



9/18/2023

To: Mayor and Council

RE: Staff Review – Senovia “Big Peach” Car Wash - **UPDATED**

Variations: 5 variations requested to site plan and landscape plan.

Senovia Car Wash submitted a variance application for relief from Commercial Corridor Overlay standards as listed below:

VARIANCES THAT ARE TYPICAL FOR ALL COMMERCIAL DEVELOPMENT WITHIN THIS OVERLAY:

Sec. 74-185 (c) – site development - mass grading

- **Staff recommends approval of the variance to allow mass grading which is typical for commercial development and this variance was previously approved for the Publix Shopping Center and the Wellstar.**

Sec. 74-191(f) – landscaping -canopy trees required- One canopy tree shall be planted for every 250 square feet of landscaped area. Required canopy trees is 75, proposed canopy trees is 27. Mitigation will be required for the 48 canopy trees that are not able to be planted onsite, similar to what was approved for Wellstar.

- **Staff recommends approval of the variance to reduce the number of canopy trees to be planted onsite, with the following conditions:**
 1. **All landscaping must be covered by a maintenance bond in the amount of 150% of installed cost for a minimum of 3 years after installation, and**
 2. **Proposed planted trees (canopy and understory) to be calculated using Sec. 40-229 versus the commercial corridor overlay;**
 3. **Any trees required in the commercial overlay that are not able to be planted onsite as well as all healthy specimen trees lost shall be mitigated by a contribution to the tree replacement fund with equivalent 3-inch trees.**

The applicant meets the required minimum tree density (inches/acre) with the proposed landscape plan at 88.5 DBH inches/acre. The applicant is also meeting the minimum land development regulations for landscaping with the 27 Canopy trees, 24 understory trees, and 225 shrubs.

The removal of one healthy specimen tree will need to be mitigated in addition to the 48 canopy trees not able to be planted onsite. Approximately 60 (3-inch) trees will be required as a tree



fund contribution. The applicant will obtain 3 installed cost estimates and the average cost will be used to establish the value for the tree fund contribution. Using the Wellstar variance as a comparison, the estimated tree fund contribution will be in the range of \$18,000 to \$25,000.

Sec. 74-191(g) – landscaping - minimum 20% of 12-inch trees to be saved

- **Staff recommends approval of the variance to reduce the percentage of 12-inch or larger trees saved from 20% saved to 0% saved, with a condition that the applicant make a contribution to the tree save fund as detailed above.**

The estimated tree fund contribution will be in the range of \$18,000 to \$25,000 and can be used to replace lost trees elsewhere in the City.

VARIANCES UNIQUE TO THIS SITE/APPLICATION:

Sec. 74-186 (e) - location of parking – Off-street parking shall be uniformly distributed with 25% in the front (between building and right of way), 50% percent on sides, and remaining in the rear of the building.

- **Staff recommends approval of the variance on the parking layout as presented. The size and shape of the car wash building as well as the size and shape of the existing lot make it nearly impossible to have the parking on all four sides without encroaching into required landscape buffers.**

Sec. 74-191(b) – landscaping – Buildings shall incorporate live plant materials as foundation plantings.

- **Staff recommends approval of the variance to have live plant materials as foundation plantings on one side only with a condition that the applicant provide planters with live plants, where possible on the other three sides.**