

**Technical Review Staff Meeting  
February 1, 2019**

Attendee list: Jeff Grove, Chief Planner; Stephanie Doster, Planner; Kyle Fegley, City Engineer; Peter Youssef, Engineer; Randy Walter, Utilities Commission; Kenny Ho, Utilities Commission

**SP-32-18: Sporty's Car Wash**

**Gordon Hardwick and NSB Acquisitions, LLC submitted the Site Plan**

This is the site plan for a 5,030 SF car wash tunnel building associated with site improvements and a stand-alone storm water pond located adjacent to Aldi Food Market and fronting SR 44. **A car wash use is not among the permitted uses listed in the PUD MDA.** They are putting through paperwork to amend the PUD through Glenn Storch's office. If they get the paperwork in this month the amendment will be reviewed by the commission in April.

They did however prepare a full site plan which building, planning and landscape, engineering, and the utilities commission reviewed. The reports are quite detailed, but the main areas of concern are:

- Trees – There were three issues:
  1. the need for an endangered species survey.
  2. the plan must be changed so some of the trees will not be as close to the utility commission easement,
  3. The size of the trees is at the bare minimum of 2 1/2 inches. It was recommended by city staff that they address these issues before they ask for an amendment.
- Fire Hydrant – They will need to put in another fire hydrant. Originally there was going to be an access road for properties along this strip. This was not built and therefore they will need to put a fire hydrant somewhere on the property to meet the fire department's requirements. The developer does not have an issue with compliance.
- Traffic – A trip generation update report needs to be provided prior to them getting a construction permit.
- Architectural design – This needs to conform with standards.
- Parking – Several issues with striping, ADA access, dimensions, and radii were discussed. The developer will make the plans clearer and ensure they comply.
- Piping – PVC pipes that were already located on site were listed in the plans. Apparently, these pipes were cut when the private road was put in. They will need to replace them with RCP pipes, as PVC pipes under pavement are not acceptable for the storm water system.
- Run-off – Currently the water level is almost at the top of Aldi's truck well and none of the proposed improvements for the dry pond have been started. The permitted work by SJWMD (Permit #935599-12) must be done for this project to proceed.
- Reclaim –The company will reclaim their own water so it is not necessary for them to have a meter for this section of the operation.
- Electrical requirements – They will need much more electrical service than the two padmount transformers already available for which are 120/208 three-phase. The developer will come back with their electrical requirements which will be priced out by the Utility Commission.

**There are two significant challenges with the Site Plan: The amendment for the PUD and the issue of water run-off must be addressed.**