

ZONING REQUEST:  
FROM: C-2 MLOD-2 AHOD LACKLAND MNA  
TO: C-2 S (SPECIFIC USE PERMIT FOR A CAR WASH)  
MLOD-2AHOD LACKLAND MNA

"I, CRAIG MCDOWELL, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

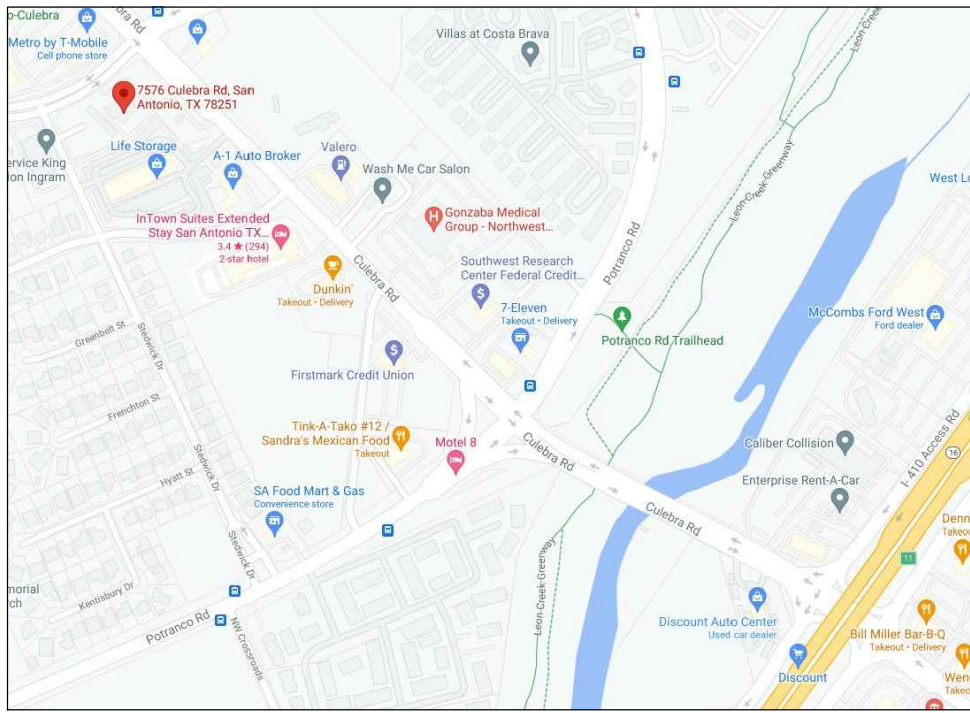
PROJECT INFORMATION

PROJECT DESCRIPTION  
NEW EXPRESS SERVICE CAR WASH WITH OFFICE SPACE, BREAK ROOM AND RESTROOMS WITH NEW MECHANICAL, PLUMBING, AND ELECTRICAL. PARKING SPACES HAVE VACUUM STATIONS FOR USE BY CUSTOMERS. A DRIVE-THRU PAY STATION AND THE VACUUM STATIONS HAVE SHADE CANOPIES. THE CAR WASH TUNNEL HAS AN AUTOMATED CONVEYOR SYSTEM. NO VEHICLES WILL BE STORED IN THE TUNNEL WHILE THE BUSINESS IS CLOSED. AN ACCESSIBLE RESTROOM AND VENDING MACHINE FOR CUSTOMER USE WILL BE OPEN ONLY DURING NORMAL BUSINESS HOURS WHICH ARE ESTIMATED TO BE DAWN TO DUSK. THE OVERHEAD DOORS TO THE TUNNEL WILL ALWAYS BE OPEN ONLY DURING BUSINESS HOURS.

