



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3913 Lien Road
Application Type: New Car Wash in Urban Design District (UDD) 5
The UDC is an Approving Body
Legistar File ID #: [78222](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Justin Barnes, Club Car Wash | Brandon Robaidek, Robert E Lee & Assoc., Inc.

Project Description: The applicant is proposing the construction of a roughly 5,500 square-foot, two-story building with a car wash on the first floor and office space on the second floor. The proposal includes various site improvements, including 19 vacuum stalls, three parking stalls, landscaping, and lighting.

Staff notes that as part of this development proposal, a Certified Survey Map request that adjusts the existing lot lines to create the project site and a Conditional Use request for the carwash use have also been submitted. Both will be reviewed at the August 28 Plan Commission and the September 5 Common Council (CSM only) meetings.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 5 ("UDD 5"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(12).

Zoning Related Information: The project site is zoned Commercial Corridor-Transitional (CC-T). Within the mixed-use and commercial zoning districts there are general provisions related to building and site design that are intended to foster high-quality building and site design. These standards are in addition to the UDD 5 standards and are outlined in [Section 28.060](#), including those that speak to building and entrance orientation, façade articulation, door and window openings, and building materials.

Summary of Design Considerations

Planning Division staff requests that the UDC review the development proposal and make findings related to the UDD 5 requirements and guidelines, especially as it relates to the design considerations noted below.

- **Building Design.** UDD 5 Building Design guidelines and requirements generally speak to buildings being designed with sensitivity to context, low maintenance materials that are complementary to those present in the area, utilizing four sided architecture and limiting large unbroken facades, especially on elevations visible from roadways or other properties.

Based on the site's surrounding context, staff notes that all sides of the building will be highly visible, including the rear (south) elevation which directly faces a recently approved hotel-to-residential conversion that is currently under construction. Given the high level of visibility from the street, adjacent properties, and shared access drive, the project site really has multiple "fronts." As shown on the building elevations there are some blank wall expanses on portions of the north elevation and considerable blank wall expanses on the residential-facing, south elevation. As such, consideration should be given to utilizing a similar design aesthetic and level of detailing across all sides of the building. Staff requests the

Commission provide comments and make findings related to the overall building design and detailing, material palette, and treatment of blank walls.

- **Building Materials.** UDD 5 *“Building Design”* guidelines and requirements generally speak to utilizing building materials that are low maintenance and that are harmonious with those of adjacent buildings. In addition, as noted in the Building Materials table in MGO Section 28.060, EIFS may be used at the top of the building and as an accent or trim material. Further footnote C states that *“EIFS shall not be used within three feet of the ground or used in heavily trafficked pedestrian areas of where high pedestrian traffic is anticipated.”* As proposed, staff **does not believe** this standard is being met.

In addition, CMU split-face block shall be used in conjunction with a palette of materials and shall not comprise more than 33 percent of any building wall adjacent to a public street or walkway. While additional information is needed to ultimately confirm that this requirement is being met, as proposed it **does not appear** that this standard is being met.

Staff requests the UDC review, provide comment, and make findings related to the proposed exterior building materials.

Staff notes that as a result a becoming compliant with Zoning Code requirements the exterior appearance and material palette will likely be modified. As such, staff recommends that the Commission address modifications to the material palette and application of materials as part of their formal action.

- **Site Planning Considerations.** The project site is zoned CC-T, for which there is no minimum parking requirement. In addition, as noted in the UDD 5 Off-street Parking and Loading Areas guidelines and requirements generally speak to locating parking at the rear or sides of a building rather than in front or along a street frontage, as well as providing adequate screening. As noted on the site plan there are a total of four dedicated parking stalls and 19 vacuum stalls provided on site. As proposed, the vacuum area is designed with oversized stalls (15 feet x 20 feet, where 12 feet by 18 feet has been used in similar cases) and drive aisles (26 feet, where 20-24 feet would be adequate for two-way traffic and fire access). As such, consideration should be given to minimizing vehicle parking and reducing impervious surface. Doing so, could result in additional landscape/buffer being able to be accommodated on site, especially on the east side of the building where the use is adjacent to residential development. Staff requests the Commission provide comments and make findings related to the location and adequacy of the proposed screening/buffer of the proposed parking and vacuum stalls.
- **Landscape and Screening.** The UDD 5 guidelines and requirements state that *“Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views, screening different uses from each other, and complementing the architecture of the building.”* The location of the project site such that it has two front doors, one along E Washington avenue frontage and one along the As part of the Commission’s review, consideration should be given to the location of landscape in relationship to blank wall expanses, providing adequate screening for parking and vacuum areas, and incorporating a variety of plantings to provide year-round color and texture. Staff requests the UDC provide comments and make findings with regard to the proposed landscape plan’s consistency with the UDD 5 guidelines and requirements, especially those related to screening.