



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: October 14, 2025

Agenda Item: PC 25-012

Application Type: Development Plan

Hearing: Public, continued

Summary: Applicant is requesting review and consideration for a single-site Development Plan to include employee off-street parking, vehicular emergency exit connection, screening, landscaping, lighting, and refuse area at Crew Car Wash located at 111 Ridge Road.

Applicant: Bruce Boyer, representing Crew Car Wash

Property Address: 111 Ridge Road and 8234-37 Forest Avenue

Current Zoning: CD-4. A. General Urban (commercial)

Adjacent Zoning: North: CD-3-R1 70' One-Family (Residential)
South: CD-4. A. General Urban (commercial)
East: CD-4. A. General Urban (commercial)
West: CD-4. A. General Urban (commercial)

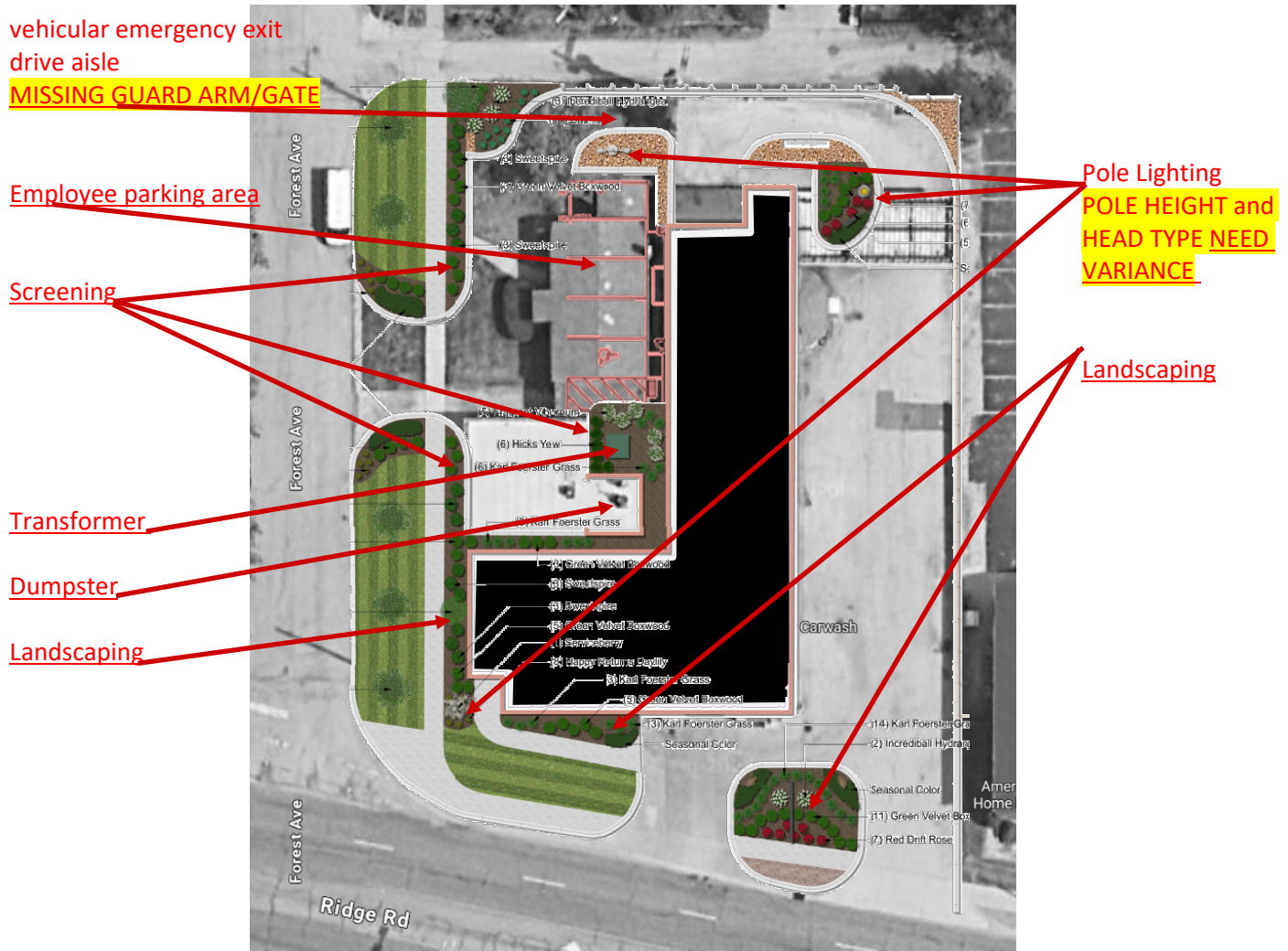
Applicant Requesting: Approval

Actions Required: Review Applicable Codes
Findings of Fact

Staff Recommendation: Open and continue Public Hearing to October 14, 2025
Approve with conditions.

Attachments: 1. Application, Exhibit A
2. Site Work Plans, Exhibit B
3. Landscape Plan, Exhibit C
4. Photometric Plan, Exhibit D
5. Lightmetric Plan, Exhibit E
6. Lighting Specs, Exhibit F

Crew Car Wash is now seeking a 1-Lot Replat/Subdivision and Development Plan approval from the Plan Commission. The 1-Lot Replat/Subdivision request would be to have all uses one lot of record by combining the following parcels: **BROADMOOR SUBDIVISION, BLOCK 4, NORTH 114.35FT OF LOTS 25 & 26** and **BROADMOOR SUBDIVISION, BLOCK 4, LOTS 27, 28, 29, and LOTS 25 & 26, excluding the north 114.35FT** into a one lot subdivision to be known as **LOT 1 of CREW CAR WASH MUNSTER**. The proposed 1-lot of record will support a Development Plan and include employee parking area, vehicular emergency exit drive aisle, screening, landscaping, lighting, and dumpster relocation on the 0.52 acre single-site for Crew Car Wash.



