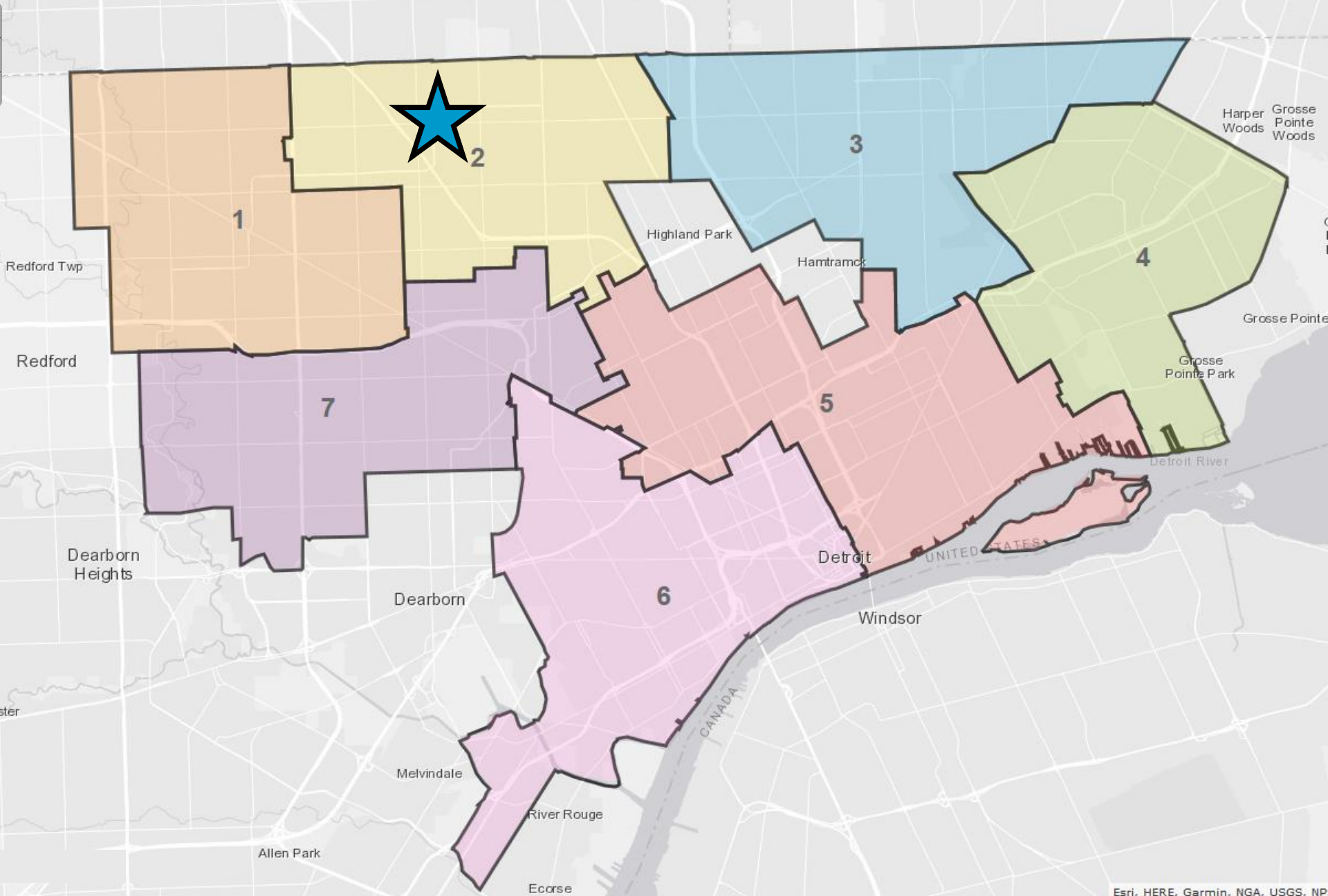




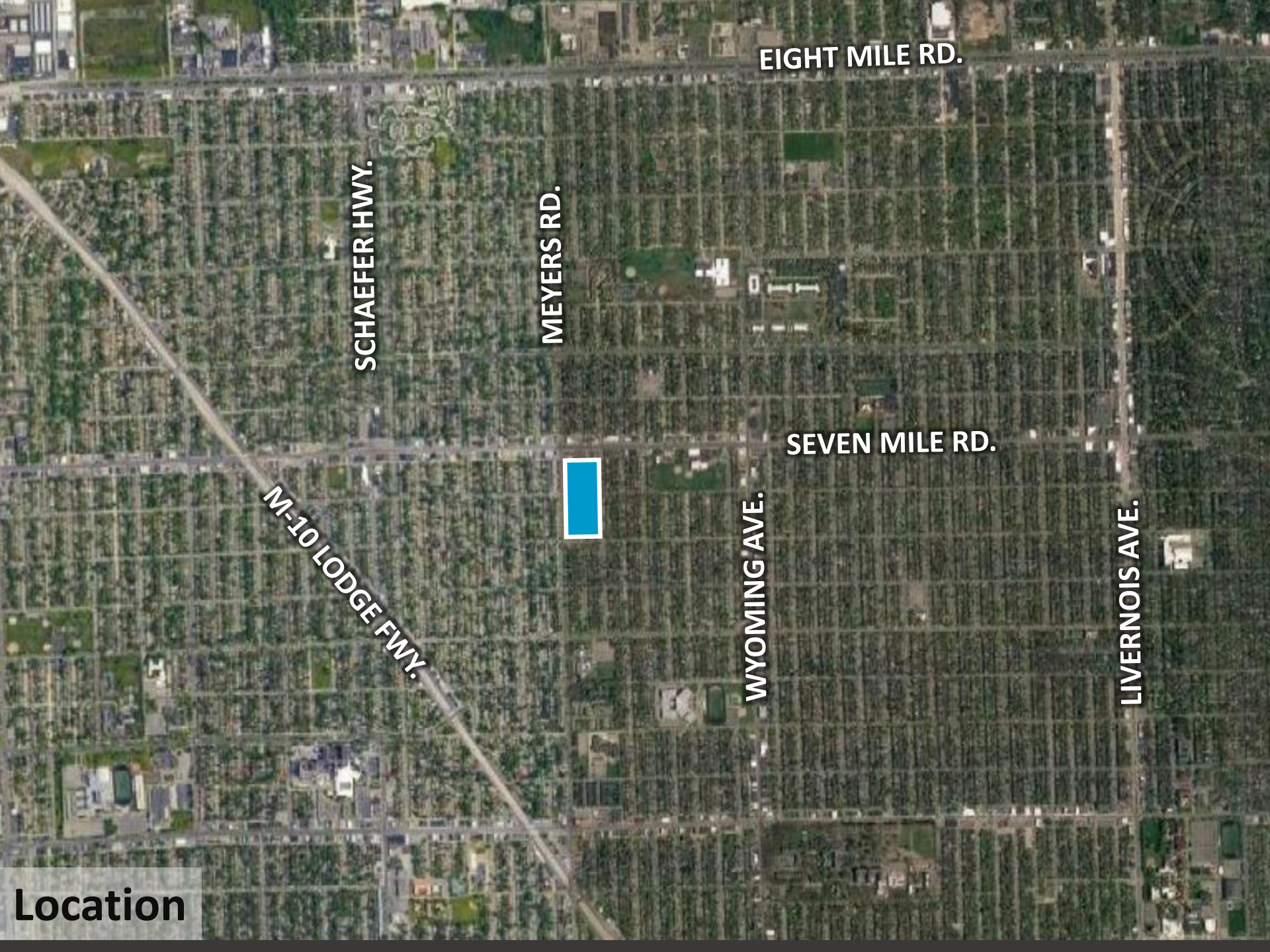
Proposed Modification of an existing PD (Planned Development) District

Modify the approved plans for 10755 West Seven Mile Road
to permit the development of a Car Wash



