



MEMORANDUM

Date: December 21, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Wash N' Roll GBG/Rutland Drive
Site Plan
Map - 78
Parcel – 10.09

Request: Gresham Smith, on behalf of their client, WNRI Holdings LLC, is requesting Site Plan approval for a Wash and Roll car wash and vacuum service on Rutland Drive in District in District 3, located just north of the proposed Costco site.

Analysis: Wash and Roll proposes an automatic car wash facility with accompanying low noise self-service vacuum stations on what is currently undeveloped property between Rutland Drive and Golden Bear Gateway. The property is zoned CI (the plans incorrectly state CG) and car wash use is permitted in the CI district. The area of this proposed development is 1.32 acres. There are other Wash and Roll facilities in the City.

Bulk Regulations: The footprint of the building is not provided (approx. 4,772sf). Impervious surfaces cover 60% of the site (80% max.) and the building occupies 8% of the site (50% max). The setback along Rutland Drive is incorrectly labeled as rear, this shall be treated as a frontage due to being along the public right-of-way.

Parking: The plan proposes 24 parking spaces, all but three are devoted to vacuum areas, the other three are for employee parking (one ADA space provided). Parking stalls are appropriately sized (9'x20'). Car washes fall under the "automotive and marine craft sales, service and repair" with 1/500 parking ratio which results in 12 spaces. A wave style bike rack which can accommodate five bikes is noted on the plans though the location is not specified and a detail is not provided.

Access: One access point is proposed off Rutland Drive. Stacking requirements are more than met (5 minimum) and the queue aisle and bypass lane width is 12'. There is a striped pavement area for cars which enter the queue lines to bypass should they desire. The drive aisle in the vacuum area is of insufficient width, 26' is required by code, please revise.

Six-foot-wide sidewalk is shown along Rutland Drive with a pedestrian connection to the building. Along GBG is proposed a 10' wide 10' wide multi-use path.

Landscaping and Buffering: The landscape plans are under review by the City's landscape consultant and any comments received shall be addressed on subsequent submittals. Remove references to Lebanon on the sheet L200.

Commercial Design Standards: The maximum height of the structure is 28', within regulations. The building façade consists of brick and a significant amount of aluminum/metal. A waiver must be granted by the Planning Commission for the use of secondary materials or the building shall comply fully with the design standards found in 6-103.7 of the zoning ordinance. Mechanical equipment is roof mounted and screened via the parapet walls.

Wall mounted utility and meter equipment shall be painted to match the building façade. The rear of parapet walls, where exposed shall be finished with brick too. Vacuum arches are 11' tall and constructed of metal. The vacuum pumps are screened with vinyl fencing, staff requests something decorative and metal in lieu and a detail with the appearance of these shown.

Waivers: Not listed on the plans, but required:

1. 6-103.7: Secondary façade materials, in lieu of full masonry/stone as follows:
 - a. North: 50% aluminum/metals
 - b. South: 49% aluminum/metals
 - c. East: 33% aluminum/metals
 - d. West: 46% aluminum/metals

STAFF DOES NOT SUPPORT THE AMOUNT OF METAL PROPOSED.
STAFF DOES NOT SUPPORT THE USE OF THIN BRICK
STAFF DOES NOT SUPPORT PAINTED METAL

Other: The dumpster enclosure detail does not meet the requirements of 6-103.7, though the elevations provided do; revise the detail.

The site involves a substantial retaining wall with a black 42" pedestrian guardrail. Details of the guardrail are not provided. Bollards appear to be gray which is sympathetic with the color palette of the building and a note on the detail indicates they are to be a color sympathetic to the site palette.

Site lighting is D-series fixtures on poles, these poles shall be black. Building mounted lighting fixtures are awfully close to wal-pak style. LED lighting is proposed. Notes provided on the plans indicate that all poles and posts will be black and decorative.

Summary: There are a number of deficiencies still to be addressed regarding this application, found in the conditions below.

Recommendation: Staff recommends approval of the Site Plan for Wash and Roll on Rutland Drive, however the following conditions shall be met:

Planning and Zoning:

1. Revise the building setback line along Rutland Drive to 30'.
2. Brick the rear of the parapet walls where visible.
3. Provide a detail of the guardrail.
4. Correct the zoning labels to the correct CI zoning.
5. All brick shall be clay, baked and individually laid. Thin brick is not permitted.
6. Any wall mounted utility and meter equipment shall be painted to match the building façade.
7. Exterior lighting fixtures shall be decorative; wal-paks (ARC1) are not permitted.
8. The extravagant/distracting lighting found at other Wash and Roll facilities shall not be duplicated at this location.
9. Provide a trash can near the main entrance and provide a detail of the can.
10. Landscape plans shall be approved by the City's consultant prior to the issuance of any permits.
11. All signage to be reviewed and approved via a separate application to the Planning Department.
12. Revise the dumpster enclosure detail to meet the requirements of 6-103.7 of the zoning ordinance.
13. Identify the bike rack location and provide a detail.
14. Remove references to Lebanon from landscape sheet L200.
15. Light poles shall be painted black, the detail specifies "to match fixture".
16. Identify the area of the building in the site data table.

Public Works:

1. No traffic impact analysis study is needed after review of the traffic screening form.
2. The applicant shall provide six feet (6') wide sidewalk designed at a maximum cross slope of 1.5% with six feet (6') wide grass strip across their frontage along Rutland Drive.
3. Provide curb and gutter, a six-foot grass strip, and a 10-foot-wide asphalt multi-use path along the Golden Bear Gateway frontage. Placement of these items and elimination of the shoulder can be reviewed at construction plan submittal. Project Prosper (Costco) will be providing a right turn deceleration lane on Golden Bear, so this development will need to coordinate their design with Costco's design of the right turn lane.
4. The applicant shall also provide spread calculations to determine curb inlet spacing and requirements along Golden Bear Gateway between Volunteer Blvd. and Legacy Pointe Blvd. The applicant is only required to install inlets needed from this analysis for the property frontage.
5. Stormwater report under preliminary review. A comprehensive review of the drainage report will take place at the construction plan review.
6. Site grading shall be 3:1 or flatter.
7. Storm pipe diameter shall be 15" minimum (outside of ROW) and 18" minimum (within ROW) except for water quality purposes.
8. Specifications for oil/water separator will be provided at construction plan review.

West Wilson Utility District:

1. The future 12" water line along Golden bear will have to be designed by WWUD once the fees are paid and files provided.

Mt. Juliet Fire Marshal:

1. Building will have a commercial fire alarm following NFPA 72.