

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **January 19, 2021**

Site Plan Review for the Construction of a Car Wash at 1949 Robert St. – Crew Carwash

REQUEST:

Justin Furr, of Crew Carwash, Inc., has requested a Site Plan review for the construction of a car wash in the B3 – General Business zoning district at 1949 Robert St.

PROPOSAL:

Crew Carwash currently has 33 locations, primarily based in Indiana, and is looking to expand and build new locations. The proposed site will serve as an express car wash. Offering traditional car washes as well as waxing, wheel and tire shine, underbody washes, and vacuuming stations.

Attachments:

Applications and Public Notice
Memos from Env. Comm., WSB Eng., and MnDOT
Submitted plans



CURRENT USES AND ZONING:

	Use	Zoning
Subject Property	Commercial <i>(Previous – Bakers Square)</i>	B3 – General Business
Properties to North	Commercial <i>(Southview Square)</i>	B4 – Shopping Center
Properties to East	Residential <i>(Southview Country Club)</i>	R1 – Single Family Residential
Properties to South	Commercial <i>(Aspen Dental/Med Express)</i>	B3 – General Business
Properties to West	Commercial <i>(Southview Garden Center)</i>	B3 – General Business

SITE PLAN ANALYSIS:

Building Setbacks

The zoning ordinance has specific requirements for carwashes, which are as follows:

	Code Setbacks	Proposed Setbacks
Front <i>(Robert St)</i>	0 – 60ft.	25ft.
Rear <i>(west)</i>	40ft. min.	133ft.
Side <i>(North)</i>	0 – 10ft.	66ft.*
Side (South) <i>Adjacent to Street</i>	0 – 20ft.	11ft. (Canopy)

*Requesting a variance for the proposed setback

Parking Setbacks

The B3 district requires the below listed parking setbacks:

	Code Setbacks	Proposed Setbacks
Front <i>(Robert St)</i>	Not Permitted	N/A
Rear <i>(west)</i>	10ft. min.	10ft.
Side <i>(North)</i>	0ft.	9ft.
Side (South) <i>Adjacent to Street</i>	10ft. min.	22ft.

Parking Stall Counts

Parking requirements for car washes as a primary use requires stacking space for a minimum of 40 cars, the proposed plans allow sufficient stacking for 40 cars in queue for a car wash. As well as 15 parking spaces with a vacuuming station/amenity and 10 regular parking stalls to allow for employee and visitor parking.

Parking Breakdown

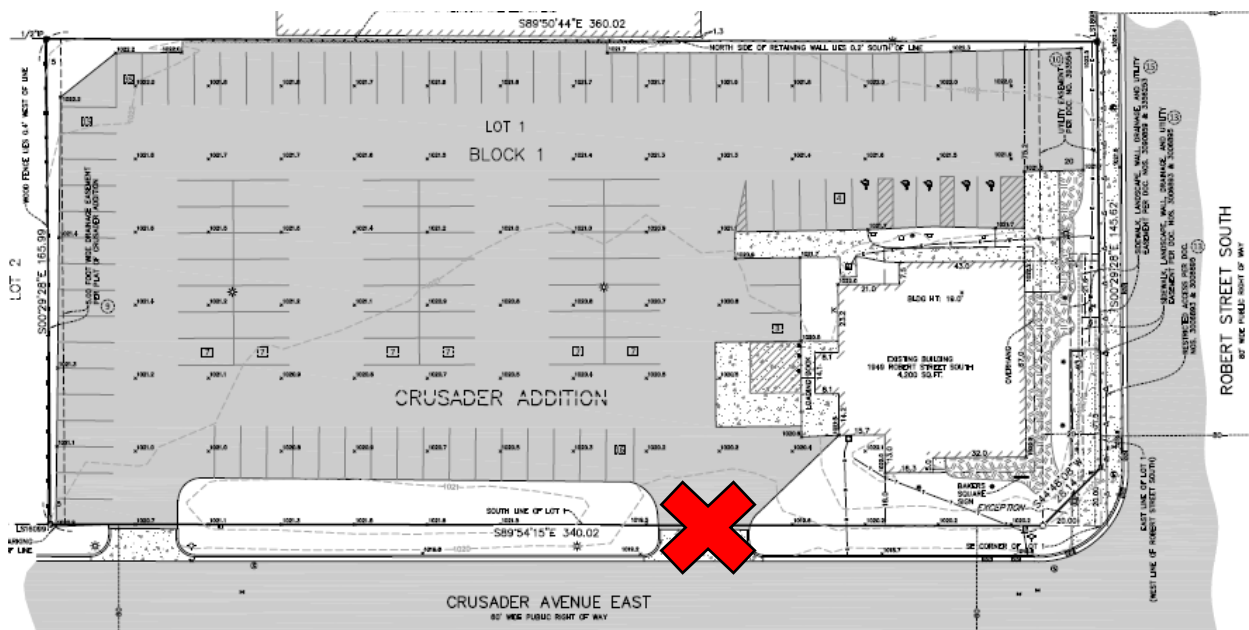
- Stacking Room – 40 cars
- Vacuum Stalls - 15 stalls
- Traditional Stalls – 10

In order to keep the site clean and litter free, City Staff is recommending as a condition of approval that the site plan adhere to section 153.382(D)8 and provide a trash receptacle at each vacuuming station.