Esri, HERE, Garmin, NGA, USGS, NOAA

Location



EIGHT MILE RD.

SCHAEFER HWY.

MEYERS RD.

SEVEN MILE RD.

M-10 LODGE FWY.

WYOMING AVE.

LIVERNOIS AVE.



Location



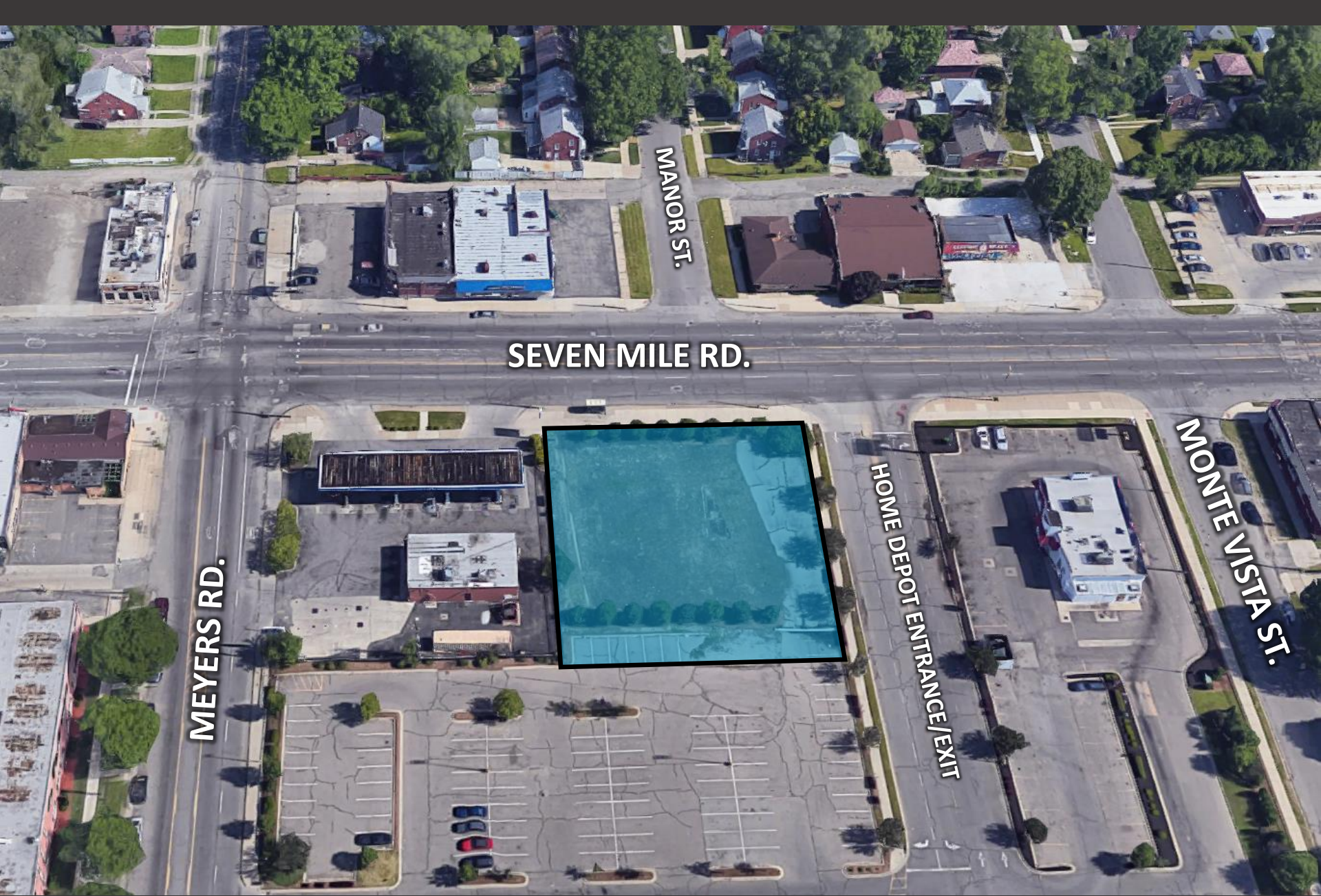
SEVEN MILE RD.

