

# 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





# View from NW Barry Road



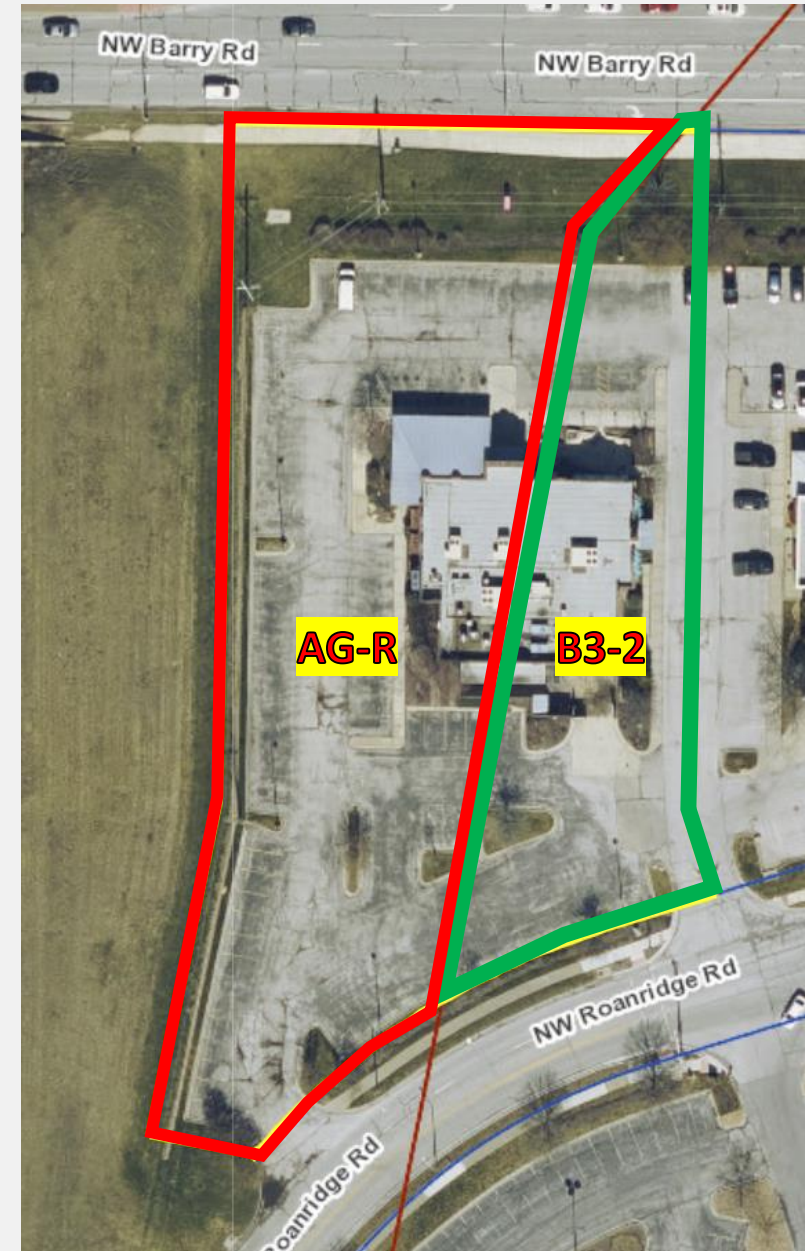


# View from I-29



# Rezoning