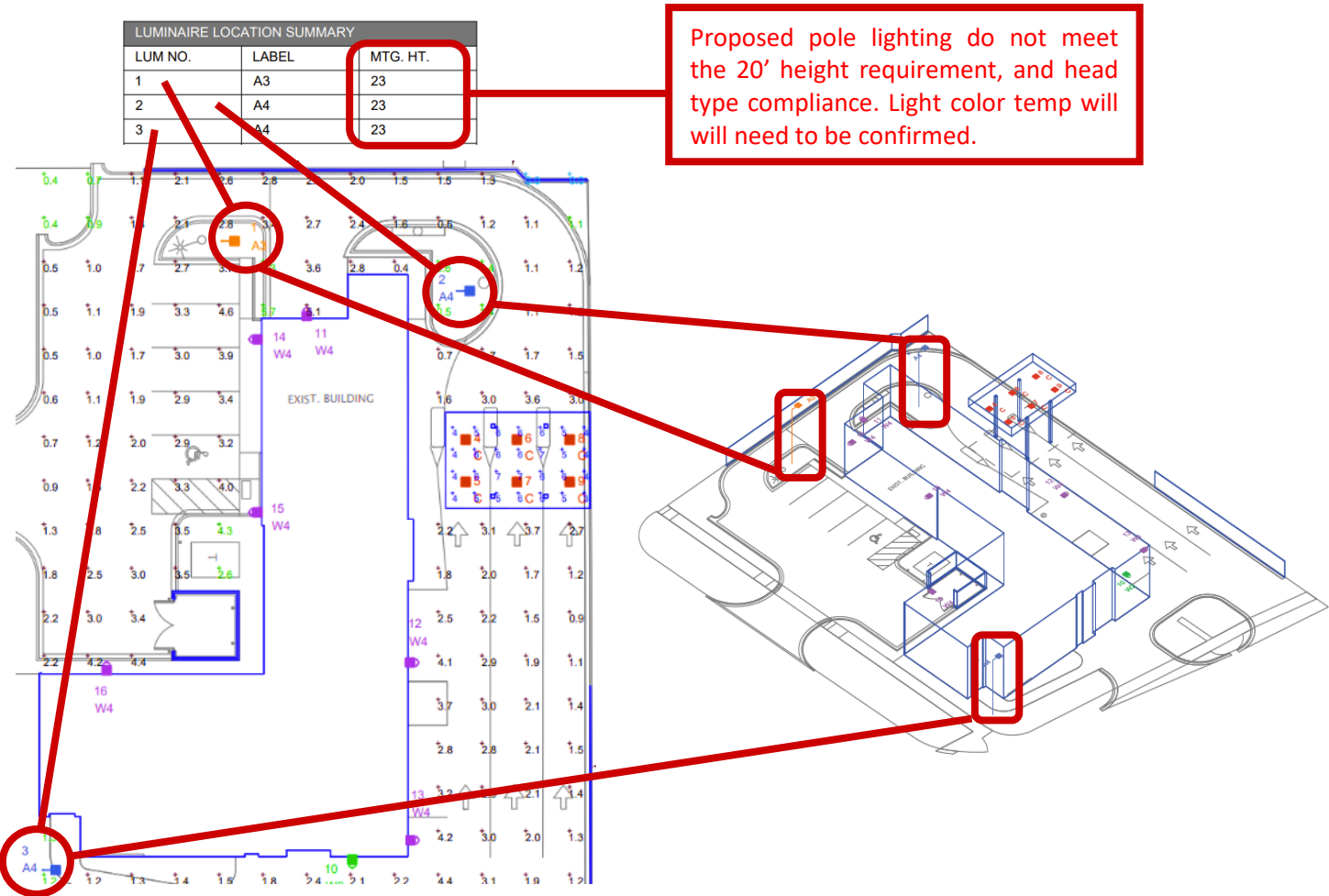
If the proposed 1-lot subdivision is approved and recorded, then the previously granted off-site dumpster variance would no longer be necessary because the proposed dumpster would comply with the zoning code requirement of dumpsters must be located on the same lot as the primary structure. In addition, all other Development Plan Standards must comply with the Character Based Zoning Code or as granted by the BZA Development Standards Variances.

Including:

- Reduced landscape standards in the first lot layer.
- One parking space per wash rack.
- Screening of utilities and parking.
- Enclosed dumpster made of the same material as the primary structure.
- Six wall-light fixtures are 3000K fully shielded and cut-off, per the manufacturer specs provided.

Additional information requested for the proposed pole lights was submitted and it does not comply with the town lighting standards. Manufacturer specs for the pole lights will need to comply with the Character Based Zoning Code or secure a BZA Variance approval.

Proposed Lighting Review:



OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

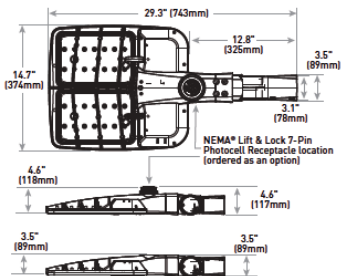
Limited Warranty: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

* See <http://cree.com/lighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQ-M-C-4L-30K7-2M-UL-NM-BK

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 26.

CHARACTER BASED ZONING CODE**Applicable Lighting Standard:**

- Lighting Standard Pole Heights
- Lighting Head Types
- 3000K color temp
- 0fc at CD-3 R property line

2. Lighting Standards or Poles.

- Lighting standards shall comply with **Table 26-6.405.Q-1 (Private Lighting Types)**.
- A lighting standard shall be of a height and design consistent with the surrounding area Buildings but in no event higher than twenty feet (20').

