
To: Spring Lake Park Planning Commission From: Phil Carlson, AICP, Stantec
City of Spring Lake Park

File: Mister Car Wash Date: May 23, 2022
8200 Central Ave NE
Applicant: Brittney Whitley, CWP West Corp
Owners: Tam Le, Jin Yuan

Re: Conditional Use Permit, Preliminary Plat, Mister Car Wash, 8200 Central Avenue NE

INTRODUCTION

Mr. Car Wash proposes to build a new car wash facility at 8200 Central Avenue NE, on the parcels now occupied by Taco Lindo restaurant and Hope's Chinese Buffet. The Planning Commission heard the request at a public hearing at their March 28, 2022 meeting where it was continued to get additional information on traffic, noise and building materials, which has now been provided by the applicants. Please refer to my report of March 28 for background.

SITE PLAN

The site plan is very similar to the original submittal, but the second driveway exiting on the north side of the site to access Highway 65 has been removed. All traffic would enter and exit the site from Middletown Road on the northwest side of the site at the two side-by-side driveways. This eliminates the concerns about conflicts at the north end with Middletown Road traffic and cars exiting to Highway 65 and is acceptable. The building has also been shifted slightly north and the bypass lane around the east (Highway 65) side of the site has been removed, with a short bypass lane added near the entry to the car wash tunnel.



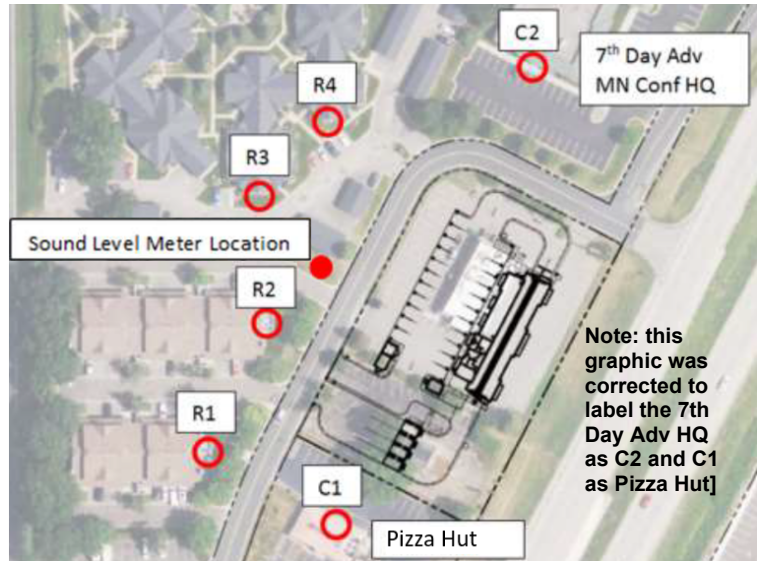
TRAFFIC

Traffic for the project was analyzed in a memo from Kimley-Horn dated 5-4-22. That analysis was based on a similar Mister Car Wash facility in Columbia Heights. The memo concludes that the facility would generate 190 trips in the PM peak hour, which is well within the capacity of Middletown Road. The memo also concludes that there should be adequate stacking on site and that would not be an issue with cars spilling out onto the street at busy times. I consulted the city planner in Roseville about a Mister Car Wash facility east of Snelling Avenue at County Road B, a much busier road than Middletown Road. The planner has not had any complaints about cars stacking into the street in the thirty years that facility has been there. I believe it is reasonable to assume (and consistent with my personal experience) that if there are cars waiting in line for the car wash facility, additional cars will not sit in the street, but would move on and come back later.

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NOISE

A sound study for the facility was prepared by David Braslau Associates. The study measured existing noise in the area with a sound level meter on the Cottages site across Middletown Road from the car wash site (graphic above right). Noise levels from the car wash were estimated at six locations nearby – four on residential sites (R1-R4) and two on commercial properties (C1 and C2). The study predicted noise levels at all six locations, concluding that the State standards would be exceeded at all but one location (C2) without mitigation. All locations would meet the State standards if noise walls were built at the car wash entry and exit (graphic lower right).



The recommended noise walls would be about 9 ft in height, connected to the building at the entry and exit, and extending as far out past the building as possible. The site plan used in the sound study was the original plan which has been revised slightly – the building is moved a few feet north and an internal bypass lane is added near the entry to the car wash tunnel. The noise applicant and their consultant should verify that the revised plan can provide noise walls as recommended and achieve the predicted results. We also recommend that noise levels be measured within a year after operation to verify that the noise walls are working as predicted, with the City reserving the right to require additional mitigation if necessary.

