

COMMUNICATION: PLANNING COMMISSION

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**MEMORANDUM TO:** Mayor and City Council

**FROM:** Planning Commission

**DATE:** April 16, 2025

**SUBJECT:** SDP-9896-2024 - 5,106 square-foot car wash facility and associated site improvements at 10003 and 10009 Fields Road

At its regular meeting on April 16, 2025, the Planning Commission made the following motion:

Commissioner Winborne moved, seconded by Commissioner Rieg, to recommend to the Mayor and City Council APPROVAL of Schematic Development Plan SDP-9896-2024, based on the evidence and testimony submitted to the record and the findings in the final staff analysis with two (2) conditions:

1. Prior to the certification of the plans, the Applicant will provide approval from the utility companies to regrade within the PUE, and the preliminary utility plan; and
2. Prior to certification of the plans, Applicant will submit revised site plans to address minor staff comments to be approved by Planning and Department of Public Works Staff.

During the discussion, Staff noted the change in their position regarding the SDP compliance of the 1997 Master Plan. After conducting a more thorough evaluation, including a review of past permits and a site visit, Staff determined that the mix of commercial, personal service and automotive uses reflects the intent of the Master Plan recommendation. The Planning Commission agreed that the proposed use is in conformance with the 1997 Master Plan's recommendation for the property, noting that the proposed car wash is a commercial use that would support the mix of existing uses on 10003 Fields Road, which includes a taco restaurant, gas station, convenience store, and dry cleaner. The Commission noted that the Subject Property is considered one of the gateway entrances into the City and the Applicant should investigate enhancing of the corner of Fields Road and Sam Eig Highway during Final Site Plan review.

Vote: 3-0