

STAFF RECOMMENDATION

THAT A REQUEST FROM EDDIE EVANS TO FOR A CONDITIONAL USE PERMIT TO RE-ESTABLISH A CAR WASH AT 1614 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on July 15, 2009 be approved subject to the conditions contained herein. The plans were also presented to the ACDRC on June 25, 2009.
- b. That a revised site plan, drawn to scale, be submitted indicating all parking areas (striped and legal sized), ingress and egress areas, location of bumper stops, and plan for clearing and re-establishing landscaping and planters be submitted to the Department of City Development for review and approval prior to building occupancy.
- c. That the hours of operation be from 8:00 a.m. to 9:00 p.m. Monday through Saturday, and from 8:00 a.m. to 6:00 p.m. on Sunday.
- d. That there be no pennants, banners, streamers, advertising flags, antenna sleeves, string lights, spot lights or other forms of attraction devices utilized. The existing sign shall be removed from the property. Any future signage requests will require the approval of the ACDRC and Community Development Department prior to installation.
- e. That no vehicles be allowed on the lot that are not licensed or are inoperable. Serviced vehicles may remain on the lot for no longer than working hours, and must be picked up the day they are washed and/or detailed.
- f. That all junk and junk vehicles currently stored on site be removed and may not be replaced with any junk or junk vehicles, trailers, or general buildup of trash in the future.
- g. That no vehicles for sale be allowed to be parked on the property.
- h. That only passenger vehicles or trucks be detailed. No commercial vehicles, off-road vehicles, animal trailers, or recreational vehicles may be serviced at this location due to area constrictions.
- i. That the parking lot shall be re-surfaced prior to occupancy.
- j. That the existing lights shall be shielded downward to only illuminate the property on which their located, and that light spillage onto other lots be contained.
- k. No vehicles will be parked on site overnight unless they are parked within the building.
- l. No more than three (3) vehicles at a time may be parked in the drying area in front of the building.
- m. A cash bond or letter of credit for the site plan improvements (landscaping, etc.) shall be submitted if the improvements are not done by August 30, 2009. If

improvements are done prior to the occupancy request no bond or letter of credit will be required.

n. That all codes and ordinances be complied with and required permits acquired.

o. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

p. That this permit is subject to Plan Commission review for compliance with the listed conditions.