



Legislation Text

File #: 22-0505, **Version:** 1

SP 2021-12, EZ Express Carwash, 181 NW 180 Avenue, site plan amendment. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: **PROJECT DESCRIPTION / BACKGROUND:**

Maddie Tirado, agent, is requesting approval of redevelopment of an existing carwash (Pines Express Carwash) including site, architectural, signage, circulation, parking, and landscape improvements. The subject property is located at 181 NW 180 Avenue.

The existing carwash was approved through Site Plan application SP 98-59. The most recent modifications to the approved site plan took place in 2015 including new signage, dumpster, vacuums and new stacking lanes.

The proposed self-service carwash has a similar operational pattern with other carwashes approved by the Planning and Zoning Board.

BUILDINGS / STRUCTURES:

The following modifications are proposed for the building on site:

- Demolish the southwest most portion (+/- 899 square feet enclosed area, +/- 511 square feet covered area) of the existing 4,640 square foot building. The area was previously utilized for oil changes and minor repair. The opening shall be enclosed and remodeled to accommodate the new car wash operator.
- Addition of a new tower feature on the southeast portion of the building. The new tower will be 32'-4" at the highest point.
- Modification to the existing stucco and parapet to give the building a modern orthogonal look.
- Demolition of the canopies on the west and north side of the building. These canopies will not be replaced.

The following colors are proposed for the carwash building:

- Main Body: SW 7757 (High Reflective White)
- Lower Base: SW 7019 (Gauntlet Gray)
- Metal Coping: SW 7662 (Evening Shadow)
- Upper Band: SW 7656 (Rhinestone)
- Tower Accent: SW 7662 (Evening Shadow)
- Stucco Expansion Joints: Pantone 232 (Pink)
- Downspouts: SW 7656 (Rhinestone)
- Doors: SW 7019 (Gauntlet Gray)
- Dumpster Enclosure: SW 7757 (High Reflective White)

The following modifications are proposed for the structures on site:

- Removal and replacement of the existing dual drive-thru lane equipment including menu boards, point of service terminals, camera arch and stop gates. The new equipment will be painted Pantone 3252 (Aqua)
- Removal of the existing vacuums to be replaced with 15 new vacuum arches in the parking field west of the building. The new metal arches will be painted Pantone 3252 (Aqua) and feature Dark Gray awnings).
- Paint the existing dumpster enclosure SW 7757 (High Reflective White) and metal gates SW 7019 (Gauntlet Gray)
- ADA Improvements including new striping, crosswalks, ramps and handicap parking spaces throughout the site as required by the engineering division.
- Removal of existing site lighting to be replaced with 4 new 25' tall poles with LED fixtures. All lighting shall be angled at 90 degrees, have full cut off fixtures and not exceed 4,000k.

SIGNAGE:

The applicant proposes to remove and replace the existing signage with the following

- Three, 39.38 square foot internally illuminate channel letter sign reading, "eL CAR WASH PEMBROKE PINES" in pink and teal copy, consistent with their registered trademark. "Pembroke Pines" will be constructed of non-illuminated FCO letters
 - One sign shall be located on the East, South and West elevations of the new tower feature.

City code permits freestanding buildings a maximum of 120 square feet of signage. In total, 118.14 square feet of signage is proposed for the site.

ACCESS / CIRCULATION:

Access to the site shall remain through the two existing openings off NW 180 Avenue. The

applicant proposes to modify the site circulation to meet the stacking and fire access standards.

The applicant proposes 18 vehicle stacking spaces for the drive-thru. Based on proposed use 18 stacking spaces are required.

PARKING:

19 parking spaces are proposed as a result of the proposed modifications. Due to the access and circulation enhancements, 14 parking spaces shall be relocated west of the carwash. The 5 remaining parking spaces shall be located north of the building. Based on proposed use, 17 parking spaces are required. The parking consists of the following spaces:

- 4 for employees
- 1 Handicap
- 8 for vacuums
- 6 for final hand drying and interior cleanup

The following landscape is being proposed for this site:

- Installation of 39 trees, 16 palms, 956 shrubs and groundcovers. Primary species of trees include, Live oak and Mahogany tree. Primary species of palms include Queen Palm. Primary species of shrubs and groundcovers include Red Tip Cocoplum, Green Island Ficus and Pink Muhly Grass.

STAFF RECOMMENDATION:

Approval.