



DATE: July 25, 2022

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Jessica Jagoe, City Planner

SUBJECT: Planning Case #22-0012 – Public Hearing Required
Applicant: Launch Properties
Property Location: 3737 Lexington Avenue N. and 1133 Grey Fox Road
Request: Preliminary Plat, Final Plat, Master Planned Unit Development, Final Planned Unit Development, Conditional Use Permit, and Site Plan Review

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider the Following:

Hold the required public hearing for Planning Case 22-012 an application for Preliminary Plat, Final Plat, Master Planned Unit Development, Final Planned Unit Development, Conditional Use Permit, and Site Plan Review for a project located at 3737 Lexington Avenue N. and 1133 Grey Fox Road (“Subject Property”) to redevelop the parcels with two separate one-story buildings, one approximate 4,900 square foot drive-through car wash and one 8,950 square foot multi-tenant retail building. The City Council will be asked to make a formal decision regarding the application under Agenda Item 9A.

Background

Launch Properties (“Applicant”) is requesting a Preliminary Plat, Final Plat, Master Planned Unit Development, Final Planned Unit Development, Conditional Use Permit, and Site Plan Review for a proposed project on 3737 Lexington Avenue N. and 1133 Grey Fox Road (“Subject Property”). The Property is currently owned by STORE Master Funding III, LLC. The site is currently developed as a vacant industrial building with an associated parking lot. This area includes Red Fox and Grey Fox roads and is bounded by Lexington Avenue, Highway 51, Interstate 694, and the Canadian Pacific railway. This area is used by a number of small and large businesses for a variety of retail, manufacturing, distribution, warehousing, and office uses. This area was largely developed between the 1950s and 1970s, though the retail area along Lexington

Avenue has had some new development and redevelopment in the last 15 years. This area is marked as an area of possible redevelopment in 2040.

1. Proposal and Use:

The two sites are currently developed with one vacant industrial building and associated parking lot developed over both lots. The proposal includes a lot reconfiguration that would adjust the existing lot line to the west. The Applicant is proposing to demolish the existing building and redevelop the site as follows:

- Lot 1 would be for a new +/- 4,900 square foot drive-through car wash for Rocket Car Wash.
- Lot 2 would be a multi-tenant building with a +/- 8,950 square foot building developed for Panera (~3,500 square feet), Pacific Dental (~3,000 square feet), and Bank of America (~2,200 square feet).

The Subject Property would remain two lots and function as a single entity with shared site operations such as parking, access, snow removal, etc. as part of the Planned Unit Development (PUD).

2. Previous City Council Review

The City Council discussed this project at a Work Session on April 18, 2022.

Plan Evaluation

A PUD proposal shall identify any requested modifications from the applicable zoning requirements as well as the reasons why the modifications would be in the public interest and would be consistent with the purpose of the underlying B-3 District. Modifications to these requirements may be granted by the City without a variance through the PUD process. A full evaluation of the proposal was presented to the Planning Commission on July 6, 2022. The memo to the Planning Commission on this case is provided in Attachment L. Draft minutes from the meeting are included in Attachment M.

Chapter 11, Subdivisions

1. Preliminary and Final Plat

A. Lot Line Adjustment and Planned Unit Development

The Applicant is proposing to plat the Subject Property to adjust the lot lines between the two parcels as shown in the image below. The redevelopment of the site will consist of two buildings that function under shared parking, access, maintenance, and other items. In the B-3 zoning district, proposals for new construction, redevelopment of a site, and significant modifications to existing sites shall use the Planned Unit Development (PUD) process. A PUD promotes the development of land in a unified manner by treating the entire development as a single entity. The purpose of the PUD process is to achieve a higher quality and better project than would otherwise be possible if the strict application of the zoning and subdivision requirements were met. The City Council should evaluate the architectural style and building character based on the quality of its design and on its relationship to its surroundings. Site characteristics to be evaluated for this

purpose include, but are not limited to, building and landscaping materials, colors, textures, shapes, massing, building components, height, roof-line, and setback.

