

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SDR-24802 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-24803 - PUBLIC HEARING - APPLICANT: GOOD COOL CAR WASH SYSTEMS - OWNER: FORTIER QUINCY E MIDWEST - Request for a Site Development Plan Review FOR A PROPOSED 4,327 SQUARE FOOT CAR WASH, FULL SERVICE AND DETACHED ACCESSORY STRUCTURE WITH A WAIVER TO ALLOW NO LANDSCAPING ALONG A 200-FOOT PORTION OF THE EAST PERIMETER WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.84 acres at 5550 West Charleston Boulevard (APN 138-36-400-006), C-1 (Limited Commercial) Zone, Ward 1 (Tahitian)

IF APPROVED, C.C.: 01/09/08

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPEALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

0

City Council Meeting

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest Postcards

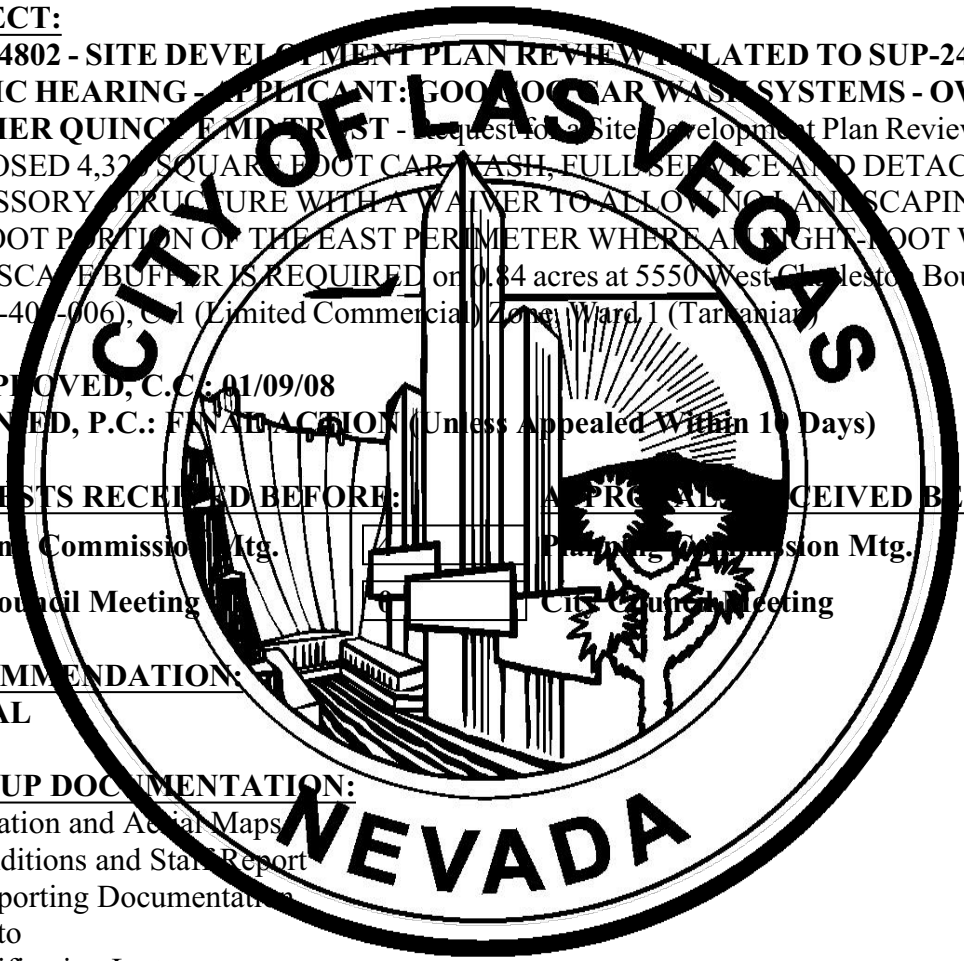
Motion made by GLENN TROWBRIDGE to Approve subject to conditions, amending Condition 3 as follows:

3. All development shall be in conformance with the site plan and landscape plan date stamped 11/6/07 and building elevations date stamped 9/25/07, except as amended by conditions herein.

and adding the following conditions:

A. No access shall be taken from this site onto Alpine Place, with the exception of access for trash collection or a fire crash gate, if necessary.

B. A one year review to ensure that the plant material is in place, alive and maintained.



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C. A block-faced wall be placed along the north-side of the property, five feet from the back of sidewalk adjacent to Alpine Place, landscaped consistent with the landscaping scheme behind Wells Fargo Bank, one lot to the east.

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNHAM; (Against-STEVE LEVANS); (Abstain-None); (Did Not Vote-None) (Excused-None)

Minutes:

See Item 49 for related backup and discussion.