MEYERS RD.

MONTE VISTA ST.

MARGARETA AVE.

Location



MANOR ST.

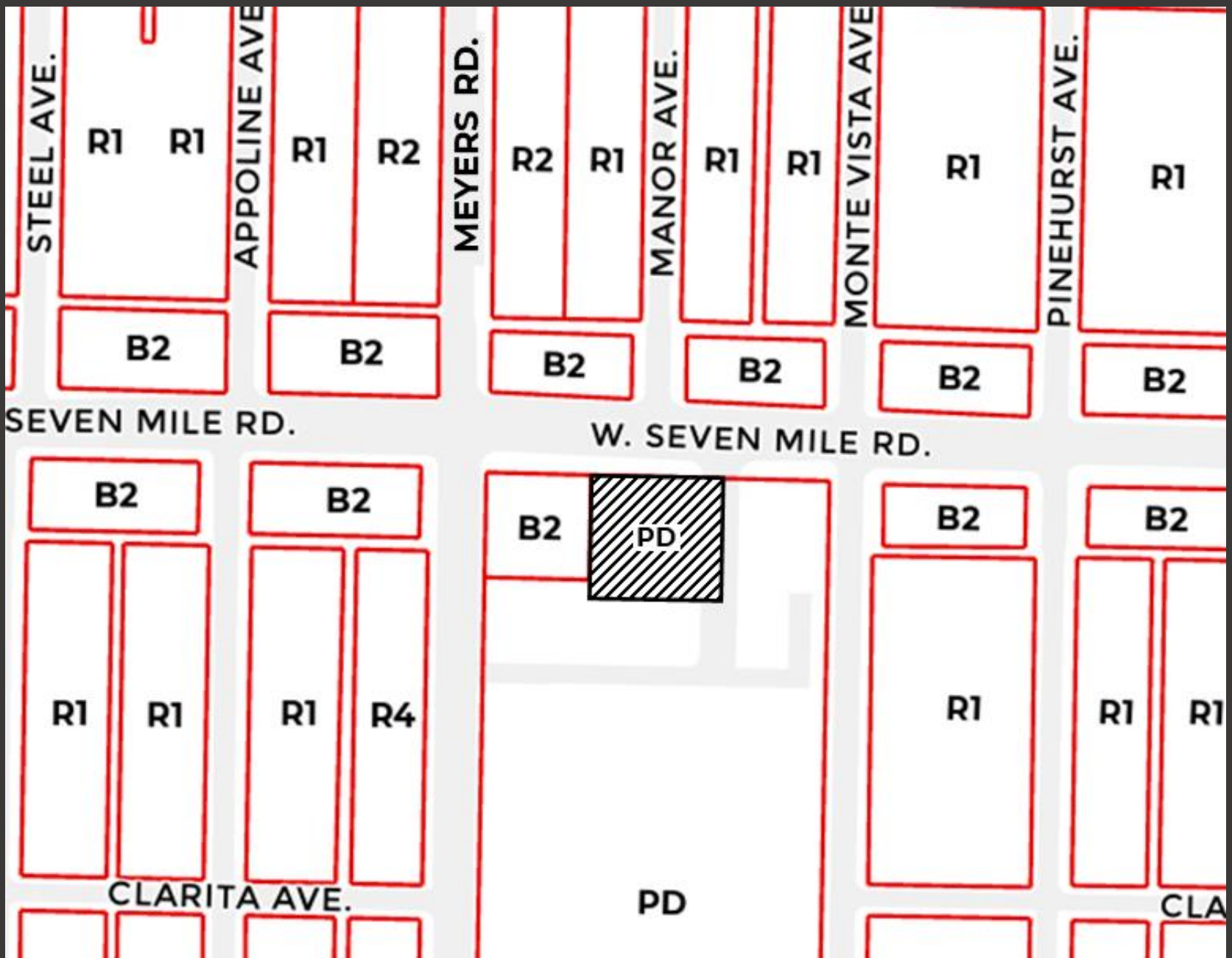
SEVEN MILE RD.