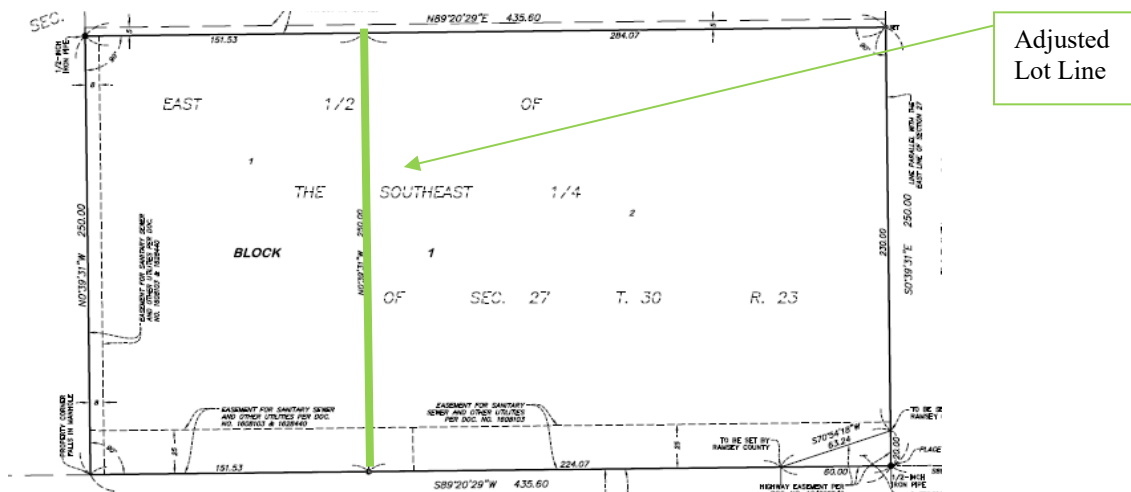
The platting process is required to create new parcels of land or to adjust the boundary between two parcels unless otherwise exempted under the ordinance. A Final Plat is the final map, drawing or chart indicating the final layout for City approval. The Final Plat includes the detailed survey description for each lot in the plat plus notes and dedication, recording and approval statements. The Final Plat is the “recorded document” submitted to the county register and must conform to all state laws.

The Applicant has submitted a project narrative explaining the proposed project in further detail and where flexibility is being requested. A complete plan set has been submitted for the Preliminary Plat, Final Plat, Master and Final PUD, Conditional Use Permit, and Site Plan Review for both lots.

Existing Lot Configuration:



Proposed Final Plat:



The lot area requirements for the B-3 Zoning District are a minimum lot size of 13,000 square feet and 100 feet of lot width and 130 feet of lot depth. The proposed subdivision meets all dimensional requirements.

<u>Proposed Lots</u>	<u>Lot Square Footage</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Lot 1	37,882 or 0.87 acre	151 feet	250 feet
Lot 2	70,418 or 1.62 acre	230 feet – Lexington Avenue 224 feet – Grey Fox Road	224 to 284 feet – Lexington Avenue 230 to 250 feet – Grey Fox Road

B. Park Dedication

Section 1130.08 of the Subdivision Code (Public Use Dedications) states that the City may require as a condition of approval for a Planned Unit Development the dedication of land, or payment in lieu, and park improvement fees if it is determined the project will result in an increased demand for park land or improvements. In establishing the amount required the City is to take into consideration previous payments or dedications for park purposes.

The two lots have been previously developed. The City Council in review of the application shall determine whether or not the proposed development will create an additional demand on park land. The Planning Commission did recommend for City Council consideration a condition that the Applicant shall be required to pay a park dedication fee equivalent to the City’s portion of the cost for the sidewalk installation along Lexington Avenue as part of the Lexington Avenue Road Improvement Project as well as the supplementary difference of landscaping coverage in lieu of plantings. The Applicant is not proposing a sidewalk along Lexington Avenue but notes that one is planned as part of the Lexington Avenue Public Improvement Project. This would be consistent with the approval of the Lexington Station Phase 3 project. Staff has verified that the City and County will split the cost of new sidewalks 50/50.