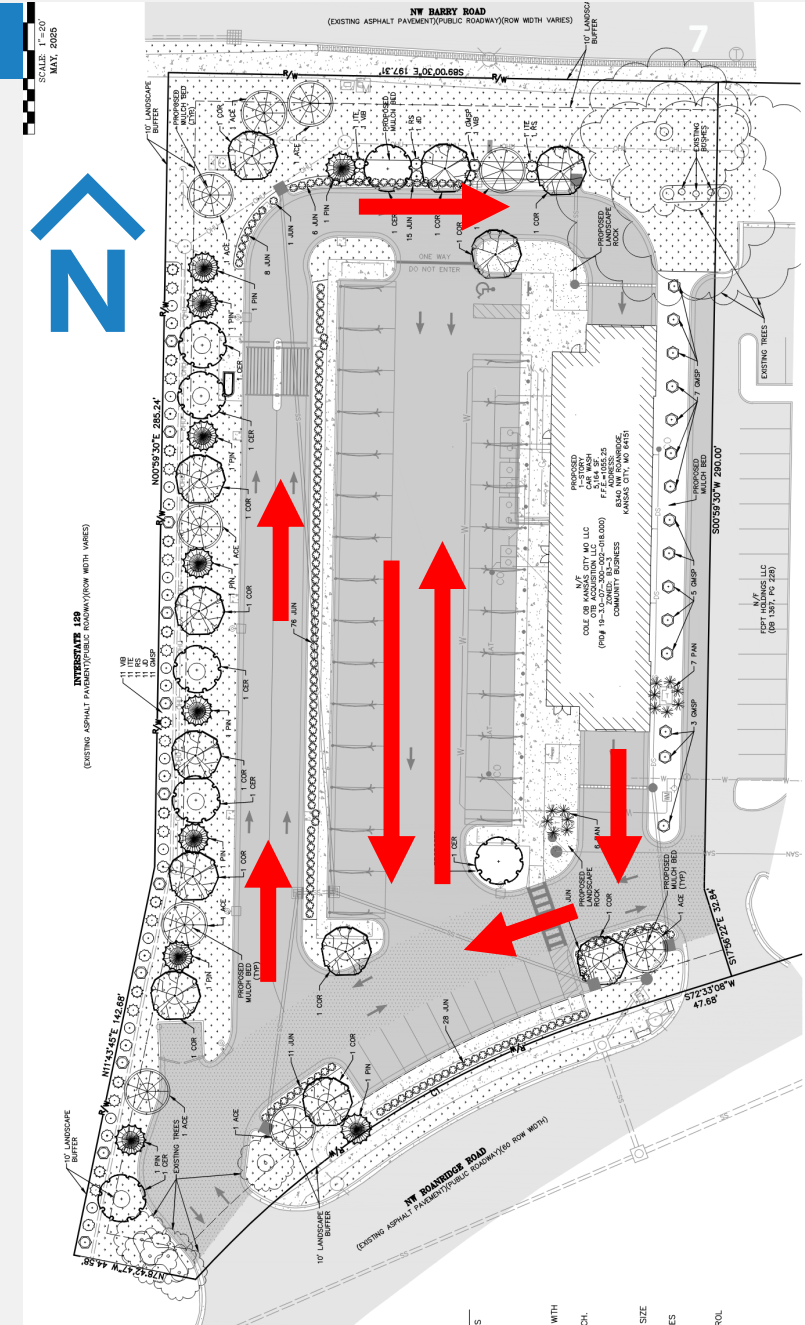
- Rezone entire site to B3-2
- Consistent with adjacent properties
- Brings site into conformance
  - Former restaurant was split zoned





