



PUP2021-00019

Green Clean Auto Wash, LLC

Staff Report for Board of Supervisors Public Hearing
Prepared September 28, 2021

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.

I. PUBLIC HEARINGS:

Planning Commission:	September 9, 2021	Recommended for Approval
Board of Supervisors:	October 12, 2021	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	Allow operation of a carwash
Existing Zoning:	B-2 Business District
Total Acreage:	.91 acres
Proposed Use:	Car wash
Location:	North line of W. Broad Street (U.S. Route 250) approximately 140' east of Old Springfield Road
Magisterial District:	Brookland
Comprehensive Plan Recommendations:	Commercial Arterial (CA)
Parcel No.:	755-757-9394
Zoning of Surrounding Properties:	North: B-3C Business District (Conditional) South: R-6C General Residence District (Conditional) East: B-2 Business District West: B-2 Business District

III. SUMMARY OF STAFF REPORT:

This is a request to allow the operation of a carwash on an outparcel of the Lowe's Plaza Shopping Center. The .91-acre subject property is zoned B-2 Business District and approval of a Provisional Use Permit (PUP) is required to operate a carwash in the B-2 District. The property is located on the north line of West Broad Street, approximately 140' east of Old Springfield Road. Surrounding properties to the west and east are zoned B-2, while the property to the north is zoned B-3C Business District (Conditional). To the south, on the southern side of West Broad Street, is a multi-family development zoned R-6C.

The 2026 Comprehensive Plan recommends Commercial Arterial for the subject property. This request is generally consistent with this designation. Staff notes the site's size and limited access may present challenges for this development. The recommended conditions in Section IV of this staff report include language to help mitigate potential impacts on vehicle queuing and noise. With the recommended conditions, staff supports this request.

This request was recommended for approval by the Planning Commission at their September 9, 2021 public hearing but asked the applicant to provide more detail and articulation of the rear elevation facing the shopping center. The attached elevations were provided by the applicant in response to these comments.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site is a .91-acre outparcel of the Lowe's Plaza Shopping Center and is located on West Broad Street, approximately 140' east of Old Springfield Road. The property is zoned B-2 Business District and was most recently used as a Pizza Hut. The applicant has indicated the existing building would be removed if the site is redeveloped as proposed with this request.

Adjacent properties to the east and west are zoned B-2 and consist of a retail strip center and Virginia Credit Union, respectively. Both properties are outparcels of the Lowe's Plaza Shopping Center. The subject property is bounded on the north by the shopping center drive aisle, which provides the only access to the site, followed by Lowe's and its associated parking lot, zoned B-3C Business District (Conditional). To the south across West Broad Street is the Broadmoor multi-family development, zoned R-6C General Residence District (Conditional).

The applicant is requesting a provisional use permit (PUP) to allow a carwash on the property. Recent changes to the Zoning Ordinance now allow carwashes in the B-2 District as a primary use with an approval of a PUP granted by the Board of Supervisors. The Comprehensive Plan designates the subject property, and surrounding properties to the north of West Broad Street, as Commercial Arterial. Characteristics of this designation include retail sales and service establishments, and concentrations of retail/commercial uses in well-designed centers. The relatively intense retail and service uses on adjacent properties is consistent with this designation. The proposed use could be appropriate in this location based on the Comprehensive Plan designation and would be consistent with the character of the surrounding properties.

While the proposed use could be appropriate, the size of the property may present challenges and limitations in terms of layout and potential impacts on neighboring properties, such as noise and traffic because of the queuing. The applicant has provided elevations and a site layout, but the elevations do not include the vacuum stations proposed with the parking stalls. The vacuums stations used for other Green Clean car washes are typically bright green and extend several feet beyond the height of a car and are therefore highly visible. As an example, attached

are elevations accepted with REZ2020-00022 for a Green Clean carwash at E. Parham and Brook Roads. To soften the appearance of the vacuum equipment, staff is recommending Condition #14 to provide landscaping along the northern and southern property lines. To specifically address and prevent queuing in the adjacent drive aisle that serves other tenants in the Lowe's shopping center, staff is recommending Condition #13, which involves temporarily closing the carwash if queuing extends off the property and into the shared drive aisle.

This request is consistent with the 2026 Comprehensive Plan's designation and properly regulated, would be compatible with surrounding commercial uses. The conditions are based on recently submitted carwash rezoning requests and would address the points raised above. Therefore, staff supports this request subject to the following recommended conditions:

1. This permit shall apply to the operation of a carwash located on parcel 755-757-9394.
2. Concept Plan. Development of a carwash shall be in general conformance with the conceptual plan entitled "Green Clean – 9486 W Broad Street, Concept Layout for Rezoning", dated April 27, 2021, prepared by Kimley-Horn unless otherwise requested and specifically approved at the time of Plan of Development.
3. Elevations. A carwash on the Property shall be developed in general conformance with the elevations entitled "Green Clean Auto Wash", dated September 27, 2021, prepared by SBA Studios Architectural Design, unless otherwise requested and specifically approved at the time of Plan of Development.
4. Exterior Materials. The siding material used on a carwash building shall be one or more of the following materials (above finished grade and exclusive of trim): brick, brick veneer, glass, stone, stone veneer, split face block, cementitious siding, composite-type siding, engineered wood (e.g. LP Smartside), architectural-grade metal panels, textured concrete tilt-up panels, tile, concrete tile and concrete masonry units, unless different architectural treatment and/or materials are specifically approved, at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished concrete block, or industrial-grade metal, unless otherwise specifically approved at the time of Plan of Development.
5. Hours of Operation. Hours of operation of any carwash and associated vacuums shall be limited to 7 am and 9 pm, Sunday through Saturday.
6. Outside speakers. Any outside speakers and/or sound system shall comply with the following standards:
 - a. Sounds systems shall be equipped with controls that permit full and complete volume control;
 - b. Sound (s) emitted from the system shall not be audible beyond the property lines of the development;
 - c. Outside speakers and/or sound system shall not be used for the purpose of music.
7. Dumpster Service. No dumpster service shall take place between the hours of 10:00 pm and 7:00 am.