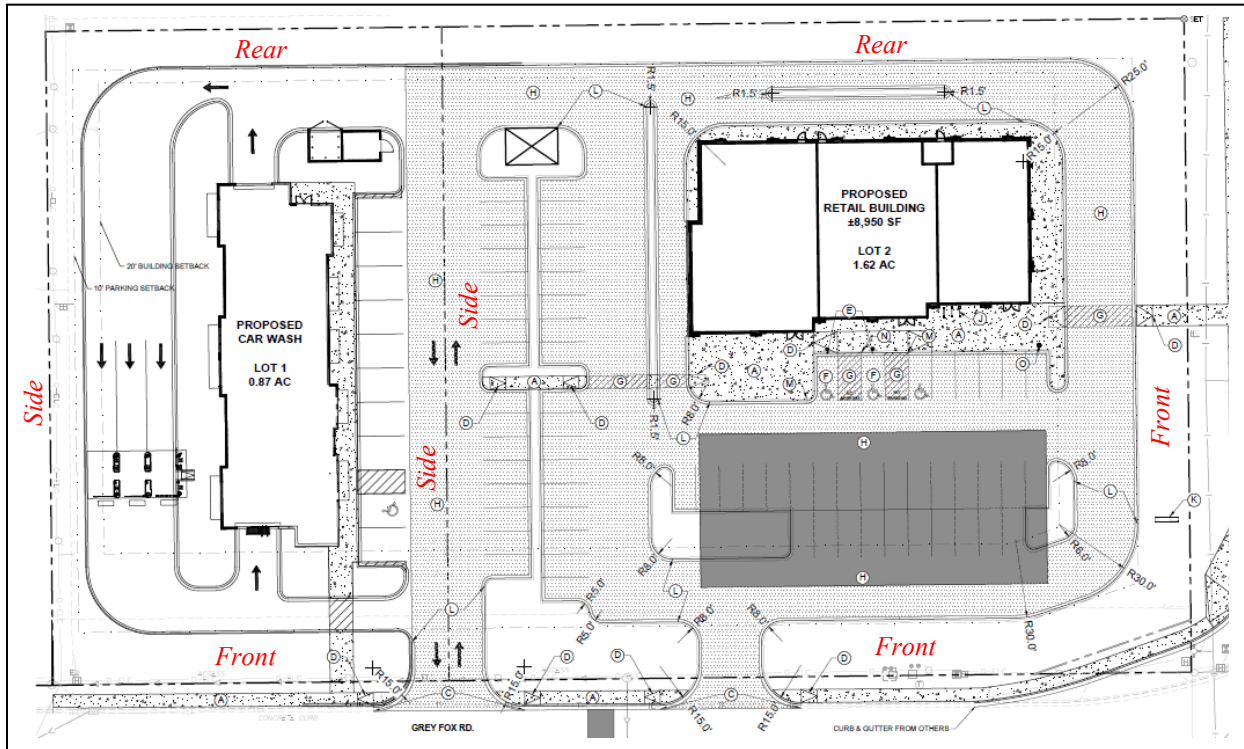
Chapter 13, Zoning Code Review

1. District Provisions, B-3 Service Business District – Meets Requirements

Under the 2040 Comprehensive Plan, this site is guided as Commercial (COM) on the land use plan and is zoned B-3. Retail sales and service are a permitted use and a Drive-in businesses/Drive-up windows/Fast food restaurants and Vehicle – Motorized Service are a conditional use within this district. The Future Land Use designation is for a broad range of retail, shopping, and services to meet the needs of the community and region. Compatible uses such as office buildings are also intended for this area. The proposed site plan is attached as Attachment F.

Direction	2040 Comp. Plan Land Use	Zoning	Existing Land Uses
North	COM - Commercial	B-3 Service Business District	Retail/Fast Food Restaurant
South	COM - Commercial	B-3 Service Business District	Retail/Grocery Store
West	CMU - Community Mixed Use	B-4 Retail Center District	Retail and Other Commercial

The table below provides the performance standards for the B-3 District and the preliminary analysis for the proposed development:



Ordinance Requirements	B-3 District Standards	Proposed Development	Proposed Development
Maximum Floor Area Ratio (FAR)	0.8	Approx. 0.12	Meets Requirements
Maximum Structure Coverage	40%	12%	Meets Requirements
Minimum Landscape Lot Area	25%	25%	Meets Requirements
Minimum Front Yard Setback	50 ft.	Multi-Tenant: +/- 58 ft. – Lexington Avenue and +/- 128 ft. Grey Fox Road Car Wash: 50 ft. – Grey Fox Road	Meets Requirements
Minimum Rear Yard Setback	20 ft.	Multi-Tenant: 44 ft. (north) Car Wash: 60 ft.	Meets Requirements
Minimum Side Yard Setback	20 ft. (min)/ 40 ft. (total)	Multi-Tenant: 93 ft. (min) / N/A corner lot (total) Car Wash: 41 ft. (east) and 64 ft. (west)	Meets Requirements
Minimum Lot Area	13,000 sq. ft.	Lot 1 – 37,882 sq. ft. or 0.87 acre Lot 2 - 70,418 sq. ft. or 1.62 acre	Meets Requirements
Maximum Building Height	35 ft.	Multi-Tenant – 22 ft. 4 in. Car Wash – 35 ft.	Meets Requirements

The proposed development meets the general district provision requirements.

2. Design Standards - Section 1325.05 and 1325.055

A. Lighting, Screening and Fencing, Landscaping, Parking Setbacks, Pedestrian and Bicycle Circulation – Meets Requirements

The specifics of each of these are discussed more fully in the Planning Commission report. The Applicant has submitted a revised landscaping plan since the Planning Commission review compliant with the 25% minimum landscape lot area.

This proposal meets all of the above listed district standard requirements.

B. Building Positioning – Flexibility Requested

- Section 1325.05 Subd. 8, E of the Arden Hills City Code states “at least fifty percent (50%) of the largest building on each site shall be constructed at the front setback line.” The Applicant is requesting flexibility on this requirement.
- The front setback in the B-3 District is 50 feet from the property line.

The proposed multi-tenant building will be 58.7 feet from the property line abutting Lexington Avenue and 130.6 feet from the property line abutting Grey Fox Road.