MEYERS RD.

HOME DEPOT ENTRANCE/EXIT

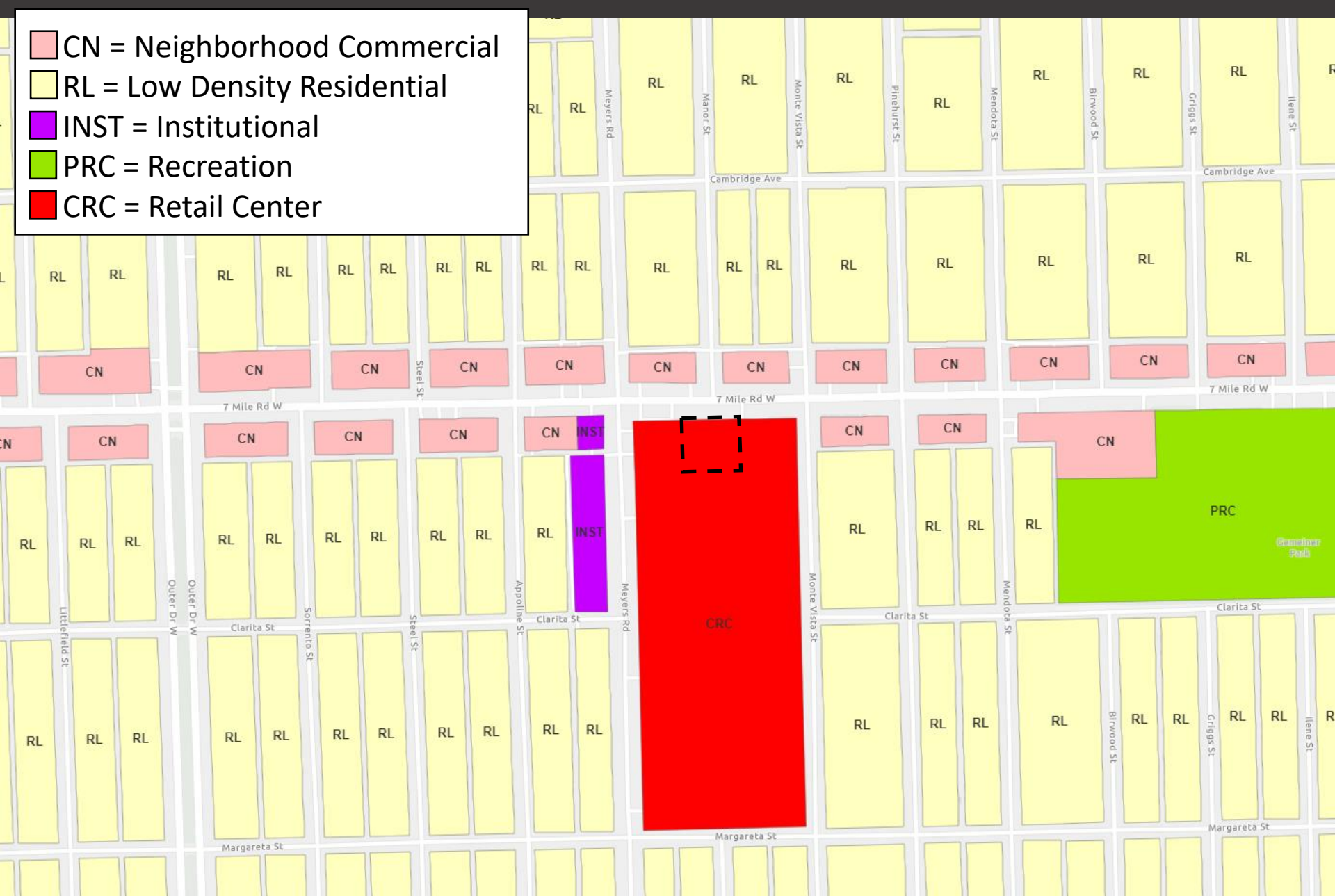
MONTE VISTA ST.

Location



Current Zoning

- CN = Neighborhood Commercial
- RL = Low Density Residential
- INST = Institutional
- PRC = Recreation
- CRC = Retail Center



Master Plan Future General Land Use Designation



Master Plan Consistency

- Designated CRC – Retail Center
- The Planning & Development Department reviewed the proposed rezoning and determined that it will not change the overall character of the neighborhood and is **generally consistent** with the Master Plan



