

SLUP-26-1248016 (2026-0447)
Drive-through car wash.
Recommended Conditions (if approved) – May 2026
4733, 4773 & 4775 Memorial Drive

1. As shown on the site plan “QuikTrip Bubble bath No.61808 Sheet 02” (revised and submitted on 4/22) the subject site will be developed to minimize impacts to adjacent properties, including:
 - Orientation of vacuum and service areas will be located between the proposed building and Memorial Drive;
 - Maintenance and/or enhancement of existing tree buffers adjacent to residential properties to the southeast of the subject site;
 - Placement of refuse and service areas will be located between the proposed building and Memorial Drive and screened in accordance with County standards.
2. Hours of operation shall be limited to 8:00 AM to 7:00 PM during winter months and 8:00 AM to 9:00 PM otherwise. No overnight operations shall be permitted.
3. The site plan shall be revised to clearly demonstrate compliance with minimum vehicle queuing requirements for car wash facilities in accordance with Section 4.2.13(A). Queuing shall be internal to the site and shall not impede drive-aisles, parking, or access points.
4. Prior to issuance of land disturbance permits, the applicant shall revise the site plan “QuikTrip Bubble bath No.61808 Sheet 02” (revised and submitted on 4/22) to demonstrate full compliance with Section 5.4.3 (Streetscape elements and dimensions), including required sidewalks, landscape strips, streetlights, and street trees along Memorial Drive.
5. The site plan “QuikTrip Bubble bath No.61808 Sheet 02” (revised and submitted on 4/22) shall enhance pedestrian connectivity between the public sidewalk along Memorial Drive and building entrances, including clearly defined walkways and connections to the outdoor seating and greenspace areas.
6. The development shall incorporate a placemaking feature that reflects the identity of the Memorial Drive Corridor, such as public art, decorative signage, or architectural enhancements. The design and placement shall be subject to written approval by the Planning Deputy Director prior to any Land Disturbance Permit (LDP).
7. The site plan shall include an expanded, covered outdoor seating area integrated with the convenience store entrance. Final design, location, and materials shall be subject to written approval by the Planning Deputy Director prior to any Land Disturbance Permit (LDP).
8. A publicly visible greenspace shall be incorporated into the site design on either the carwash or convenience store subject site.