

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
**Jim Hartshorn, Comm. Dev. Director**  
From: **Melissa Sonnek, City Planner**  
Date: **January 25, 2021**

## **Site Plan Review for a Car Wash at 1949 Robert St – Crew Carwash**

### **BACKGROUND INFORMATION:**

Justin Furr, of Crew Carwash, Inc., has submitted a site plan application for the construction of a car wash 1949 Robert St., currently the Baker's Square site.

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. Please see the attached Planning Commission report for additional information related to the request.

### **ATTACHMENTS:**

Application and Public Notice  
Planning Commission Memos  
Submitted Plans



## **PLANNING COMMISSION REVIEW:**

The Planning Commission held a virtual meeting and a public hearing on January 19<sup>th</sup>, 2021.

No one from the public came forward or called in to speak on the item.

The commission discussed the following items:

- Strong preference for more trees and landscaping on site,
  - The applicant stated that due to the variance being granted for the northern side yard, building setback they would now have additional room for landscaping on the north side.
  - The Commission also requested additional plantings to be incorporated at the northeast corner of the site to enhance the site for both individuals in cars and pedestrians that might be walking by or walking to the bus stop on site. The applicant agreed.
- Similarly, the Commission voiced a preference for trees along the western property line rather than a fence,
  - The applicant stated that if the adjacent property owner to the west currently has a fence they would be fine with planting additional trees on that side.
  - The change from fencing to trees would be a minor amendment to the approved conditional use permit, as a fence was included in the approval language.
- Site signage,
  - The Commission acknowledged that the City is unable to require the applicant to remove the existing pylon sign and convert to a monument style sign, therefore they voiced that a monument sign is preferred but not required.
  - The applicant stated they would look into the feasibility of this.
- Site Drive Access Width,
  - City Staff had originally recommended that the driveway access be reduced from 35 feet in width down to 30 feet, however after further speaking with the applicant and the recommendation from the Planning Commission, City Staff is comfortable with the proposed 35 foot wide access drive way.
- Visual relief,
  - Noise being created by the vacuums
  - The commission agreed that a sound fence around the vacuum areas could be beneficial to prevent additional noise pollution created by the use.

Planning Commission voted 6-0 in favor of recommending approval of the site plan, with the listed of conditions as written below.

## **STAFF RECOMMENDATION:**

Staff recommends that the City Council hold the public hearing and approve the site plan 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,
  - a. The applicant has stated this is a regular practice within their business.

3. 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,
4. The applicant shall incorporate at least 11 additional trees along the north and west property lines as well as plantings at the northeast corner of the site,
5. The applicant consider the recommendations of the Environmental Committee per the attached memo dated January 12, 2021,
6. 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,
7. All signage must comply with section 153 of the zoning ordinance,
8. The applicant shall ensure that all rooftop mechanicals are property screened per zoning code section 153.032(F)5,
9. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated January 7, 2021,
10. The applicant shall comply with the items outlined in the MnDot memo dated December 21<sup>st</sup>, 2020.