# Development Plan

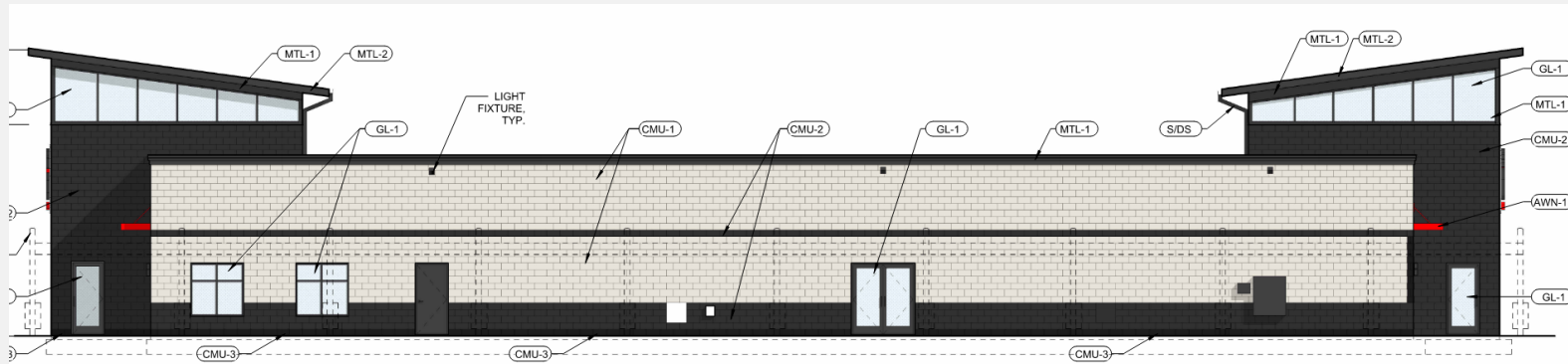
- **Major Amendment of a Previously Approved Development Plan**
  - Permitted only a restaurant at this location
- Circulation of the site will enter on the west and go to the east
- Applicant worked with staff to reduce conflicts with entry and noise with adjacent properties.
- Two lanes with 220 feet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



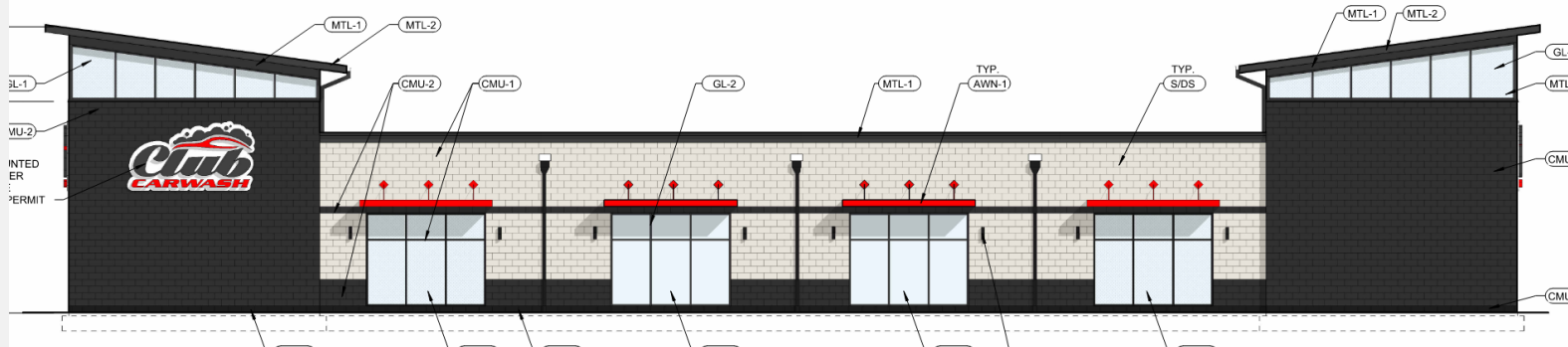




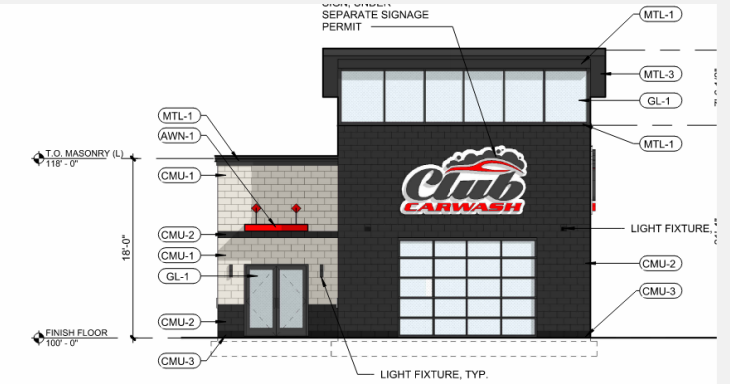
# Elevations



**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