Drive Aisle and Site Access

The submitted plans show the removal of the eastern curb-cut along Crusader Avenue, leaving the western access roughly where it currently sits. The western access is shown on the submitted plans as measuring 35ft in width, City Staff believes this is too wide (a typical two-way drive aisle is 22-24ft wide) and recommends that the applicant revise the plans to reduce the width down to 30ft, which is more common for auto-related uses.

Additionally, the northern east-west drive aisle within the site is proposed as 30ft wide, City Staff recommends that this also be reduced down to at least 25ft. This would decrease the amount of impervious surface on the site and potentially allow for additional landscaping along the northern portion of the site. As indicated in the COA report, the applicant has stated they are willing to do this if the variance request is granted.



Parking Stall Dimensions

All parking stalls meet the required minimums, 20ft deep and 9ft wide.

Curbing

The proposed parking lot will include B612 curbing as required by code.

Lighting

The submitted lighting plans do show a small amount of light extending beyond the property lines. Since this is not allowed per code, City Staff is recommending as a condition of approval that all lighting levels are to not exceed zero foot-candles at all abutting property lines, and no direct glare may extend into the public street, public open space, or neighboring properties.

Landscaping

The submitted plans detail the removal of three trees (54 caliper inches). The zoning ordinance requires that whenever the removal of quality trees occurs, a minimum of 30 percent must be replaced. For the

- Consider arborvitae or evergreens along the same above listed property lines to maximize noise mitigation and increase total number of trees due to these trees requiring less spacing between each tree, and
- Consider incorporating a raingarden in the southeast planting bed to help manage and treat stormwater runoff on site.

Staff is recommending as a condition of approval that the applicant consider any additions/recommendations made by the Environmental Committee as detailed in the memo dated January 12, 2021.

Screening

Since the proposed development is across from single family homes, the code requires some sort of screening. According to code section 153.032 (E)4, screening can be accomplished through one or a combination of any of the following items: a decorative fence, masonry wall, or landscaping. The submitted plans detail landscaping along Robert St., this will be in addition to the existing fencing and trees along the other (east) side of Robert St. This makes the submitted plans compliant with the screening requirement.

Construction Materials/Design

The zoning ordinance requires that a minimum of 60 percent of the building façade be comprised of primary materials and no more than 40 percent can be secondary materials. The proposed building and trash enclosure are comprised of brick (primary material), limestone (primary material), glass (primary material), and aluminum (secondary material) which all comply with code.

Visual Relief

In the B3 – General Business district, all exterior walls that face a street, parking lot, or open space, which in this case is all sides, must not exceed 60 feet in length without visual relief. Visual relief can be accomplished by meeting two of the below listed criteria:

- The façade is divided architecturally with different materials and textures,
- There are horizontal offsets of at least two feet in depth,
- There are vertical offsets in the roofline of at least two feet, and
- The windows on the first floor are recessed horizontally at least one foot.

The submitted plans for the north and south elevations do not meet those requirements as they include stretches of up to 100ft. without relief. Therefore, City Staff is recommending as a condition of approval to incorporate additional visual relief measures on the north and south elevations as detailed above.

Mechanical Protrusions

The zoning ordinance requires that all rooftop mechanicals be properly screened. As there are no details on rooftop mechanicals in the submitted plans, Staff is recommending a condition of approval that all rooftop mechanicals are properly screened per Section 153.032(F)5.

Signage

The proposed plans do not include signage specifics at this time; therefore, City Staff is recommending as a condition of approval that all signage comply with section 153 of the zoning code.

Engineering/Stormwater Review

The site plan was reviewed by an engineering consultant to specifically review storm water run-off and rate control, as well as water quality and erosion control for the site. WSB detailed multiple measures for the applicant to address throughout the project process. Therefore, City Staff is recommending as a condition of approval, that the applicant adhere to all items outlined in the WSB Engineering Memo dated January 7, 2021.

MnDOT Review

Since Robert St. is a state road, MnDot reviewed the submitted site plan. The review includes a very limited number of comments, such as the recommendation of adding an ADA compliant connection between Robert St. and the building, coordinating on the existing transit stop, and water/drainage permitting. City Staff is recommending as a condition of approval that the applicant comply with the items outlined in the MnDot memo dated December 21st, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN to allow for the construction of a carwash at 1949 Robert Street., subject to the submitted plans and the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The site plan shall be revised to adhere to section 153.382(D)8, and provide a trash receptacle at each vacuuming station,
3. The applicant shall reduce the site driveway access on Crusader down to at least 30ft in width,
4. If the requested side yard (north) building setback is granted, the applicant shall revise the site plan to reduce the northern east-to-west drive aisle down to at least 25ft in width,
5. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
6. The applicant shall incorporate at least 11 additional trees along the north and west property lines,
7. The applicant consider the recommendations of the Environmental Committee per the attached memo dated January 12, 2021,
8. The north and south elevations shall be revised to comply with minimum visual relief requirements per section 153.032(F)4 of the zoning code,
9. All signage must comply with section 153 of the zoning ordinance,
10. The applicant shall ensure that all rooftop mechanicals are properly screened per zoning code section 153.032(F)5,
11. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated January 7, 2021,
12. The applicant shall comply with the items outlined in the MnDot memo dated December 21st, 2020.