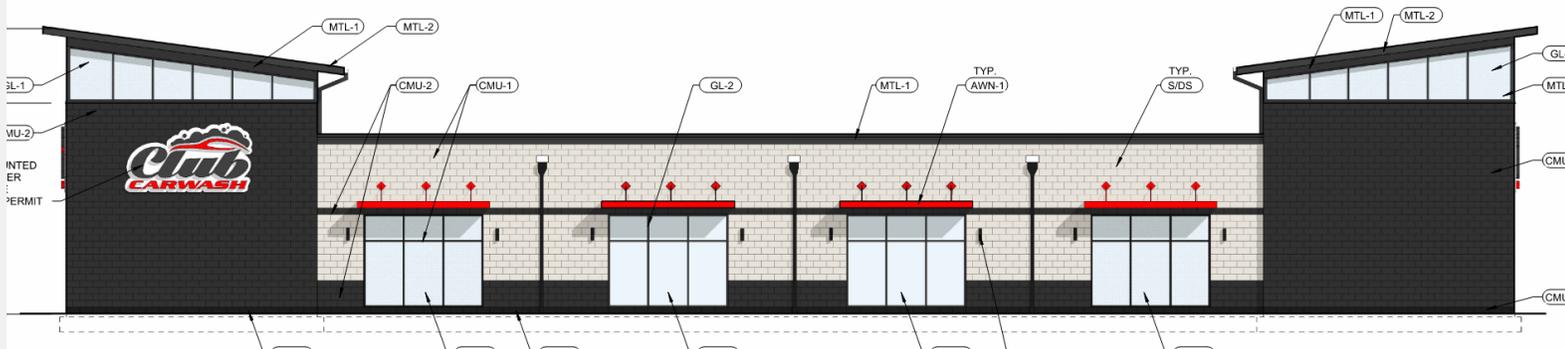
- Major Amendment of a Previously Approved Development Plan
 - Permitted only a restaurant at this location
- Circulation of the site will enter on the west and go to the east
- Applicant worked with staff to reduce conflicts with entry and noise with adjacent properties.
- Two lanes with 220 feet each of queuing



Elevations



West Elevation



East Elevation (Towards Chili's)



ELEVATION 4 | 1/8" = 1'-0" **South Elevation**



North Elevation

Staff Recommendation Docket Item #2

2.1: Case No. CD-CPC-2025-00070

Approval

Rezoning

2.2: Case No. CD-CPC-2025-00066

Approval with Conditions

Major Amendment to a Development Plan

Club Car Wash Barry Road