ADD2022-00007 Lee County ePlan

CONSISTENCY WITH THE LEE PLAN

The site was recently rezoned from Commercial District (C1-A) to Community Commercial District (CC), under REZ2021-0009, which, per LCLDC Table 34-844, permits the construction of car washes. Lee County future land use shows the proposed development is within an intensive development area, and per the Lee Plan Policy 1.1.2, this allows for public services within the commercially zoned regions. The proposed car wash is consistent with LCLDC and Lee Plan policies, specifically the following policies:

POLICY 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

The commercial development proposes to meet all open space and planting requirements set forth in specific land development code sections applicable to the use of the development. A deviation is proposed for the buffer on the east side of the property, but proper planting materials will still be provided within this buffer.