Upon further analysis of the car wash floor plan it has been determined that the car wash building would also require flexibility for building positioning. The car wash front elevation of the building along Grey Fox Road is 45.4 feet wide. Therefore, the Applicant would be required to construct 22.7 feet of the building at the front setback line to satisfy the 50% requirement. In the proposed Rocket Car Wash design, the building has 18.25 feet of the building constructed at the 50 foot front setback line.

C. Exterior Materials – Flexibility Requested

- Minimum 75% of the exterior building materials should be made of brick masonry, tile masonry, natural stone or its synthetic equivalent, decorative concrete plank, transparent glass or any combination thereof.
- Undesirable materials include simulated brick, vinyl or aluminum siding, sheet or corrugated metal siding, plain concrete blocks or panels, brightly colored metal roofing or canopies, pre-cast tilt-up walls, and mirrored or reflective glass.
- Building colors shall be muted. Recommended colors include browns, grays, tans, beiges, and dark or muted green, blues, and reds. Bright or brilliant colors and sharply contrasting colors may be used for only accent purposes occupying a maximum of five percent (5%) of building façades.
- Minimum 50% of all first level building façades that front a public street shall be comprised of transparent windows or doors in order to allow views of interior uses and activities.

Multi-Tenant Building – Meets Requirements

The Applicant has met the 75% threshold with desired materials on all four elevations between the use of the brick masonry and fiber cement panels. Transparent glass is proposed on three elevations with opaque glass only on the north elevation. The Applicant has met the 50% transparency requirement on the east side facing Lexington Avenue and on the south side facing Grey Fox Road. The multi-tenant building design has a variation in rooflines as an identifier to

the individual storefronts with awnings above the entry as well as the front façade facing Grey Fox Road has modulation with the stepping back of each tenant space in the design. The following table shows the breakdown of materials for the multi-tenant building:

	<i>Required Preferred Materials</i>	<i>Proposed Preferred Materials</i>	<i>Other Materials</i>	<i>Required Transparency</i>	<i>Proposed Transparency</i>
North Façade	75%	82%	18%	N/A	28% (opaque)
East Façade	75%	81%	19%	50%	51%
South Façade	75%	83%	17%	50%	65%
West Façade	75%	83%	17%	N/A	33%

Rendering of North and South Elevations



Car Wash Building – Flexibility Requested

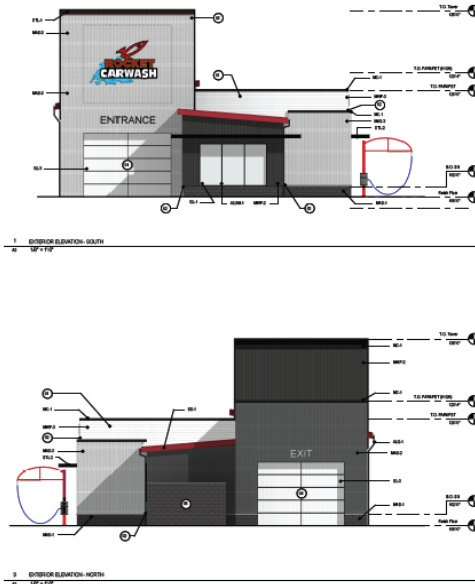
The proposed building elevations consist of brick masonry, transparent glass, polycarbonate panels, and metal panels. The Applicant is seeking flexibility on the car wash building with regards to the 75% threshold with desired materials on the north and south elevations and the transparency requirements on the south elevation facing Grey Fox Road. The Applicant has shown the glass and polycarbonate materials as “Primary” in order to satisfy the building materials and transparency code requirements. Planning Staff has identified the use of clear polycarbonate as a request for flexibility under the PUD for building materials and transparency requirements. The following table shows the breakdown of materials for the multi-tenant building, highlighted in yellow is where requirements are not being met:

	<i>Required Preferred Materials</i>	<i>Proposed Preferred Materials</i>	<i>Other Materials (including polycarbonate)</i>	<i>Required Transparency</i>	<i>Proposed Transparency (glass only)</i>
North Façade	75%	70%	30%	N/A	0%
East Façade	75%	91%	9%	N/A	19%
South Façade	75%	57%	43%	50%	15%
West Façade	75%	85%	15%	N/A	44%

Rendering of West and East Elevations



Rendering of South and North Elevations



A full plan set of building elevations for both buildings is included as Attachment E. The image below identifies the proposed building materials.



