

To: **Environmental Committee**
Through: **Dave Schletty, Asst. Parks and Rec. Director**
From: **Melissa Sonnek, City Planner**
Date: **January 6, 2021**

Case 20-19 Site Plan for the Construction of a Car Wash at 1949 Robert St. (Crew Carwash)

REQUEST:

Review site plan and provide recommendations to the Planning Commission and City Council.

PROPOSAL:

Landscaping

Crew Carwash has submitted a site plan application for review in order to construct a car wash at 1949 Robert Street (currently Baker's Square).

The submitted plans call for the removal of four trees totaling **NUMBER** caliper inches. Per section 153.032E7, "when tree removal occurs, replacement trees shall constitute at least 30% of the total amount of the caliper inches of "quality trees" removed". This calculates to **NUMBER** of quality replacement trees as the required minimum for the site.

The applicant is proposing the following landscaping on their site:

Deciduous Trees – 15 (37.5’)

- 7 – Apollo Sugar Maple Trees, measuring 2.5 caliper inches,
- 5 – Ivory Silk Lilac Trees, measuring 2.5 caliper inches,
- 3 – Serviceberry Trees, measuring 6 feet,

Shrubs – 109

- 33 – Arrowwood Viburnum, 3 gallon container,
- 31 – Quick Fire Hydrangea, 3 gallon container,
- 20 – Green Velvet Boxwood, 3 gallon container,
- 17 – Drift Rose, 3 gallon container, 3 gallon container,
- 8 – Little Giant Arborvitae, 3 gallon container,

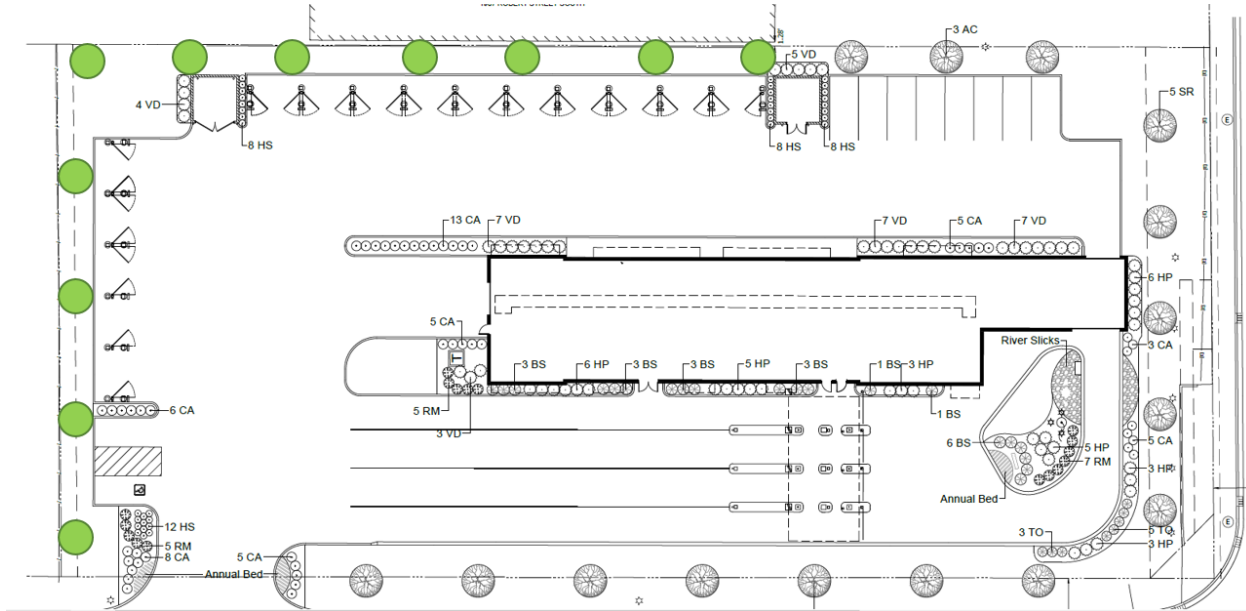
Grasses – 86

- 50 – Karl Foerster Feather Reed Grass, 3 gallon container and
- 36 – Happy Returns Daylily, 3 gallon container

Per City Code section 153.032E2, "The number of trees required is the equivalent of one for every 20 feet of lineal property line on the subject site or as approved through the site plan process.

The protective buffer shall also contain grass, ground cover or shrubs and shall be irrigated to facilitate maintenance of landscaped areas.”

The subject property measures 1,055 lineal feet of property line, which equates to 53 trees. The applicant is proposing 15 trees, which falls short of the minimum requirement. City Staff would like to see a minimum of 11 more trees (26 trees), which can be accomplished by continuing the planting and spacing pattern found on the south and east sides of the site to the north and west sides, as shown by the green circles in the image below.



City Staff acknowledges that this site is one that is particularly automobile oriented and has a large amount of impervious surface, and therefore would like to see additional landscaping to offset the effects of said items.

Stormwater Management and Filtration

As required by the EPA’s National Pollutant Discharge Elimination System (NPDES) permitting program, all site plans that disturb more than one acre of land (subject site is 1.37 acres), the following water quality and rate control measures must be demonstrated:

- Modeling rates to ensure compliance with the 10 and 100-year storm events,
 - Existing and proposed storm sewer and drainage areas, and
- Water quality modeling showing a 50% phosphorus removal from site runoff.

On-Site Energy Efficiencies

According to the Crew Carwash brochure, the average carwash uses 46 gallons of water, 40% of which is recycled water. Additionally, the LED lighting on site, both inside and out, provides a higher number of lumens (visible light) while requiring a lower wattage (power consumption) use, with up to a 70% reduction.

ATTACHMENT:

Landscape Plans

TIMELINE:

January 19: Planning Commission public hearing

January 25: City Council public hearing