

MEMO

To: Planning Commission
From: Hector Soto, Jr., AICP, Senior Planner
CC: File
Date: September 21, 2023
Re: Appl. #PL2023-151 - PRELIMINARY DEVELOPMENT PLAN – Streets of West Pryor, Lots 11 and 13;
Streets of West Pryor, LLC, applicant

Following the applicant's and staff's presentations during the public hearing held on August 24, 2023, the Planning Commission expressed concerns regarding circulation conflicts in and around the entrance area of Lot 11, which is the site of the proposed tunnel carwash facility. The facility entrance area houses the queue to the tunnel carwash and a double-sided 3-pump fueling station. Primary concerns included: the conflict between gas-only customers leaving the site and customers entering the site through the same curb cut; adequate turning radius for gas-only customers to negotiate turning movements exiting the site without conflicting with the tunnel queue; and the lack of a defined pedestrian path between the pump islands and the customer service area inside the carwash tunnel building. The Planning Commission continued the public hearing to allow the applicant the opportunity to address the concerns.

The applicant has submitted revised plans (signed and sealed September 21, 2023) in response to the comments raised during the initial public hearing. The images on the following page provide a comparison between the original site plan and the revised site plan.

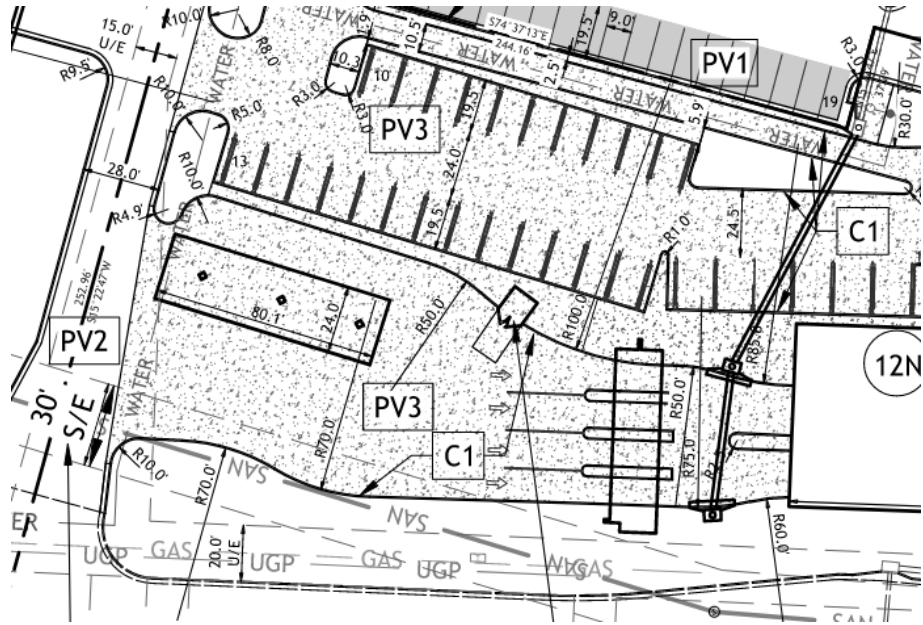


Figure 1 - Original site plan.