D. Number of Parking Stalls – Recommendation from Planning Commission

Per City Code 1325.06, there are general categories that determine the number of parking spaces that would need to be provided. The following provisions would apply based on the proposed uses:

- Fast Food Restaurant - 15 stacking spaces for each customer pickup window plus 1 for each 2 seats
- Business & Professional Offices - 1 parking space for each 250 sq. ft. of gross floor area.
- Clinics – 1 for each doctor or dentist plus 1 for each nurse, technician, or professional and 1 for each 200 sq. ft. of gross floor area
- Uses Not Specifically Noted – As Determined by the City Council after recommendation by Planning Commission (below are similar land use categories for reference)
 - *Other Business and Industry* – 1 for each employee on major shift plus 1 for each vehicle used in conducting the business or 1 for each 1,000 sq. ft. of floor area, whichever is greater
 - *Service Station* – 3 for each enclosed bay and 1 for each employee

The Applicant is proposing 77 parking spaces total for the development with one (1) electric vehicle charging station located on the multi-tenant lot in the SW corner of the parking lot. The following table breaks down the off-street parking requirements based on the proposed uses:

Land Use	Proposal	Required Stalls	Number of Stalls Provided
Fast Food Restaurant - 15 stacking spaces for each customer pickup window plus 1 for each 2 seats	60 seating spaces/28 stacking spaces	30	30
Bank – 1 space per 250 SF of gross floor area	2,210	9	15
Dental Office – 1 space per dentist & technician, and 1 space per 200 SF of gross floor area	3,069 sq. ft./ 7 employees	22	22
Uses Not Specifically Noted – As Determined by the City Council after recommendation by Planning Commission	3-5 employees on duty		10

The Applicant indicates the car wash will not include the option for customers to exit their vehicle for interior cleaning as part of the services offered. Customers are to remain inside the vehicle through the car wash tunnel and have the option to use the exterior self-service vacuum stations. The floor plan submitted for the car wash has the majority of the square footage dedicated to the equipment area and car wash tunnel. The Applicant has stated that since the car wash will not offer the full interior cleaning services, they will have fewer employees onsite and will likely not generate much of a demand for customer parking. They've allocated 10 parking spaces for the car wash land use.

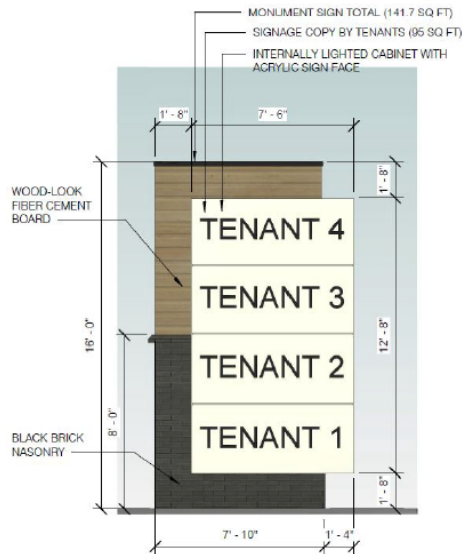
Additionally, the Applicant has stated there will be an agreement for shared management and maintenance of the site access, parking areas, maintenance, etc. Planning Staff has included as a recommended condition of approval that the agreement is reviewed by the City Attorney and approved by the City Council prior to the approval of the Master and Final PUD Development Agreement.

E. Freestanding Signs – Meets Requirements

- Properties in Sign District 5 are allowed one (1) freestanding sign measuring up to 100 square feet in area and not exceeding 16 feet in height.
- Freestanding signs shall be located at least five (5) feet from any property line.
- On-premise signage is defined as “*A sign whose message is related to the property or the activity and use occurring on the property on which the sign is located. On-premise signs include multi-tenant identification signs that may advertise tenants on different property provided such tenants are within the same approved PUD and parking is shared between properties.*”

The Applicant is proposing a shared monument sign in the SE corner of the site in compliance with setbacks requirements as part of the Master and Final PUD approval. The proposed internally illuminated freestanding sign is 16 feet in height and has a total sign copy area of 95 square feet allocated between the four tenants as illustrated below. The multi-tenant freestanding sign has been revised since the Planning Commission review to be in compliance with sign code regulations. The image below is the new rendering as submitted in the Applicant’s updated narrative.

Sign materials are noted to be consistent with building materials and will consist of fiber cement board and brick.

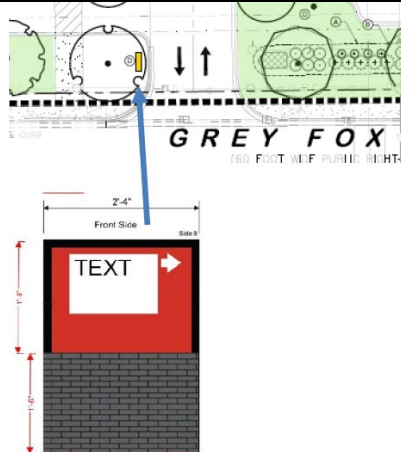


In addition, the Applicant is requesting a freestanding sign for Rocket Car Wash along Grey Fox Road. The master sign plan has identified this as directional signage.

