

Notes from the public hearing discussion regarding the Patriot's Crossing Car Wash:

As promised, I attended the Planning Commission's meeting last night where they had a public hearing re the car wash for Patriot's Crossing. After much good discussion, the end result was that they voted to defer a decision on approval until the May 23rd meeting so more can be learned and discussed about the traffic concerns. Here is more I learned during the discussion:

1. There will be 2 to 3 people staffing the car wash on a daily basis.
2. Hours of operation: 7 a.m. to 9 p.m. seven days a week (They talked about making it 8 a.m. to help with the traffic problems at the beginning of the school day, but that wasn't changed last night.)
3. There would be a right in and right out only to the car wash and parcel as a whole off of 610. They have not been able to persuade the school to let them use Wolverine Way as an interparcel road with access to the site. This particular issue (traffic and access) was a huge issue with Barton Randall the Garrisonville District Commissioner. If you are traveling west on 610, you would need to do a U-turn at Joyce St. to access the property. Coming east on 610 you would just get into a right turn lane that starts about 300 feet from the property. As mentioned, a right in and right out only to and from the property.
4. Garbage pickup would be from 6 a.m. to 10 p.m. and they are required to screen the dumpster using masonry materials to match the car wash building.
5. Signage would be complementary to the car wash facility, and no portable signs would be allowed.
6. It is a one stall, automated car wash with a 4,000 sq. ft. building. Parking spaces for 18 cars as they come out of the wash. One vacuum cleaner with multiple hoses. Two lanes of traffic would feed into the one stall.
7. The developer estimates there would be 56 trips (cars) per hour for a total of 4,632 cars a day for the entire parcel (not just the car wash). Originally they said there would be 530 total cars a day for the car wash, but the attorney for the developer amended that to say it would 206 a day.
8. They plan to recycle 50% of the water they use.
9. The developer is required to do stream restoration for the wet lands that are partially in the area of the proposed car wash.
10. The car wash would take up about 1.5 acres of the almost 24 acre parcel, and the car wash is about 400 ft. from any residential area.
11. Phase 1 of the development is supposed to be 50,000 sq. ft. and this is the first piece of the development proposed. It may also be the only piece that requires Commission approval as a CUP and special use permit, so that is why one Commissioner was concerned about the wording that allows the developer to make any changes he wants.

The two big things that concerned the Planning Commissioners were: the amount of traffic in an area that is already very congested (particularly at the start and end of the school day) and the wording that appears on all the documents that states that the developer can change various aspects of just about anything in the plan without coming to them for approval.

I was the only one there from Park Ridge and did speak about our concern about: noise, traffic, light, and stream restoration since that stream abuts the Gates property and has water in it all the time (it is also the culvert that goes under Parkway Blvd. and has had problems, which I

mentioned to them). I also mentioned that it deadends into a water retention area that the Master HOA is responsible for and so the restoration must be done right and not impact or create problems for the HOA's portion.)