

MEMO

To: Planning Commission

From: C. Shannon McGuire, Senior Planner

Date: October 4, 2023

Re: Appl. #PL2023-132 - SPECIAL USE PERMIT for carwash - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant

During the public hearing for the Preliminary Development Plan application (PL2023-130) for Cowboy Carwash, a member of the Planning Commission raised concerns regarding the long-term maintenance and quality of stormfront glazing used in the operation of tunnel carwashes.

To address this concern, Staff proposes to add a condition of approval to the Special Use Permit approving ordinance stating that "Building materials shall be well maintained; including all glass and storefront glazing be kept free of limescale, mildew, or other material buildup."

Original Condition of Approval

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| 1. The special use permit shall be granted for a period of twenty (20) years from the date of approval. |
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Amended Conditions of Approval

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| 1. The special use permit shall be granted for a period of twenty (20) years from the date of approval. |
| 2. Building materials shall be well maintained; including all glass and storefront glazing be kept free of limescale, mildew, or other material buildup. |