TABLE 26-6.26-6.405.Q-1 PRIVATE LIGHTING TYPES

LIGHTING TYPE	CD-3	CD-3 R.1	CD-3 R.2	CD-3 R.3	CD-4 R.4	CD-4.A, CD-4.B
HEAD/LUMINAIRE TYPES						
Cobra Head	NP	NR	NR	NR	NR	NP
Off-Road Head	NP	NR	NR	NR	NR	NP
Colonial Head	P	NR	NR	NR	NR	P
Coach Head	P	NR	NR	NR	NR	P
Acorn Head	P	NR	NR	NR	NR	P

TABLE 26-6.405.Q-2 (PRIVATE LIGHTING STANDARDS)

District	Min/Max Lighting Level at Property and Frontage Lines (in foot-candles)
CD-3, CD-3.R1, CD-3.R2, CD-3.R3	0 fc @ property line Adjacent to CD-3, CD-3.R1, CD-3.R2, CD-3.R3 Otherwise, 0-1.0 fc
CD-4.R4, CD-4.A & CD-4.B, CD-5 & SD-M	0 fc @ property line Adjacent to CD-3, CD-3.R1, CD-3.R2, CD-3.R3 Otherwise, 1.0-2.0 fc
SD-PUD	Per PUD Approved Standards

- Color temperature of lighting shall not exceed 3000K.

4. Lighting Fixtures.

Lighting fixtures must be full cut off or fully shielded and directed down.

DEVELOPMENT PLAN CODE:

In reviewing, recommending, and taking action on a Development Plan/Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- Public services.
 - The proposed Development shall not pose an undue burden on police or fire services.
 - If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - Streets internal to a Development may be dedicated or private, depending on their design and function.
- Supplemental Development Standards.

Without limitation to Sections 26-6.804. G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

 - The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
 - The Supplemental Development Standards of Section 26-6.604 (Sewage).
 - The Supplemental Development Standards of Section 26-6.605 (Utilities).
The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
 - The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
 - The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

SECTION 26-6.804. G. 5. Applicability; Types of Site Plans. (MZC pg. 382)

- a. In all Zoning Districts other than Districts CD-3, CD-3.R1, CD-3.R2, and CD-3.R3, Site Plan approval from either the Plan Commission or the Zoning Administrator, as applicable under paragraph i or ii below, must be obtained:
- i. from the Plan Commission prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, Substantially Modified, or occur:
 - I. a Structure other than a Single-Family Detached Dwelling or Two-Family Detached Dwelling;
 - II. a Parking Area or Parking Lot;
 - V. any Use of vacant land;
 - VIII. a change in Use that will affect the characteristics or impact to the site or the Town with respect to traffic, access, drainage, utilities, or Town services, as determined by the Planning Director;
 - IX. Facade improvements for which a Building Permit is required and which affect greater than fifty percent (50%) of any street-facing Facade, excluding Ordinary Maintenance and Repair;
 - ii. from the Zoning Administrator prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, modified, or occur:
 - I. any change of Use of any part of an existing Building other than a change of Use described in Section 26-6.804.G.5.a.i.; or
 - II. any Alteration or modification to a parcel of land, such as changes to parking layout, Driveways, landscaped areas, Screening, Wall, or fences, or public walkways other than those described in Sections 26-6.804.G.5.a.i.; or
 - III. any modification to a Building or other Structure other than Ordinary Maintenance or Repair or a Substantial Modification.

STAFF FINDINGS AND RECOMMENDATION:

Staff finds the applicant and interested parties have submitted a complete application, including limited power of attorney affidavit, as well as fulfilling the Public Notice Requirements. However, staff finds the proposed pole lights do not comply with the Town's lighting standards. Also, staff have not identified a guard arm/gate for the proposed emergency exit as previously recommended by the plan commission.

MOTION:

Plan Commission may consider the following motion:

Motion to APPROVE PC 25-012 Crew Car Wash Development Plan with the condition that all lighting specs comply with the Town's standards and that a guard/gate arm be installed at the proposed emergency exit drive aisle, including all discussion and findings.