- City code defines an auxiliary sign as “a sign that provides direction for internal circulation, parking or entry, restrictions on parking, security warnings, or other similar primarily noncommercial signs that are directed at people that are entering, exiting, or on a particular property. Auxiliary signs do not include outdoor advertising signs.”
- Auxiliary sign size limitations shall be a maximum of eight (8) square feet in sign copy area, maximum wall height of eight (8) feet, and a maximum freestanding sign height of eight (8) feet.

The proposed sign is under eight (8) square feet and less than four (4) feet tall. In Sign District 5, a freestanding sign shall have a base of brick or rock-faced block in a color similar to or complimentary to the main structure on the site and that material must extend at least one-half way up the sides of the sign face. Since the Planning Commission review, the Applicant has revised the Rocket Car Wash auxiliary freestanding sign to comply with this provision.

Illustration of Non-Illuminated Monument at Grey Fox Road



F. Menu Board Signs – Intent to Comply

- A fast food restaurant under the city sign code Section 1240.04 is allowed menu board signage.
- The menu board sign shall be no taller than eight (8) feet, a maximum of 40 square feet, up to two (2) signs are permitted per drive-through lane, and the total surface area of the two signs shall not exceed 40 square feet.

In the original plan set, the Applicant had shown two menu board signs for Panera restaurant that had a combined sign area of approximately 50 square feet. The Applicant stated to the Planning Commission that they did not intend to request flexibility for menu board signs and this may have been a miscalculation on their part. Following the Planning Commission meeting, the Applicant has indicated in their final narrative that “all menu boards shall comply with City of Arden Hills code in size and design.” No updated renderings were submitted for Panera menu board signage. The sign plans are shown in Attachment G.

Additionally, the car wash site plan has identified “smart signage” on the point of sale island layout enlarged plan. Rocket Car Wash had indicated that they were looking to install up to four dynamic displays within the drive-through area. Dynamic displays are prohibited except as allowed in Section 1240.04, Menu Board Signs for Fast Food Restaurant uses. The sign code also has a provision for an Applicant to seek a Sign Standard Adjustment through the PUD process, but this provision specifically states it shall not be used to permit dynamic display signage. Planning Staff has communicated a digital menu board would not be allowed for the car wash use under the sign ordinance. The Applicant and Rocket Car Wash have stated that they are not seeking review of digital signage at this time for the car wash use and intend to apply for a text amendment to expand the allowance of dynamic displays for other types of drive-in businesses. If this planning case were to be approved, Rocket Car Wash under current ordinance language would be required to comply with Section 1240.03, Manual Changeable Message Sign.

G. Wall Signs – Flexibility Requested

The Applicant is seeking approval of the Master Sign Plan under Sign District 5 for the Subject Property as part of the Final PUD. Sign District 5 encompasses all properties fronting on Lexington Avenue south of Interstate 694. During the Planning Commission meeting, the Applicant stated that the car wash parcel would not be owned by Launch Properties. Rather this parcel would be sold to Rocket Car Wash, but remain under the terms of the Master and Final PUD. Launch Properties will retain ownership of the multi-tenant parcel. Without direct road frontage on Lexington Avenue, the car wash parcel would fall under Sign District 7 due to the Grey Fox road frontage. The maximum wall sign copy area by district is as follows:

- Sign District 7 wall signage is a maximum of 45 square feet
- Sign District 5 wall signage is a maximum of 80 square feet

On the multi-tenant building, the Applicant has shown each tenant will have one wall sign on the south (facing Grey Fox Road) and the corner tenant will also have one wall sign on the east (facing Lexington Avenue) elevation. All of the proposed square footages for the multi-tenant building are under 80 square feet and comply with the district requirements.

For the car wash, the Applicant is requesting flexibility for additional wall signs and an increase in square footage allowed. The Applicant submitted a revised narrative following the Planning Commission review that states the request is “to allow 139 square feet in signs on the south and east elevation rather than 80 square feet.” The Applicant did not revise the sign renderings as submitted with the application. The following is a breakdown of proposed wall signage visible from the ROW as shown in the Master Sign Plan:

- East Elevation:
 - Rocket Car Wash - 139 sq. ft.
 - Member Room – 25 sq. ft.
 - Free Vacuums – 25 sq. ft.
- South Elevation:
 - Rocket Car Wash – 139 sq. ft.
 - Entrance – 14 sq. ft.

Planning Staff did not include in the above summary Signs 8-10 within the drive-through lanes under the canopy because the text is only shown on one side facing north to be visible to approaching customers. Also, on the north elevation there is a wall sign to identify the “exit” of the car wash measuring up to six (6) square feet. The Applicant is requesting signage on the west and north elevations to be allowed as incidental signs.