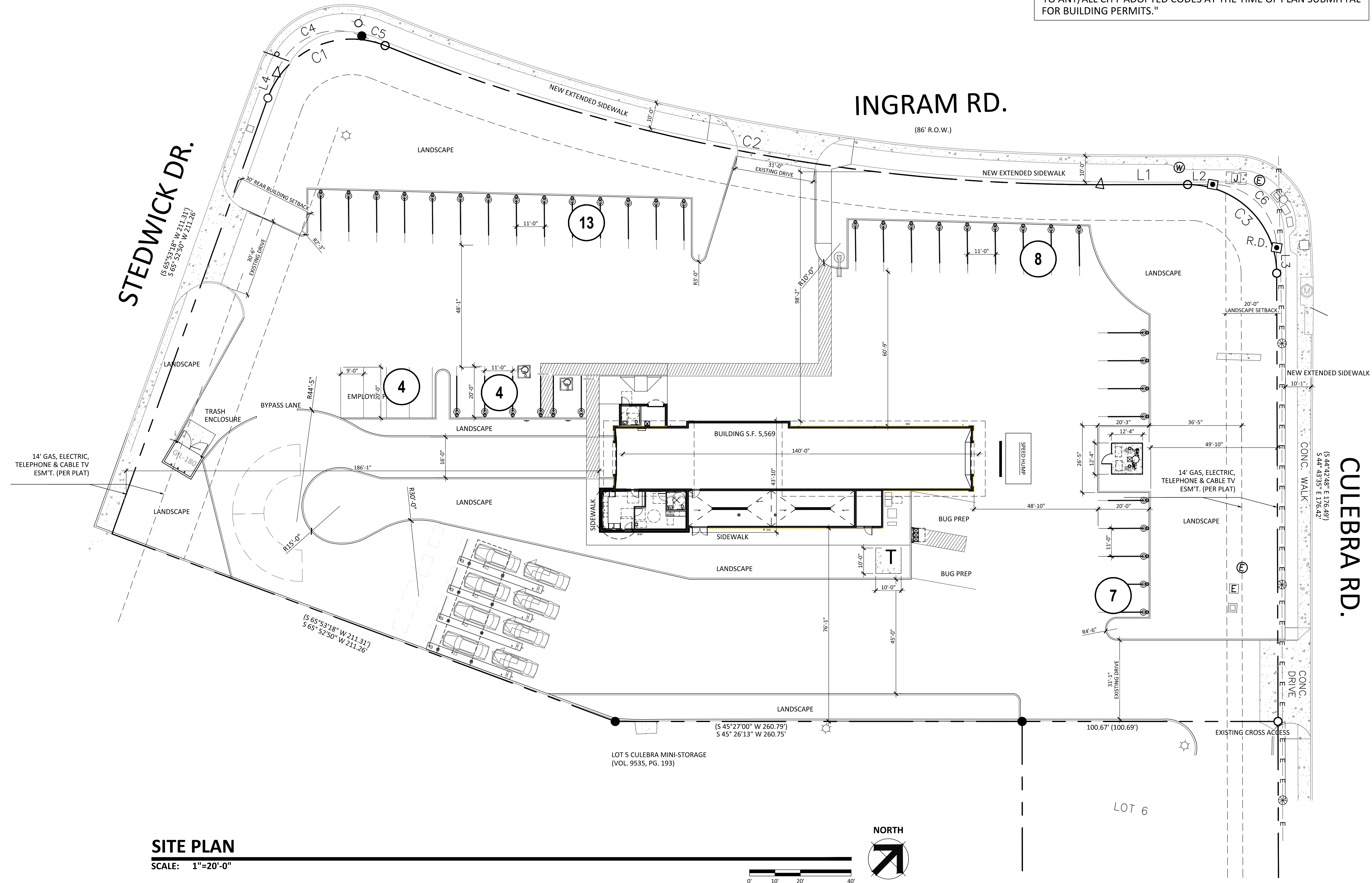
LOT AREA:	93,573 S.F. (2.14 ACRES)
PAVING COVERAGE:	58,909 S.F.
IMPERVIOUS COVERAGE:	28,172 S.F.
SETBACKS	
FRONT YARD:	20'
STREET SIDE YARD:	10'
INT. SIDE YARD:	0'
REAR YARD:	30'
MAXIMUM HEIGHT	
ALLOWED:	25'-0"
PROPOSED:	24'-0"
BUILDING COVERAGE	
ALLOWED:	
PROPOSED:	16.80% (5,569 SF)
PARKING CALCULATIONS	
REQUIRED (GENERAL COMMERCIAL)	
1/400 SF (COMBINED RETAIL SALES/SERVICE)= 5,569 / 400 = 14 SPACES PROVIDED	1/400 SF (COMBINED RETAIL SALES/SERVICE)= 5,569 / 400 = 14 SPACES PROVIDED
ADA ACCESSIBLE SPACE )	36 SPACES ( ONE VAN & ONE VACUUM STALLS PROVIDED
VACUUM STALLS PROVIDED	32 SPACES

CODE INFORMATION

2018 IBC SECTION		
BUILDING USE	CAR WASH	
OCCUPANCY GROUP	B	
304.1		
CONSTRUCTION TYPE	VB	
TABLE 601		
PROPOSED BUILDING HEIGHT	40'-0"	
TABLE 504.3		
STORIES ALLOWED (NON-SPRINKLED)	2	
TABLE 503		
PROPOSED	1	
ALLOWABLE FLOOR AREA		
B OCCUPANCY	9,000 SF	
TABLE 506.2		
OCCUPANCY LOAD	22	
NON OCCUPIED SPACE IN EQUIPMENT ROOM, STORAGE, VENDING AND TUNNEL		



VICINITY MAP  
SCALE: N.T.S.



SITE PLAN  
SCALE: 1"=20'-0"

PROJECT DIRECTORY

ARCHITECT: RKA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: NEIL FEASER PHONE: (602) 955-3900 FAX: (602) 955-0496 E-MAIL: nfeaser@rkaa.com	OWNER: WCW CULEBRA, LLC. 9237 EAST VIA DE VENTURA, STE. 110 SCOTTSDALE, ARIZONA 85258 CONTACT: CRAIG MCDOWELL PHONE: (480)990-8136 E-MAIL: craig@mcdowellaz.com
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CULEBRA CAR WASH  
7576 CULEBRA RD  
SAN ANTONIO, TX 78251  
DATE: 05-21-2021

SP-8  
SITE PLAN  
RKA# 21064

