

# MEMO

To: Planning Commission

From: C. Shannon McGuire, Senior Planner

CC: File

Date: September 20, 2023

Re: Appl. #PL2023-130 - REZONING from AG to CP-2 and PRELIMINARY DEVELOPMENT PLAN - Cowboy Carwash, 3601 SW Hollywood Dr; KC Cowboy Properties, LLC, applicant

Following the applicant's and staff's presentations during the public hearing held on September 14, 2023, the Planning Commission asked the applicant about the type and quality of the polycarbonate translucent roofing to be used. The applicant needed additional time to provide the information regarding the roofing material requested by the Planning Commission. The Planning Commission continued the public hearing to the following meeting (September 24, 2023) in order to allow the applicant an opportunity to compile and provide to staff information for the proposed polycarbonate translucent roofing to be used.

The applicant has provided information for arcoPlus 626 reverso products that they propose to use. The manufacture describes the product as a modular system of coextruded six-wall poly-carbonate panels with a thickness of 20mm and warranties the product for 10 years. The table below outlines the manufacturer's specifications for production standards and technical features.

<b>Production Standards</b>	
Thickness	20mm
Structure	6 walls
Effective Modular Width	600mm
Panel Length	No limit
<b>Technical Features</b>	
Thermal Insulation	1.7 W/m <sup>2</sup> K
Acoustic Insulation	20 dB
Linear Thermal Expansion	0.065mm/m°C
Temperature Range	-40°C +120 °C (-40°F +248°F)
U.V. Rays Protection	2 sides Coextrusion
Fire Reaction EN 13501	EuroClass b-s1,d0 (ICC Evaluation Services – ESR-1760)

The proposed arcoPlus 626 Reverso product has a 10-year manufacturer warranty. Based on staff's research, warranties for similar products (e.g. Suntuf, Tuftex, Coverlite) a 10-year manufacturer warranty is standard.

Below are representative examples of construction using polycarbonate translucent panels.



Figure 1 - Children's Mercy Park, Kansas City, KS



Figure 2 – Methodist Hospital, Omaha, NE



*Figure 3 – 14<sup>th</sup> Street Pocket Park, Oakland, CA*

Staff has reviewed the exterior material information provided and finds the materials to be suitable and appropriate for the proposed use. A condition of approval has been added to establish a baseline minimum quality of polycarbonate panels that may be utilized in the construction of the subject project.

## **Recommended Conditions of Approval**

1. Development shall be in accordance with the preliminary development plan dated November 21, 2022, and revised July 25, 2023, and the elevations dated July 25, 2023.
2. The application of polycarbonate panels used in the project shall be of an equal or greater quality to the manufacturer's specifications sheets submitted on September 15, 2023.