All signage for both buildings is noted to be internally lit or non-illuminated. Buildings will be allowed to utilize raceways or individually mounted letters as part of their sign plan. The signage plans are shown in Attachment G.

H. Drive-Thru Facilities – Flexibility Requested

Section 1325.04 of the Zoning Code lists additional requirements for review of drive-up facilities and automobile service stations. The nearest drive-up facility is the Arby’s, located directly north of the Subject Property. The Applicant is proposing a drive-up window as part of the multi-tenant building and a drive-thru component as part of the car wash. The City Council as part of the land use application review shall require the following conditions to be met in determining site suitability for a drive-up windows and automobile service stations:

- A. The operation consists of one or more drive-up windows and is an integral part of a building containing one or more other allowed uses, or the operation is part of an architecturally unified complex containing two or more businesses using drive-up windows.
- B. Shared access drives and shared parking are utilized by all such businesses using drive-up windows in said building or complex.
- C. Only one building or architecturally unified complex containing two or more businesses using drive-up windows will be allowed in addition to one freestanding business using a drive-up window.
- D. The architecture and the site, grading, circulation, landscaping, screening and signage plans shall unify the appearance and function of the complex or building.
- E. An architecturally unified complex may consist of one or more buildings on one or more parcels if the intent of providing a unified appearance and function is not compromised.

- F. The applicant shall submit a circulation plan that demonstrates that the use will not interfere or reduce the safety of non-motorized movements, specifically pedestrian and bicyclists.

The Applicant's proposal includes a drive-up window for the fast food restaurant on the west side of the multi-tenant building. Customers will circulate along the east side (i.e. Lexington Avenue) in two drive-through lanes to accommodate 28 vehicles. With the proposed site layout, the multi-tenant building will feature a dual drive-thru lane running along the east and north sides of the building. These lanes will merge to one lane on the west side of the building where the pickup window will be located. The outermost drive-thru lane will be designated for "pre-order" pickup and the interior lane will be for the traditional menu board ordering.

Customers enter the car wash on the north end and wrap around to the west side of the property splitting into three (3) point of sale (POS) lanes before entering the car wash tunnel. Customers leaving the car wash tunnel are exiting on the north side in a circular traffic pattern. It is stated that the car wash will not have a towel dry service. As customers exit out on the northern end, they are immediately wrapping around to the parking spaces to utilize the self-service vacuum stalls that face the car wash.

- City code states "electronic devices such as loudspeakers or devices, and similar instruments, shall not be located within 50 feet of any adjacent lot regardless of use or zoning district."

For Panera, the electronic menu board is shown on the north side of the building. Again, the multi-tenant building is setback 44 feet from the north property line. This need for flexibility was identified by the Applicant during the concept review.

The schematics for Rocket Car Wash include an illustration for the point of sale canopy and island layout which is approximately 25 feet from the west property line. No additional information was included in the submittal on amplification or display features of the automated pay stations for the car wash. As noted above, the Applicant has reference to "smart signage" shown on the point of sale island layout, but has stated that will not be part of this review. Based on the location of the point of sale canopy, the Applicant is seeking flexibility from the requirement for placement of electronic devices.

I. Snow Storage

Adequate area should be designed for snow storage such that clear visibility shall be afforded from the property to any public street. The Applicant has identified in their civil plans a site plan for snow storage. They are proposing to store snow around the north, south, and west perimeters of the site. During the previous discussions, adequate snow storage and/or removal of snow was a concern with the proposed development. The Applicant had indicated that the upkeep of landscaping, parking lot maintenance, and snow removal would be shared services between the two properties.

J. Traffic Study and Site Circulation

The site currently has four access points to the Subject Property. The access closest to Lexington Avenue and the westerly access onto the adjacent property are being discounted entirely as part of

the proposal. The Applicant intends to utilize two accesses for the proposed development. Access 1 will be located on the north side of Grey Fox Road, approximately 240 feet west of Lexington Avenue, with one egress lanes and one ingress lane. Access 1 will be aligned with the existing Cub Foods access to the south to minimize conflict areas. Access 2 will also be located on Grey Fox Road, approximately 360 feet west of Lexington Avenue, with one egress lane and one ingress lane. A traffic study has been prepared (see Attachment I for summary section of report).

During the previous reviews, the Applicant was asked to demonstrate how semitrailer traffic would maneuver around the Subject Property. Since the Planning Commission review, the Applicant has submitted a plan illustrating vehicle movements. The pedestrian routes were identified as part of the civil plan exhibits.

