

- (F) Property Use Standards.
 - (3) Conditional Uses. If allowed in the underlying zoning district, the following uses shall require approval of a Conditional Use Permit subject to the standards in Section 242-6:
 - (a) Commercial buildings in excess of 75,000 square feet when located in the Market Zone.
 - (b) Commercial buildings in excess of 25,000 square feet when located in the University Zone.
 - (c) Minor automobile service and repair when located in the University Zone.
 - (d) Outdoor sales and display.
 - (e) Self-service storage or mini-warehouses in newly constructed buildings.
 - (f) **Car wash.**

- (G) Streetscape Standards. (2) University Zone
 - (a) Front Yard Setback. Front yard setbacks shall be compatible with the average setbacks of existing buildings that are located within 200 feet along the same side of the street as the subject property. If no buildings exist within this distance, or the variability in existing setbacks is more than 50 feet, the Director shall have the authority to establish the front yard setback based on the prevailing standards in the University Zone. [Average setback observed here = 47 feet. Proposed = 35 feet]

- (I) Driveways and Streets. (1) Inter-Parcel Access: Joint driveways, cross-access drives, and access easements shall be provided, in accordance with the provisions of Chapter 332, except where the City Engineer determines that they are unfeasible because of topographic or other site-specific constraints.

- (J) Architectural Standards. (5) Pronounced Entries: Principal building entrances must be oriented to the public street and provide cover from sun and rain.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Plan Review: < No comments received > .

Engineering: No comments at this time. **Fire:** No comments.

Landscape: Development must comply with LDR Chapter 328, including street/perimeter yards, and buffer yards.

GIS: No comments **Police:** < No comments received >

Utilities: < No comments received > **Public Works:** No comments

Attachments:

- Zoning Location Map
- BUCOD Overlay Map
- Future Development Map
- Aerial Location Map
- Letter of Intent (2 pages)
- Boundary Survey
- Conceptual Site Plan
- Streetview renderings (2 pages)
- Car Wash features & specs (4 pages)
- 2014 proposed site plan