



Department of Planning and Economic Development

Staff Report to the Planning Commission September 19, 2023

Clean Express Car Wash

REQUEST	Conditional Use Recommendation Site Plan Approval Tree Removal Permit
APPLICANT	Clean Express Auto Wash, LLC c/o Mannik & Smith Group, LLC 13375 National Road, Suite D Etna OH, 43068
LOCATION	South side of Auburn Road, east of Rochester Road, 10. E. Auburn Road
PROJECT NO.	JNRNB2022-0013 (PCU2023-0007, PSP2022-0032 and PTP2023-0009)
PARCEL NO.	70-15-35-100-003
ZONING	CB Community Business District with the FB Flex Business Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing a 3,677 square foot car wash building with a dedicated area for vehicle vacuums on the 0.88 acre site. The site is located on the south side of Auburn Road, east of Rochester Road. Car washes are a conditional use in the CB Community Business District, and it should be noted that the applicant is not utilizing the FB Flex Business Overlay District for this particular proposal. The proposed car wash building will be one (1) story in height. The building is proposed to be constructed with a mix of decorative brick and synthetic wood veneer. The building will be serviced by a total of approximately 14 parking spaces that will also serve as spaces for vacuuming. The site has cross access to the west (proposed), east and south and provides stacking for approximately 20 vehicles.



	Zoning	Existing Land Use	Future Land Use
Site	CB Community Business District with FB Flex Business Overlay	Vacant Stone Shop	Commercial Residential Flex-3
North	CB Community Business District with FB Flex Business Overlay	Hampton Village Center	Commercial Residential Flex-3
South	CB Community Business District with FB Flex Business Overlay	Meijer, Panda Express, Eyeglass World, etc.	Commercial Residential Flex-3
East	CB Community Business District with FB Flex Business Overlay	Culvers	Commercial Residential Flex-3
West	NB Neighborhood Business District with FB Flex Business Overlay and CB Community Business Overlay District with Flex Business Overlay District	Pioneer Quick Lube and Bank of America (future)	Commercial Residential Flex-3

At last month’s Planning Commission meeting, the Planning Commission had extensive conversations regarding the conflicting traffic patterns at the entrance to the site. The Planning Commission requested the applicant revise the site plans to try to alleviate the concern with cross over traffic conflicts and create an overall better flow of traffic onsite. Since the last Planning Commission meeting, the applicant has met with City staff and has revised the site plan, to “flip” the proposed building location from the west side of the site to the east side to better align traffic exiting the car wash with the exit onto Auburn Road. In addition, the Planning Commission discussed with the applicant the ability to incorporate, in some fashion, a tribute to the site’s history. The applicant has been provided contact information for the Historical Society, however, at this time, it is unclear how the site’s history will be incorporated.

With the significantly revised plans, several departmental review comments remain as a part of the administrative site plan review process. This includes the necessity to verify the number of regulated trees being removed and the number of replacement trees being provided. In addition, the Building Department has noted that topographical elevations need to be provided to verify drainage as well as ADA cross slope verification and the City’s Engineering Traffic review has approved the plans but has requested a traffic simulation of Clean Express and Culver’s Restaruant be provided to better assess onsite cirulation, especially with respect to the cross connection to Culver’s. Finally, the Planning Department comments are relative to the entrance drive boulevard being modified slightly, the size of some plantings being increased and the Planning Commission considering whether a modification to the perimeter landscaping should be granted. In regard to the modification request, based on the proposed site design, entrance drive configuraiton, clear vision requirements, etc., the location of additional trees at the front of the site may be difficult. However, while not addressing the required location between the parking lot and road right-of-way, there may be additional planting area along the west side of the site for additional trees to be planted now that the building orientation has been revised. This should be reviewed with the applicant.

General Requirements for Conditional Uses

Per *Section 138-2.302* of the Zoning Ordinance, there are five areas of consideration for the Planning Commission for the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use’s compliance with each.

1. *Will promote the intent and purpose of (the Ordinance).* The CB Community Business District does permit, after conditional use approval, the operation of a car wash facility.
2. *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.* The building is proposed to be a mix of brick siding and synthetic wood veneer and proposes a number of windows and other architectural adornments. If the remaining Planning comments discussed above are addressed then staff believes that the development will be harmonious in appearance with the character of

other developments in the vicinity.

