

Ordinance 250560 & 250714

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

September 9, 2025

Neighborhood Planning and Development Committee



[illegible]

View from NW Barry Road



View from I-29



Rezoning

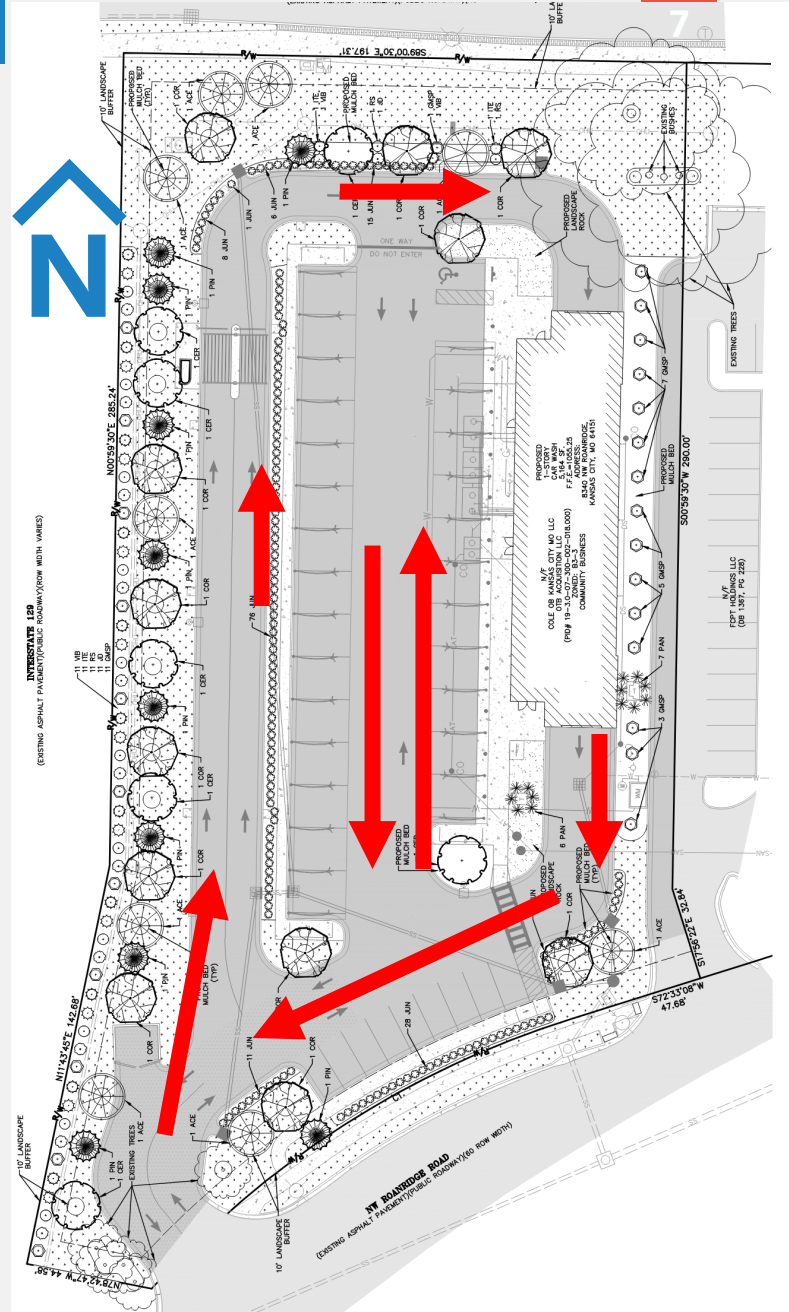
- Considered under Ordinance 250560
- Rezone entire site to B3-2
- Consistent with adjacent properties within same development plan.
- Brings site into conformance
 - Former restaurant was split zoned
- Does **not** allow additional uses. Any use other than a restaurant will require an amendment to the controlling development plan.