It is unclear if the vacuum stations in front of the building were taken into account in the analysis. I have asked for additional information which I hope to have in time for the Planning Commission meeting.

BUILDING MATERIALS

The Commission asked for more information on the exterior building materials. This has been provided in updated architectural elevations, which indicate stone veneer, pre-finished metal panels, textured and smooth concrete block, and EIFS (stucco). The design is varied and interesting and the materials are acceptable.

LIGHTING

Earlier plans included some light fixtures with up-facing lights. All lighting in the revised plans are downcast cutoff type fixtures.



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RECOMMENDATION

Conditional Use Permit

I recommend that the Conditional Use Permit for the proposed Mister Car Wash at 8200 Central Avenue NE be approved as submitted on revised plans from Kimley-Horn dated 5-13-2022 and revised architectural elevations from Mister Car Wash (no date, received 5-13-22), with following conditions:

- 1) Hours of operation will be 7:30 am to 7:00 pm.
- 2) Noise walls will be provided as recommended by David Braslau Associates, to be reviewed and approved by the City Engineer and City Planner, verifying that the desired result can be achieved with the revised site plan dated 5-13-22. The owner will conduct noise monitoring at their expense under the direction of David Braslau Associates or another qualified noise expert within one year of operation of the car wash facility to verify if the site meets State noise standards as predicted in the Braslau sound study. The City may require such monitoring periodically, but no more than once every two years, for the life of the project. If it is found that noise from the operation causes receptors identified in the sound study to exceed State noise standards, the City reserves the right to require additional mitigation or to revoke the Conditional Use Permit.
- 3) If the City becomes aware of problems with cars stacking in the street or other traffic problems on site, the City Council reserves the right to review and potentially revoke the Conditional Use Permit.
- 4) Exterior building materials will be as depicted on revised architectural drawings received 5-13-22.
- 5) All lighting will be downcast cutoff type fixtures that allow no more than 0.5 footcandle of light spillage beyond the property lines or onto the public road rights-of-way.
- 6) Signage will be submitted for a sign permit before a building permit is issued.
- 7) All landscaping will be installed as indicated on the landscape plan and guaranteed for at least one year.
- 8) All requirements of the City Engineer will be followed for engineering and utility issues prior to issuing a building permit.

Finding of Fact for Approval of Conditional Use Permit

- 1) The City has standards for review of conditional uses to review and regulate potential impacts to surrounding properties and public roadways.
- 2) The proposed car wash use may generate traffic that could impact area roadways. Limiting and regulating traffic on and around the site is a reasonable exercise of the City's authority.
- 3) The proposed car wash use may generate noise beyond an acceptable level given its location near existing residential uses. Requiring noise mitigation on site and regular monitoring to ensure compliance with State noise standards is a reasonable exercise of the City's authority.
- 4) The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in Section 16.56.030(E)(1) of the City Code.

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Preliminary Plat

I recommend that the Planning Commission recommend approval of the preliminary plat with the following conditions:

- 1) Include a 5-wide drainage and utility easement along the south and east sides of the plat.
- 2) Include a 15-foot wide drainage and utility easement along the west and north sides of the plat.
- 3) Provide a separate, 10-foot wide road and sidewalk easement document covering the west and north sides of the plat. Record this road and sidewalk easement when the plat is recorded.

Finding of Fact for Approval of Preliminary Plat

- 1) The City has reasonable expectations for provision of streets, sidewalks, utilities, and other public functions. Requiring property to dedicate easements for such features is reasonable.

OPTIONS

- 1) Recommend approval of the CUP and Preliminary Plat as presented with the recommended conditions and findings, or as modified by the Planning Commission.
- 2) Recommend denial of the CUP and Preliminary Plat, with findings for denial.
- 3) Continue one or both items to a future meeting to gather more information or more discussion.

60-DAY RULE

The Conditional Use Permit application was received on March 2, 2022 and was considered complete on March 11, 2022, with receipt of the landscape plan. The original 60-day deadline for final action by the City Council was May 11, 2022, but this was extended an additional 60 days as allowed by State statute to July 8, 2022.

The Preliminary Plat has its own 120-day deadline under State statute. The application was received on March 2, 2022. The deadline for final action by the City Council is July 1, 2022.

Mr. Car Wash 8200 Central Ave NE Spring Lake Park MN

REVISED 5-13-22
Based on site plan and landscape
plan by Kimley-Horn; approximate
for discussion

0 50' N