Plan Evaluation Summary

The table below provides the performance standards for the B-3 District and the preliminary analysis for the proposed development:

Ordinance Requirements	B-3 District Standards	Proposed Development
Maximum Floor Area Ratio (FAR)	0.8	0.12
Maximum Building Height	35 feet	Multi-Tenant – 22 ft. 4 in. Car Wash – 35 ft.
Maximum Structure Coverage	40%	12%
Minimum Landscape Lot Area	25%	25%
Minimum Front Yard Setback	50 feet	Multi-Tenant: +/- 58 ft. – Lexington Avenue and +/- 128 ft. Grey Fox Road Car Wash: 50 ft. – Grey Fox Road
Minimum Rear Yard Setback	20 feet	Multi-Tenant: 45 ft. (north) Car Wash: 57 ft.
Minimum Side Yard Setback	20 feet (min)/ 40 feet (total)	Multi-Tenant: 90 ft. (min) / N/A corner lot (total) Car Wash: 40 ft. (east) and 63 ft. (west)
Building Positioning	50% At Front Setback = 50 feet	Multi-Tenant: +/- 58 ft. – Lexington, +/- 130 ft. – Grey Fox Road Car Wash: Less than 50% at 50 ft.
Minimum Parking Requirements	Multi-Tenant – 54 spaces Car Wash - Recommendation from PC	77 total stalls
Off-Street Parking Setbacks	20 feet from ROW	20 feet
Building Façade Transparency	50% transparency at front	Seeking flexibility on single-tenant car wash – south facade
Building Materials	75% brick, tile, natural stone, decorative concrete, transparent glass or any combination thereof	Seeking flexibility on single-tenant car wash – north and south facades
Pedestrian and Bicycle Circulation	6 foot sidewalk & Bike Rack	None along Lexington Avenue – Defers to project 6 foot sidewalk – Grey Fox Road Bike Rack – Multi-tenant
Freestanding Sign Copy Area	100 square feet	95 square feet

Fast Food Menu Board Signage	40 square feet	Intent to Comply
Wall Signage	Sign District 5	Flexibility Requested
Drive-Through Facilities	Electronic Devices – 50 feet	Multi-Tenant – approx. 44 feet Car Wash – approx. 25 feet

Car Wash Conditional Use Permit

In the B-3 District, a Conditional Use Permit (CUP) is required for Vehicle – Motorized Service which includes a car wash as a principal use since it provides “maintenance services” for motorized vehicles. Typical factors to consider in evaluation of the CUP request may be hours of operation, noise from equipment (washers, blowers and vacuums), lights from vehicles, and queuing of vehicles waiting for service.

The Applicant indicates the car wash will not include the option for customers to exit their vehicle for interior cleaning as part of the services offered. Customers are to remain inside the vehicle through the car wash tunnel and have the option to use the exterior self-service vacuum stations. Daily hours of operation will be 7 AM to 9 PM. The floor plan submitted for the car wash has the majority of the square footage dedicated to the equipment area and car wash tunnel. Other spaces identified are one employee office, breakroom, and a 275 square foot space marked as “Member Room”. The “members only room” is for monthly membership customers to access free perks such as floor mat washing equipment, cleaning products, and drying towels. Customers will be able to utilize one of the nine (9) self-service vacuums located adjacent to the building upon exiting the car wash. The vacuum stations to top of the hose are approximately 11 ft. tall.

During the Planning Commission meeting, the Rocket Car Wash representatives stated they will be installing sound dampening equipment in the car wash and their employees perform daily/monthly maintenance that includes cleaning of the polycarbonate doors. The Applicant has provided a sound study conducted at a Rocket Car Wash location in Iowa taken in April 2022. The sound study is provided as Attachment J. Planning staff did request information on the polycarbonate material for durability, warranty, and maintenance practices, but that has not yet been provided.

Additional Review

Building Official

The Building Official has reviewed the plans and has no additional comments at this time. A Building Permit will be required prior to any construction taking place.

Public Works Director/City Engineer

The Public Works Director/City Engineer has reviewed the plans and has provided the Applicant with a comment letter (Attachment K) and all comments shall be adopted herein by reference as a condition of approval.

Fire Marshal

The Fire Marshal has reviewed the site layout and has no additional comments at this time. Prior to issuance of a building permit, the Fire Marshal will confirm sufficient spacing for emergency vehicle access and movements and fire hydrant locations.

Public Notice and Comments

Notice was republished in the *Pioneer Press* on July 14, 2022. Notice was prepared by the City and mailed to property owners within 1,000 feet of the subject property. The City has not received any public comments regarding this case from this notification.

Attachments

- A. Land Use Application
- B. Location Map
- C. Updated Narrative
- D. Final Plat
- E. Building Elevations
- F. Civil and Landscape Plans
- G. Master Sign Plan
- H. Photometric Plan
- I. Traffic Study
- J. Sound Study
- K. Engineering Comment Letter
- L. Planning Commission Memo
- M. Draft Planning Commission Minutes
- N. Public Hearing Presentation