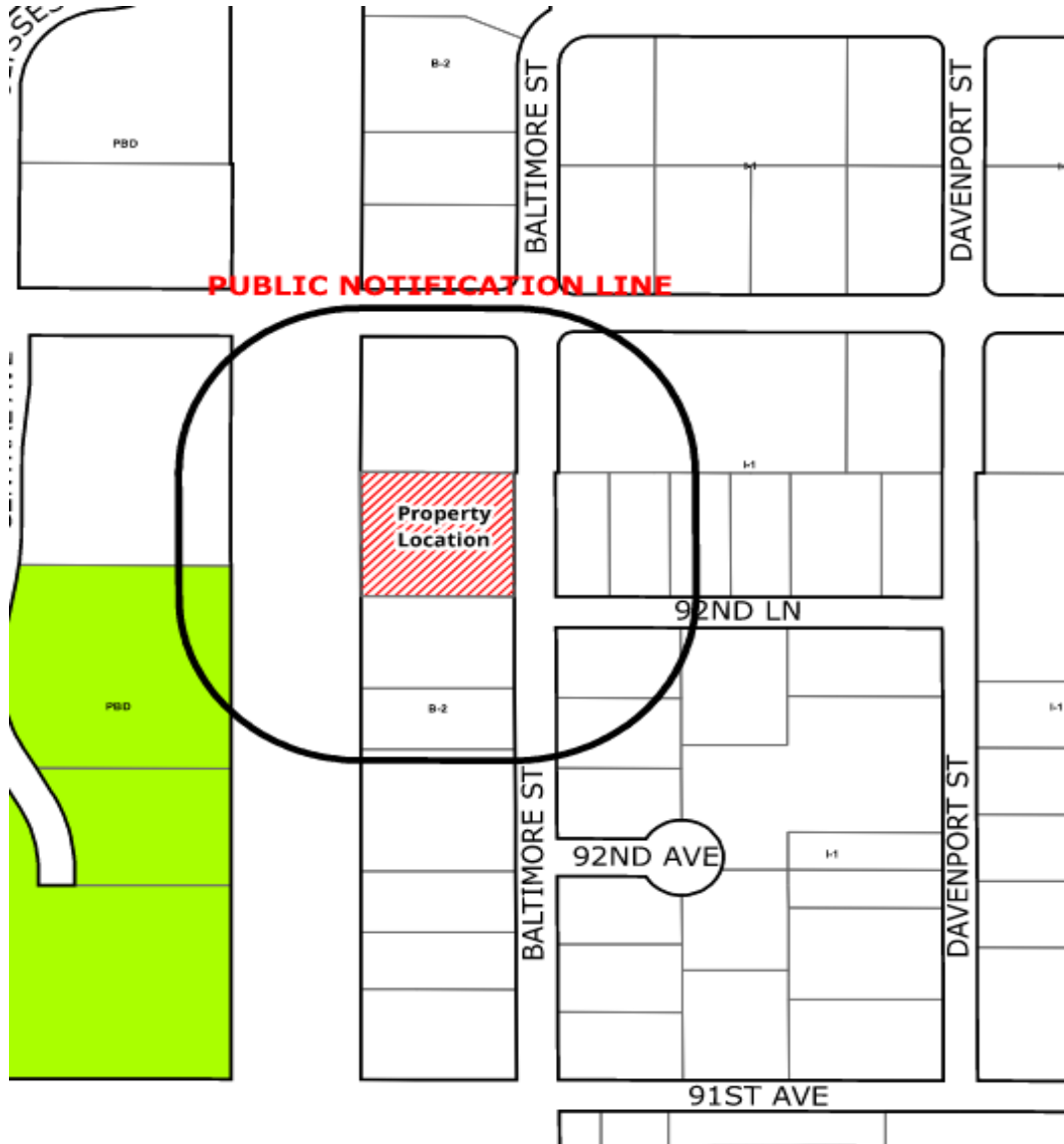


Silverstar Car Wash

9280 Baltimore Street NE

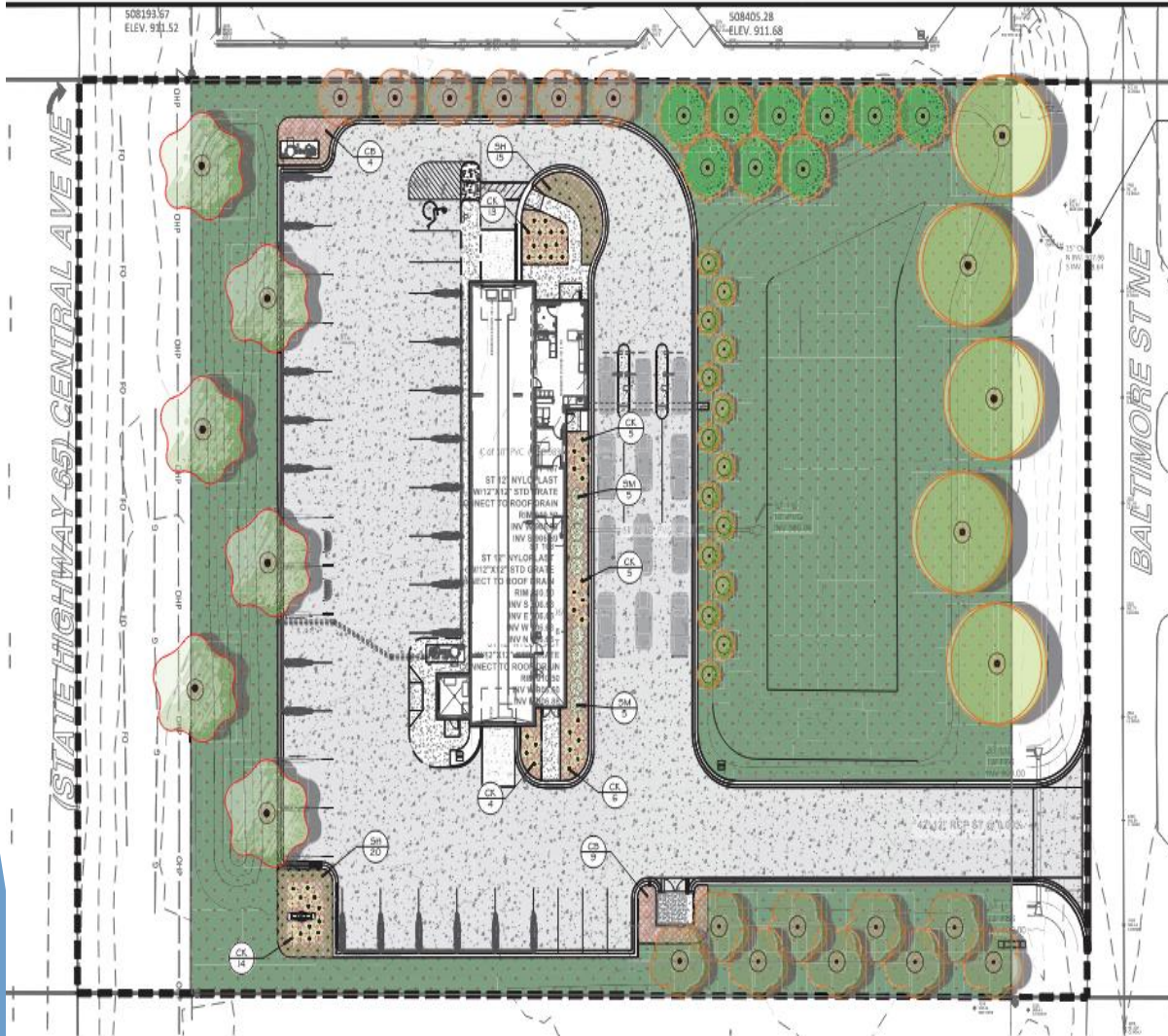


Conditional Use Permit for:

- ▶ Car Wash
- ▶ B-2 Community Commercial



Site Plan



- ▶ 2/6/23 City Council No Action
- ▶ Council expressed concerns:
 - ▶ Carwash appropriate along HWY 65 Corridor
 - ▶ Environmental Impact
 - ▶ Traffic

Concerns

HWY 65 Corridor:

- ▶ Carwashes identified as an approved conditional use in B-2 zone
- ▶ Determines use appropriate and allowed if criteria and standards are met

Environmental:

- ▶ Tree preservation ordinance requires that 8 trees per acre be replaced on site.
- ▶ The developer will be required to replace 15 trees on site. This requirement is being met with the submitted landscape plan.
- ▶ Coon Creek Watershed District reviews for threatened & Endangered species. None found

Traffic:

