



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 3206 E Washington Avenue  
**Application Type:** New Car Wash in Urban Design District (UDD) 5  
Final Approval is Requested  
**Legistar File ID #:** [73251](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Jeffrey Natrop, Renner Architects | Lakhbir Singh

**Project Description:** The applicant is seeking Final Approval for a new car wash located in Urban Design District 5. The proposal involves the demolition of the existing car wash and construction of a new tunnel car wash with 10 outdoor vacuum stations.

**Project Schedule:**

- The Plan Commission will review this proposal on October 3, 2022.

**Approval Standards:** The UDC is an **approving body** on this application request as the site is within Urban Design District 5 ("UDD 5"), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of [Section 33.24\(12\)](#).

## Summary of Design Considerations

Planning Division staff requests that the UDC review the development proposal and make findings related to the requirements and guidelines of UDD 5, including the design considerations noted below:

- **Building Design.** UDD 5 Building Design guidelines and requirements generally speak to building being designed with sensitivity to context, materials shall be low maintenance and complementary to those present in the area, in addition to limiting large unbroken facades, especially on elevations visible from roadways or other properties. As shown on the building elevations there are considerable blank wall expanses on portions of all elevations. Staff requests the Commission provide comments and make findings related to the overall building design and proportions, material palette, and treatment of blank walls.
- **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 parking being located at the rear or sides of a building rather than in front or along a street frontage, as well as providing adequate screening for parking. In addition, as stated in UDD 5, "*Off-street parking and loading areas should be integrated into the overall site development. Their relationship to the building they serve and to the street should receive careful attention in preparing the site plan for the property.*" In light of the vehicle stacking accommodated on site, as well as the vacuum stalls, consideration should be given to relocating, reducing, or potentially eliminating the parking stalls shown along E Washington Avenue frontage. Staff requests the Commission provide comments and make findings related to the location and screening of the proposed parking 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.”* 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, incorporating a variety of plantings to provide year-round color and texture, as well as the type of mulch, which was not specified on the plans. 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.
- **Signage.** While signage is not part of this review, staff requests the UDC provide comments related to the placement of signage, number of signs, as well as the sign types (wall, pole, and canopy signs). With regard to signage, consideration should be given to the UDD 5 Sign requirements and guidelines which generally speak to the integration of signage with architectural design.

As shown on the elevations, there are two wall signs facing E Washington Avenue. Pursuant to the Sign Code (Chapter 31, MGO) only one sign is allowed per street-facing façade.