View of subject property looking south



View of subject property looking west toward gas station



View of subject property looking east



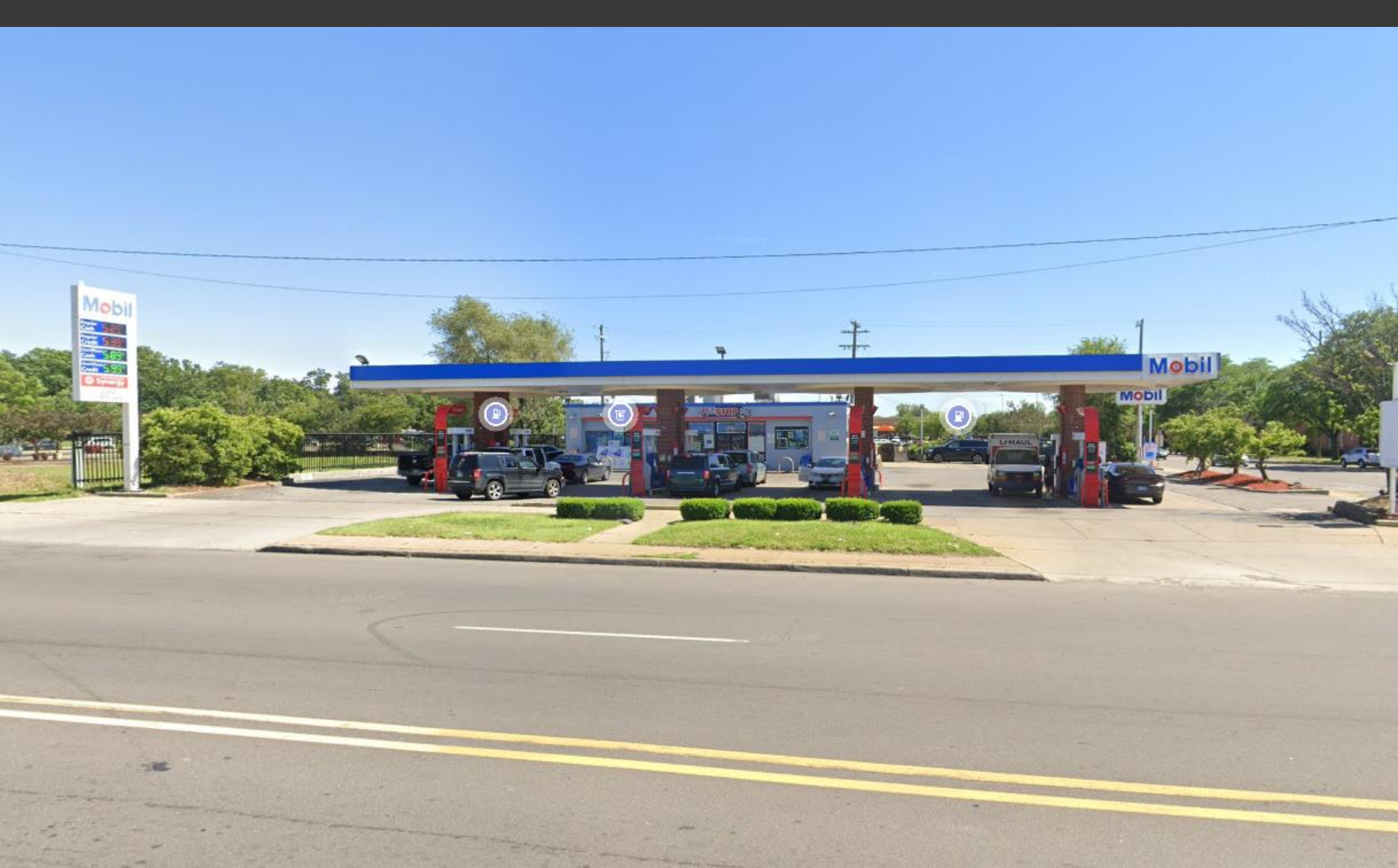
View of subject property looking north toward Seven Mile