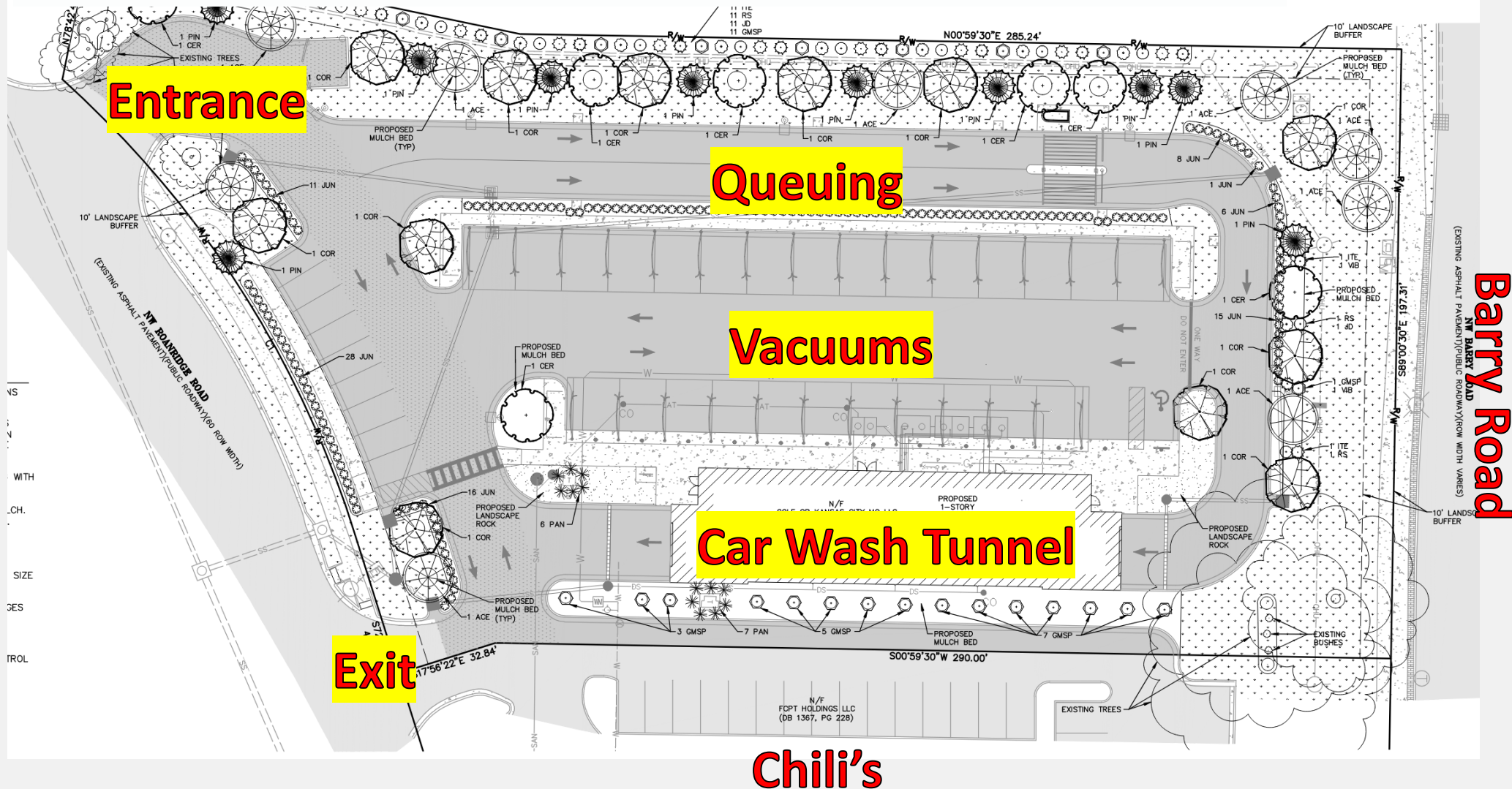
Development Plan

- **Major Amendment of a Previously Approved Development Plan**
 - Permitted only a restaurant at this location
- Traffic Study submitted for review to Public Works Department.
- Applicant updated Development Plan shows circulation of the site will enter and exit on the west based on traffic study.
- Two lanes with 220 feet each of queuing.