- ▶ Intersection of Baltimore & 93rd problematic – not caused by proposed development
- ▶ Proposed use will not additionally hinder the functionality of the intersection



Recommendation

- ▶ Public Hearing was held January 10, 2023.
- ▶ The Planning Commission voted unanimously to approve.
- ▶ There were no comments at the public hearing.
- ▶ Staff recommends approval finding the 8 criteria for granting a CUP is met and with 4 conditions listed in the staff report.



Elevation



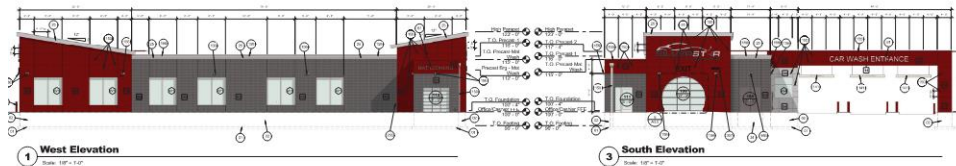
1 **Perspective 1**

Perspective view for reference only. For site specific statements, see staff plans.



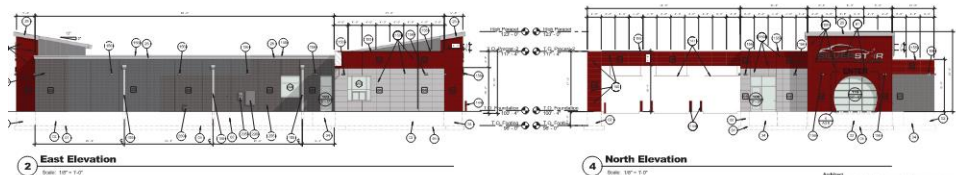
2 **Perspective 2**

Perspective view for reference only. For site specific statements, see staff plans.



1 **West Elevation**

3 **South Elevation**



2 **East Elevation**

4 **North Elevation**

Meets 65 Overlay

- ▶ Glass
- ▶ Textured precast panel
- ▶ Brick