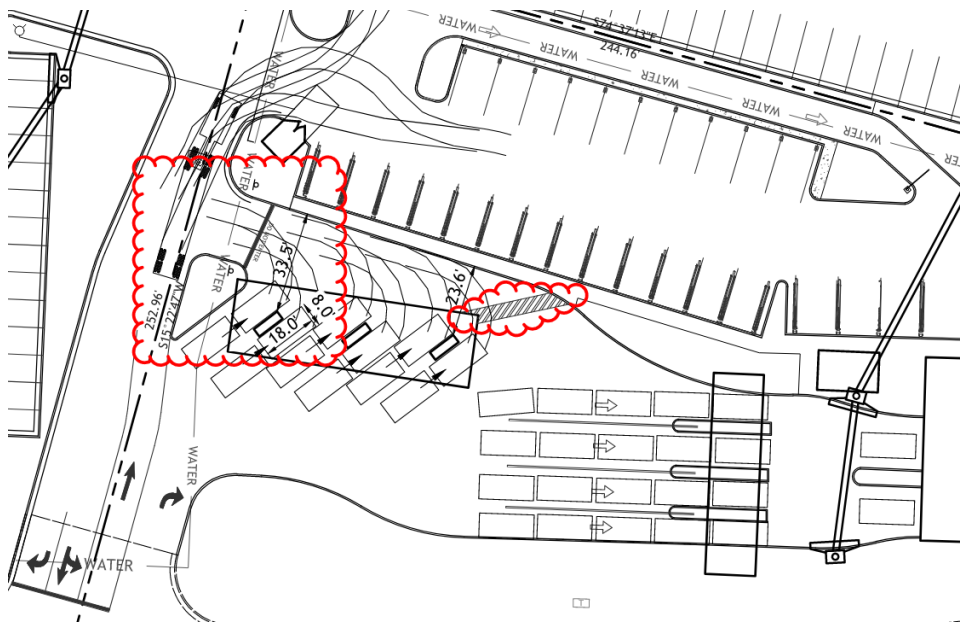


Figure 2 - Revised site plan.

Site Ingress and Egress

To address concerns on the original site plan regarding gas-only customers exiting the site conflicting with customers entering the site through the same driveway, a median break has been provided off the northwest corner of the pump island area to provide a dedicated exit for gas-only customers that is separate from the site entrance. Signage and pavement markings are provided to denote the drive as exit only. The new exit aisle complies with the minimum width for a one-way travel lane. The reconfigured

fueling station area also complies with the minimum queue space requirements without conflicting with the adjacent drive aisle that provides access to adjacent pad sites to the north and west.

Turning Radius

To address concerns on the original site plan regarding adequate turn radius for gas-only customers in order to negotiate their exit without conflicting with the carwash tunnel queue, the pump island area has been angled to facilitate turning movements in the direction of the newly added dedicated exit. Turning templates for a large SUV have been added to each pump to demonstrate adequate turning radii. Dimensions have also been added to the two exterior pumps to denote the adjacent exit aisle width. The exit aisle has 23.6' of clearance from the easternmost pump to the adjacent curb, and 33.5' of clearance from the westernmost pump to the adjacent curb.

Pedestrian Path

To address concerns on the original site plan regarding a lack of dedicated pedestrian path between the pump island area and the customer service area inside the carwash tunnel building, a striped crosswalk leading to a new sidewalk has been provided.

Traffic Impact Study

In response to new information provided during the initial public hearing indicating that the fueling station was open to the general public and not limited to carwash customer only, an updated Traffic Impact Study memo was submitted to reflect gasoline sales to the general public. The updated memo reveals that gasoline sales to the general public adds a total of 39 trips to the proposed carwash use. The trip increase does not trigger any improvements to the transportation network.

The recommendations listed below are unchanged from the original staff report, except that the date of the preliminary development plan has been updated to reflect the revision date.

Recommended Conditions of Approval

1. Development shall be in accordance with the preliminary development plan signed and sealed September 21, 2023; the Lot 11 building elevations dated July 27, 2023, and August 4, 2023; and the Lot 13 building elevations dated July 21, 2023.
2. A maximum of four (4) wall signs shall be allowed on both the carwash tunnel building and gas pump island canopy on Lot 11. Signage shall comply with all other sign standards (e.g. maximum allowable sign letter height, sign area, etc.) of the PMIX zoning district, except that the wall sign on the south-facing architectural feature located on the east carwash building façade shall be allowed a maximum 51.1% sign area as depicted on the building elevations dated August 17, 2023.
3. A maximum of three (3) wall signs shall be allowed on the two endcap tenant spaces for the multi-tenant building on Lot 13. Signage shall comply with all other sign standards (e.g. maximum allowable sign letter height, sign area, etc.) of the PMIX zoning district.