3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.* The site plan has been reviewed by City Staff. With the revised plans, there remain a total of 3 departments that have not approved the site plan as submitted. This includes the Building Department, Parks and Natural Resources and the Planning Department. The Building Department has called out potential issues with drainage and the Parks and Natural Resources Department requires additional clarification on tree removal and replacement. The Planning Department denial was based on the other 2 department's reviews, although it is noted that several minor changes to the entrance boulevard design, parking lot striping and lane direction markings, and planting sizes have been requested.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There likely will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare. The site with its proposed use is located amongst other, largely auto-oriented, commercial uses, including an oil change facility, drive through restaurant, sit down/carry out restaurants, etc. In addition, the site provides cross connections with the sites to the west (proposed), east and south thereby allowing traffic to navigate the larger commercial center without having to access Rochester Road or Auburn Road. There is some concern in regard to the required traffic movement for those patrons entering and exiting the site and how the drive location may also be utilized by the Culvers site and the Engineering Traffic review has requested that a traffic simulation of Clean Express and Culver's be provided.. As discussed at the last Planning Commission meeting, the applicant has met with City staff and has revised the site plan in an attempt to help address the traffic concerns by "flipping" the building location to realign the proposed traffic patterns. In regard to the cross connections to the west and east, those have been maintained as a part of the revised plans and the traffic patterns will be controlled by stop signs placed at each connection coming onto the site.
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There do not appear to be any additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

Tree Removal Permit

The applicant has provided a tree survey that indicates a total of 19 regulated trees are currently onsite. Further, the site plan indicates that a total of seventeen (17) of the trees identified onsite will remain and that only two (2) regulated trees are proposed to be removed. The landscape plan indicates a total of 4 replacement trees will be provided. The Parks and Natural Resources review indicates that the number of regulated and replacement trees should be verified by the applicant.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Entrance boulevard island to be extended. Revise lane direction orientation for vacuum area. Increase size of plantings designated for screening purposes. Perimeter landscaping modification required.	Denial
Fire		Approval
Building	Address drainage concerns on the east side of the building. ADA cross slope verification.	Denial
Assessing		Approval
Engineering	Land improvement permit will be necessary.	Approval
Engineering (Traffic)	Provide a traffic simulation of Clean Express and Culver traffic onsite.	Approval
Engineering (Legal)		Approval
Parks & NR	Confirmation of number of regulated trees to be removed and replacement trees to be provided.	Denial

The conditional use along with the Tree Removal Permit has been advertised and the required development sign placed along Auburn Road. The Planning Department has not received any public comments relative to the proposed application since the last Planning Commission meeting. The Planning Commission heard several comments at the public hearing relative to noise, traffic and the need for the use.

Review Process

The conditional use and site plan process includes a number of reviews at Administrative, Planning Commission and City Council levels. The Conditional Use process requires review and recommendation by the Planning Commission and review and approval by City Council. The site plan review and Tree Removal Permit require Planning Commission action. After Site Plan, Tree Removal Permit and Conditional Use approval, full engineering and construction plans are reviewed administratively.

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. PCU2023-0007 (Clean Express Carwash), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow a car wash facility at 10 E. Auburn, on Parcel No. 70-15-35-100-0038, based on plans received by the Planning Department on August 29, 2023, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering additional car cleaning options along with additional job opportunities.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. City Council approval of the Conditional Use.
2. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing (as may be amended by this motion).
3. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. PSP2022-0032 (Clean Express Carwash), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on August 29, 2023, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from E. Auburn Road but will also provide a cross connection with the abutting sites to the west (future), east and south, thereby promoting current and future safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. Off-street parking areas have been designed to avoid common traffic problems and promote customer safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
6. The requested landscaping modification request, to not plant the required parking lot perimeter trees **(is)** acceptable based on the limited area for planting and that the required shrub/hedge plantings have

been provided.

Or:

6. The requested landscaping modification request is not acceptable and the applicant must plant the required perimeter trees onsite, in a location acceptable to City staff.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans and staff reports contained within the Planning Commission packets (as may be amended by this motion).
2. Provide a landscaping bond in the amount of \$70,700 based on the cost estimate for landscaping and irrigation (as adjusted reflecting the updated landscaping plans and cost estimates), plus inspection fees, as further adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PTP2023-0009 (Clean Express Carwash) the Planning Commission **grants a Tree Removal Permit**, based on plans received by the Planning Department on August 29, 2023, with the following findings and subject to the following conditions:

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 2 regulated trees, and provide 4 replacement trees, and plant an overall total of 19 trees (replacement plus required trees) onsite.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. No payment into the City's Tree Fund is proposed at this time.
3. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans and staff reports contained within the Planning Commission packets, specifically the Parks and Natural Resources Department (as may be amended by this motion).

Or if the Planning Commission determines that the site plan must be revised to address concerns raised in their review of the site, the following motion would be appropriate:

Motion to Postpone

MOTION by _____, seconded by _____, in the matter of File No. PSP2022-0032, PCU2023-0007, and PTP2023-0009 (Clean Express Carwash) the Planning Commission postpones action on the proposed site plan, conditional use, and tree removal permit to allow the applicant ample time to address (insert concern(s) to be addressed), resubmit the appropriate plans and allow sufficient time for City review.
