

TOMMY'S CAR WASH TUTT BOULEVARD PROJECT STATEMENT:

PROJECT DESCRIPTION:

Tommy's Car Wash is a free-standing, high efficiency, automated car wash tunnel with on-site parking and vehicle vacuums. The proposed car wash will operate daily from 7AM-10PM.

DEVELOPMENT PLAN REVIEW CRITERIA:

1. The existing developments in the area are existing commercial properties. The new car wash fits into the surrounding land uses since it is also a commercial development.
2. The proposed development will provide a service for the surrounding commercial and residential developments. It is not anticipated to overburden the surrounding roadways.
3. The car wash has been placed to allow sufficient vehicular queuing space from the roadway. The building is centered on the property and the bulk of the building will not impact the neighboring structures.
4. A landscaping buffer has been provided around the site. Lighting has been designed to limit the impact on neighboring properties.
5. The site has been designed to allow vehicular traffic to queue for the car wash without impacting Tutt Boulevard. Traffic from the car wash exit will be directed to the vacuum area via a private, on-site access road. Two entry points to Tutt Boulevard have been included for the site to promote free traffic flow.
6. The proposed site has been designed to allow for a safe, on-site transition from the car wash entrance, exit, and the vacuum area entrance and exit. Signage will be included to make the site as easy to maneuver as possible.
7. The onsite private street is not expected to be used by through traffic since it does not connect to any other roadways.
8. The car wash does not require customers to leave their car unless they choose to use the vacuums for the wash. The vacuum spaces have been provided with adequate space for customers. Full sized employee parking spaces have been provided in the parking lot on the east side of the building. In addition, nine additional parking spaces have been included for use by the existing property to the south.
9. One handicapped van parking space has been included on the site.
10. The area of asphalt has been minimized as much as possible while also providing the necessary turning space for vehicles.
11. Pedestrian use of the site will be limited since the site is designed for customers to remain in their car through the car wash until they park to vacuum their vehicle. Sidewalks have been provided for employee access and around the vacuum spaces for customer use.
12. The site has been designed to preserve and function as a part of the existing water quality pond on the east side of the property.

ISSUES:

1. Final Plat will be submitted at a later date to reflect the proposed easement revisions to the site.
2. Proposed hours of operation are listed in the project description.
3. Future phases have been included in the Development Plan.