View of subject property looking south toward Home Depot



View of subject property looking east



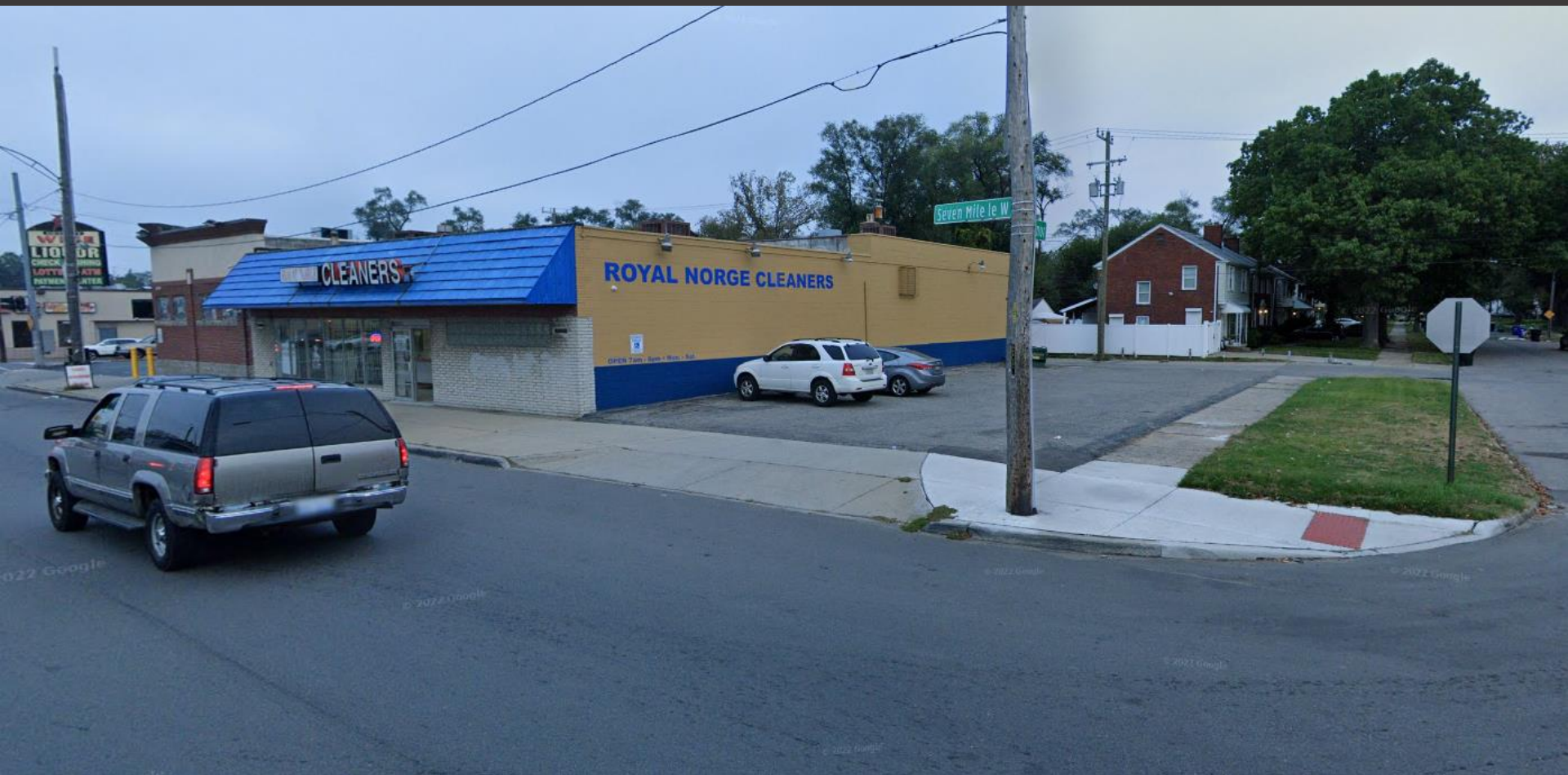
View of adjacent property to the west



View of adjacent property to the east



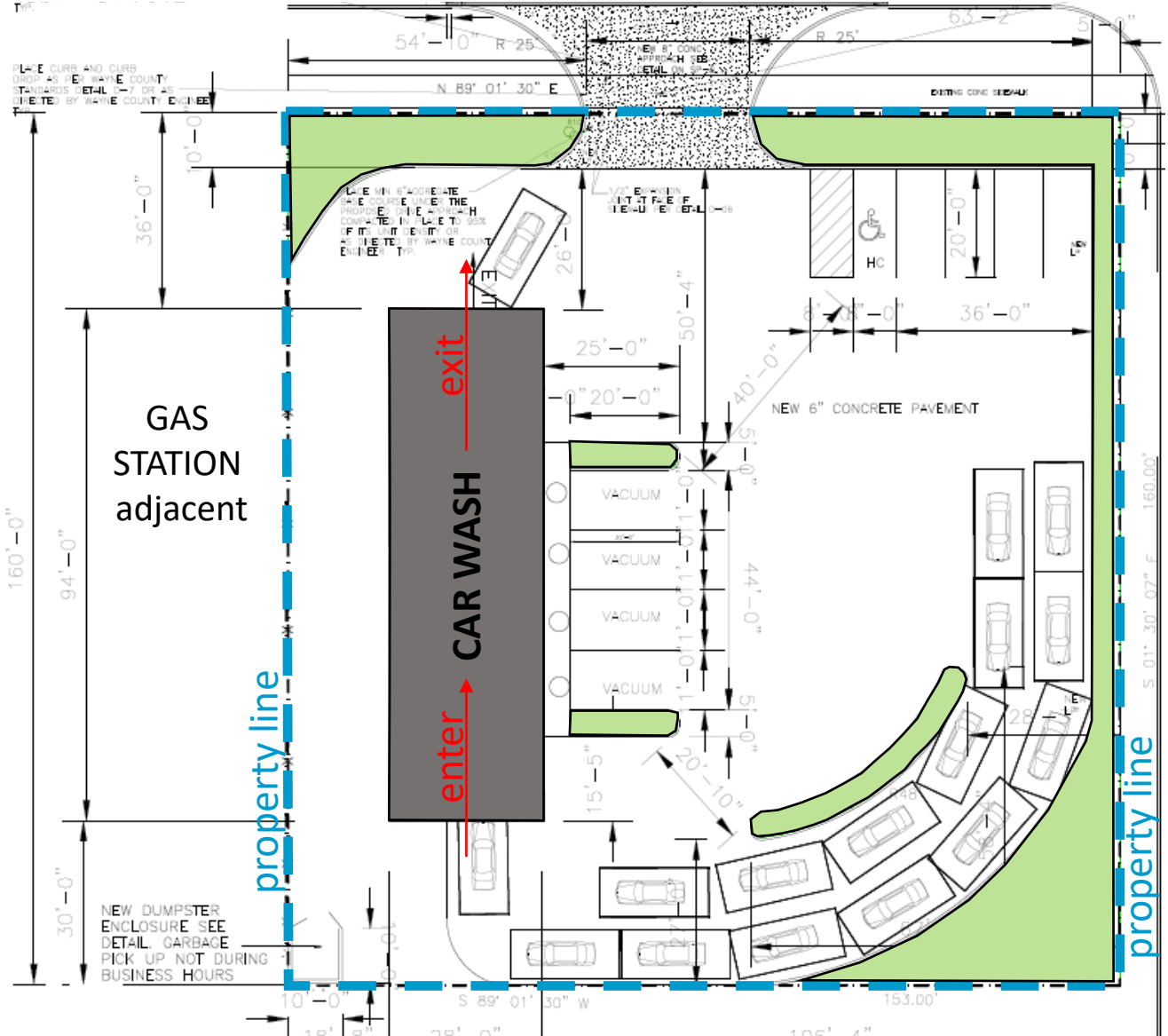
View of property across Seven Mile to the north