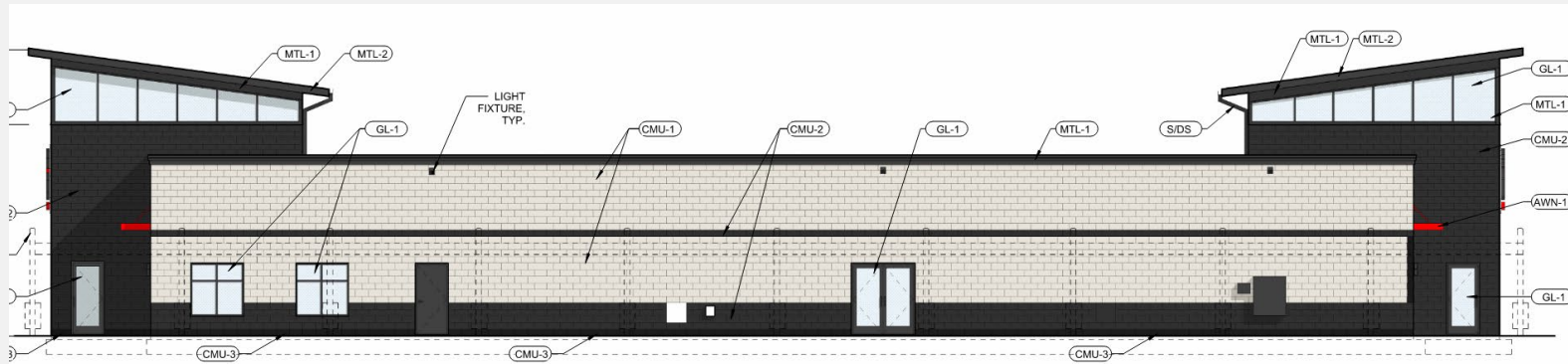
Previous Development Plan

SCALE: 1"=20'
MAY, 2025

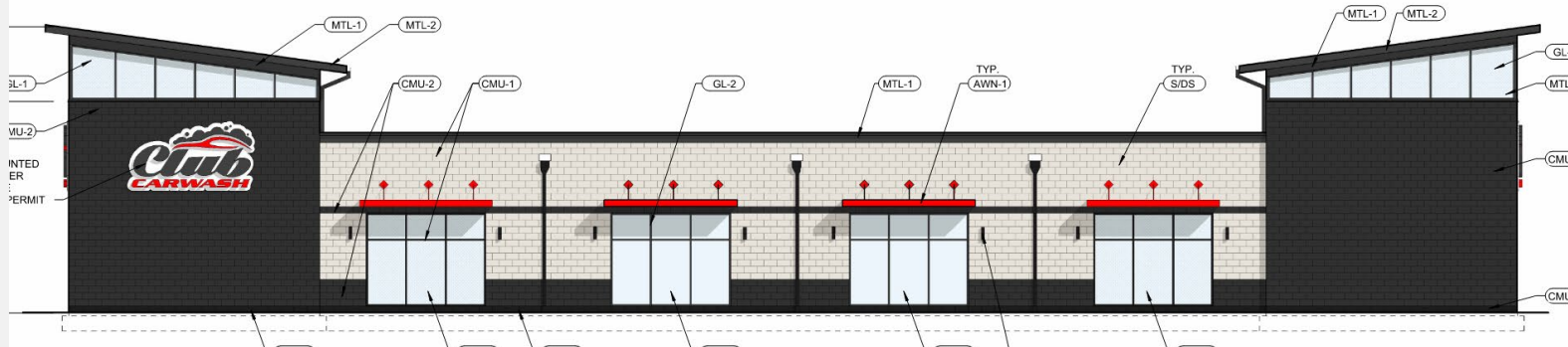




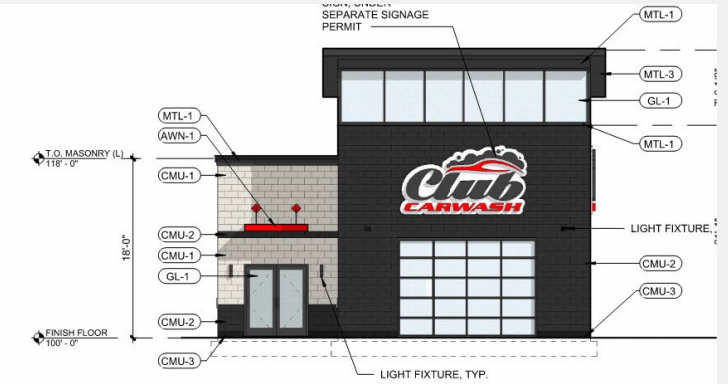
Elevations



West Elevation



East Elevation (Towards Chili's)



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



North Elevation

City Plan Commission Recommendation

Ordinance 250560

Case No. CD-CPC-2025-00070

Approval

Rezoning

Ordinance 250714

Case No. CD-CPC-2025-00066

Approval with Conditions

Major Amendment to a Development Plan

Club Car Wash Barry Road