View of property across Seven Mile to the north

SEVEN MILE RD.

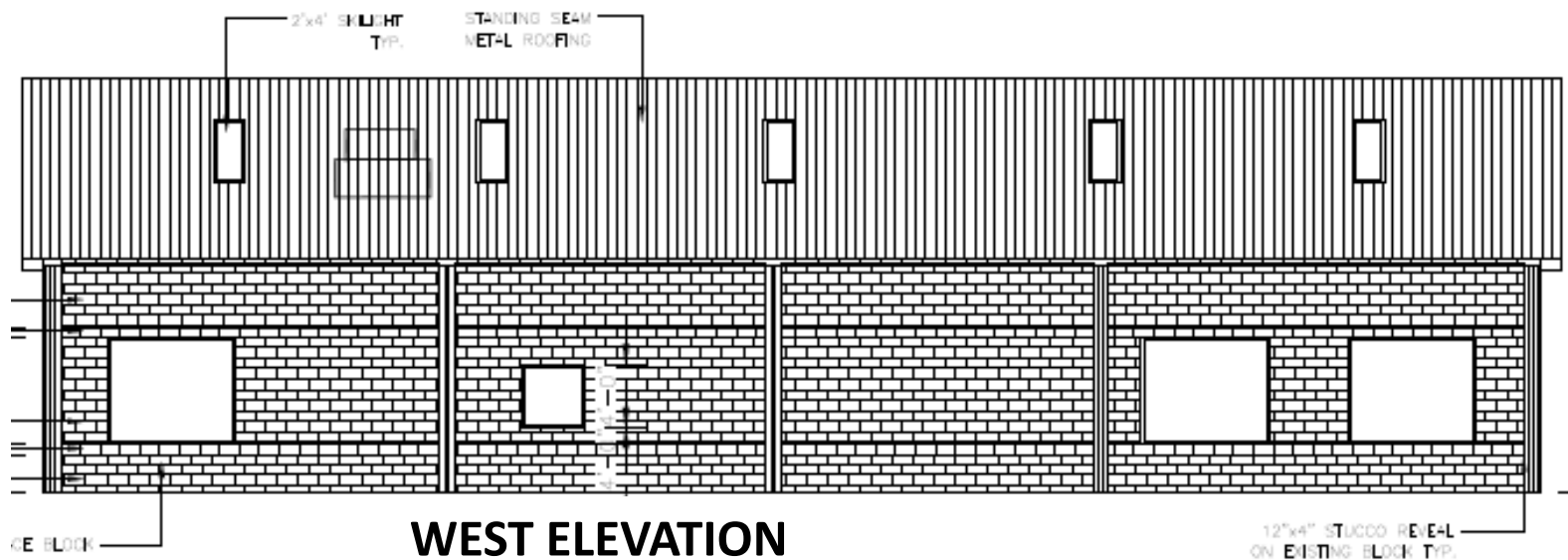
SHEET CS-301



HOME DEPOT ENTRANCE/EXIT

VACUUM MAINUR AVE 60 FT

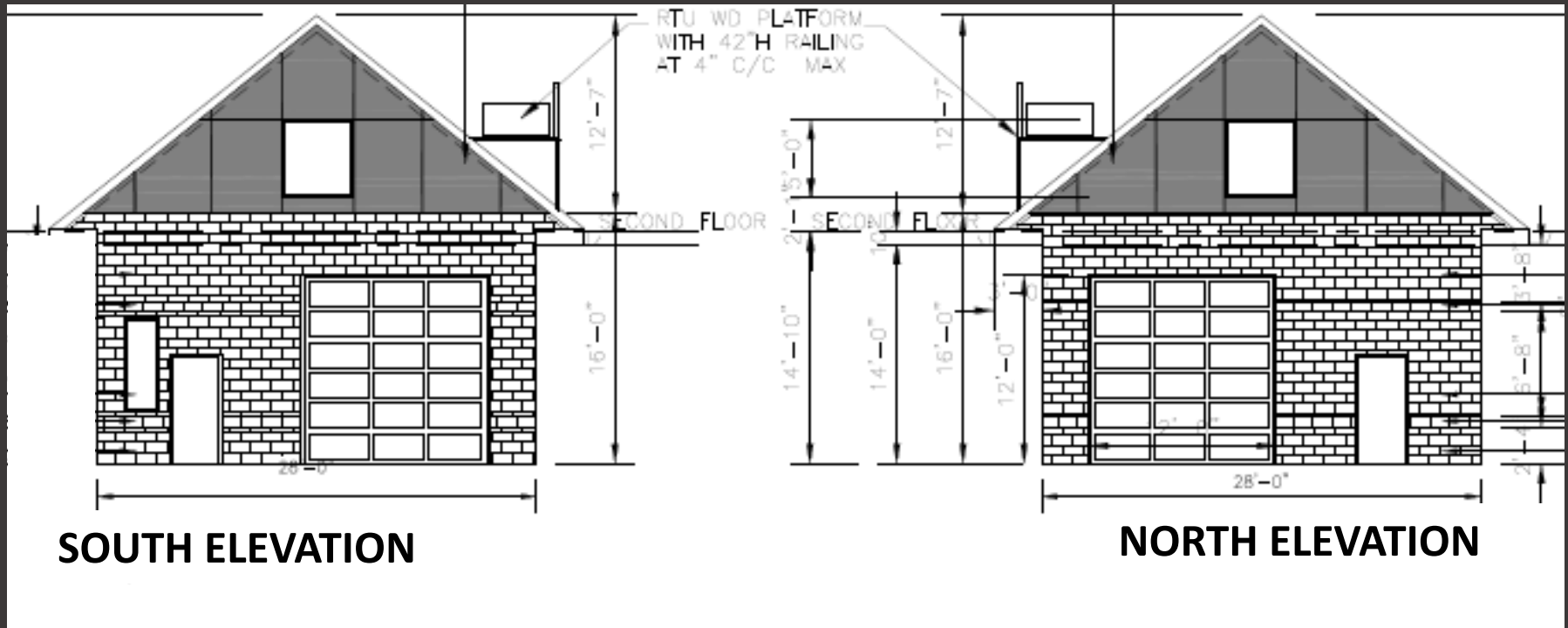
Proposed Site Plan



Proposed Elevations

PROPOSED MATERIALS:

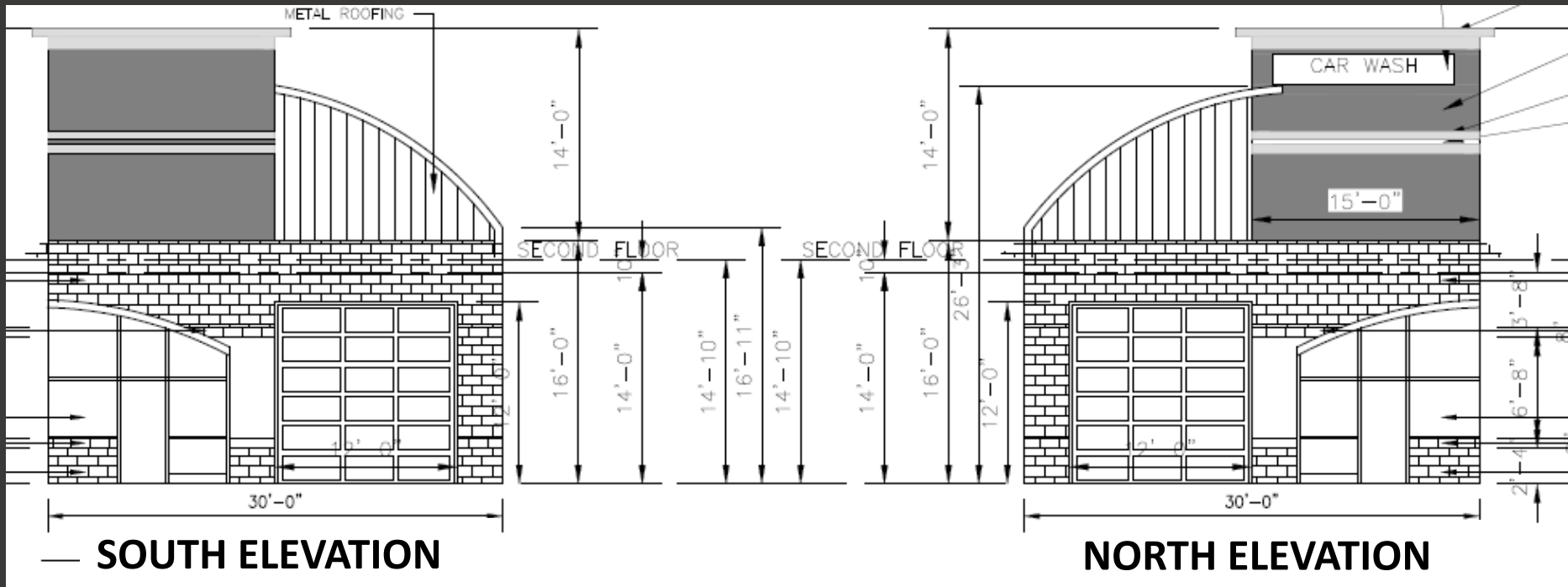
- standing seam metal roof
- splitface block, alternating stripes of dark and light gray



PROPOSED MATERIALS:

- standing seam metal roof
- splitface block, alternating stripes of dark and light gray
- light gray EIFS (exterior insulation & finish system) in gables

Proposed Elevations



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Proposed Elevations