8. Vacuums and Mechanical Equipment. All vacuums and other mechanical equipment shall be screened from view of adjacent properties. Vacuums and associated mechanical equipment shall be no less than 10' from adjacent properties.
9. West Broad Access Prohibition. There shall be no direct access to West Broad Street from the property which is the subject of this request.
10. Sidewalks. Internal walkways shall connect to sidewalks along the northern line of West Broad Street.
11. Lighting. Parking lot lighting fixtures shall not exceed eighteen (18) feet in height as measured from the ground at the base of the lighting standard. Parking lot lighting shall be produced from concealed source style fixtures and shall be directed in a way to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited. Parking lot lighting shall be reduced or turned off after business hours with the exception of minimum lighting requirements for security purposes. Pedestrian-scale lighting shall be provided along West Broad Street, as approved at the time of Plan of Development.
12. Accessory Structures. Any accessory structure, including dumpster enclosures, shall be constructed of brick or similar masonry material unless otherwise approved at the time of Plan of Development.
13. Traffic. The operator of the car wash will close access to the Property if vehicular queuing extends off of the Property onto the shopping center's shared access drive. Access will be reopened as the queue diminishes and vehicles are no longer queued in the shared access drive.
14. Landscaping/Buffers. A minimum of a ten (10) foot wide landscape buffer shall be provided along the property's northern boundary and southern boundary (along W. Broad Street) which shall meet the Transitional Buffer 10 standards of the Henrico County Zoning Ordinance (Section 24-5310), unless otherwise approved at time of Plan of Development. In calculating the total planting requirements within the buffer, the total length of buffer shall exclude the width of all crossing access entrances and easements.

The Planning Commission recommended approval of this request at its September 9, 2021 meeting but asked the applicant to provide more detail and articulation of the rear elevation facing the shopping center. In response, the applicant has provided the elevations dated September 27, 2021 and contained herein, showing a window above the service doors on the Exit Elevation.

V. COMPREHENSIVE PLAN ANALYSIS:

Land Use Plan Recommendation:

The 2026 Comprehensive Plan recommends Commercial Arterial. This request is generally consistent with this designation; however, the size of the site in relation to the proposed use means careful attention will need to be paid to ensure all potential negative impacts are properly mitigated.

Vision, Goal, Objectives, and Policies:

This request is consistent with the following Goals, Objectives and Policies of the 2026 Comprehensive Plan:

- Economic Objective 5: The County will promote reinvestment in older neighborhoods to meet the needs for retail services and employment in local areas.
- Infrastructure/Service Provision and Growth Coordination Objective 6: The County will encourage the sensitive infill development of vacant or underutilized parcels in more developed areas of the county or more efficiently utilize existing public facilities.
- Land Use and Community Character Objective 30: The County will minimize disruption and conflict among established residential, commercial and industrial uses and new uses.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Traffic Engineering has no objections to this request.

Drainage:

All proposed improvements must comply with all applicable Public Works plan of development requirements. The site must comply with applicable stormwater quality and quantity requirements if land disturbance is greater than 2,500 SF. The site is located within 50/10 detention area and must comply with applicable regulations if land disturbance will be greater than 2500 SF. VDOT will determine if any road improvements are required along West Broad Street (Rt. 250)

Public Utilities:

The property is under agreement and currently served with water and sewer.

Department of Community Revitalization:

Department of Community Revitalization has no comments.

Schools:

PUP2021-00019 does not involve the addition of any residential housing thus it does not have any educational impacts.

Division of Fire:

No comments

Division of Police:

The applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the county for review.

Recreation and Parks:

No park or recreation facilities, historical, or archaeological impact.

Libraries:

No comments

Topography and Land Characteristics Adaptability:

The size of the site and proposed use present challenges for mitigating potential negative impacts on adjacent properties.

LOWES PARKING LOT

KROGER PARKING LOT

PRIVATE STREET

INGRESS ENTRANCE

INGRESS/EGRESS ENTRANCE

EXISTING PROPERTY LINE

VIRGINIA CREDIT UNION

MAINTAIN EXISTING CURB LINE (6 FT LANDSCAPE STRIP)

PROPOSED SIGN LOCATION

OLD SPRINGFIELD ROAD

25 FT BUILDING SETBACK

10 FT LANDSCAPE SETBACK

W. BROAD STREET
(U.S. ROUTE 250)
150' RIGHT OF WAY

30'

30.0'

18.0'

30.0'

18.0'

46.2'

RE-USE EXISTING DUMPSTER ENCLOSURE

MAINTAIN EXISTING LANDSCAPE ISLAND AND FIRE HYDRANT

MAINTAIN EXISTING CURB LINE (6 FT LANDSCAPE STRIP)

STRIP RETAIL

TURN AROUND SPACE

LOWES PYLON SIGN TO REMAIN

[illegible]



Rear Elevation
Scale: 3/16" = 1'-0"



Entry Elevation
Scale: 3/16" = 1'-0"



Front Elevation
Scale: 3/16" = 1'-0"



Exit Elevation
Scale: 3/16" = 1'-0"

Green Clean Auto Wash



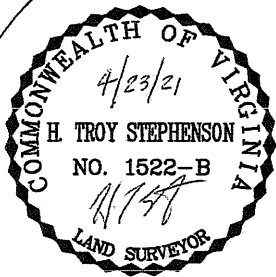
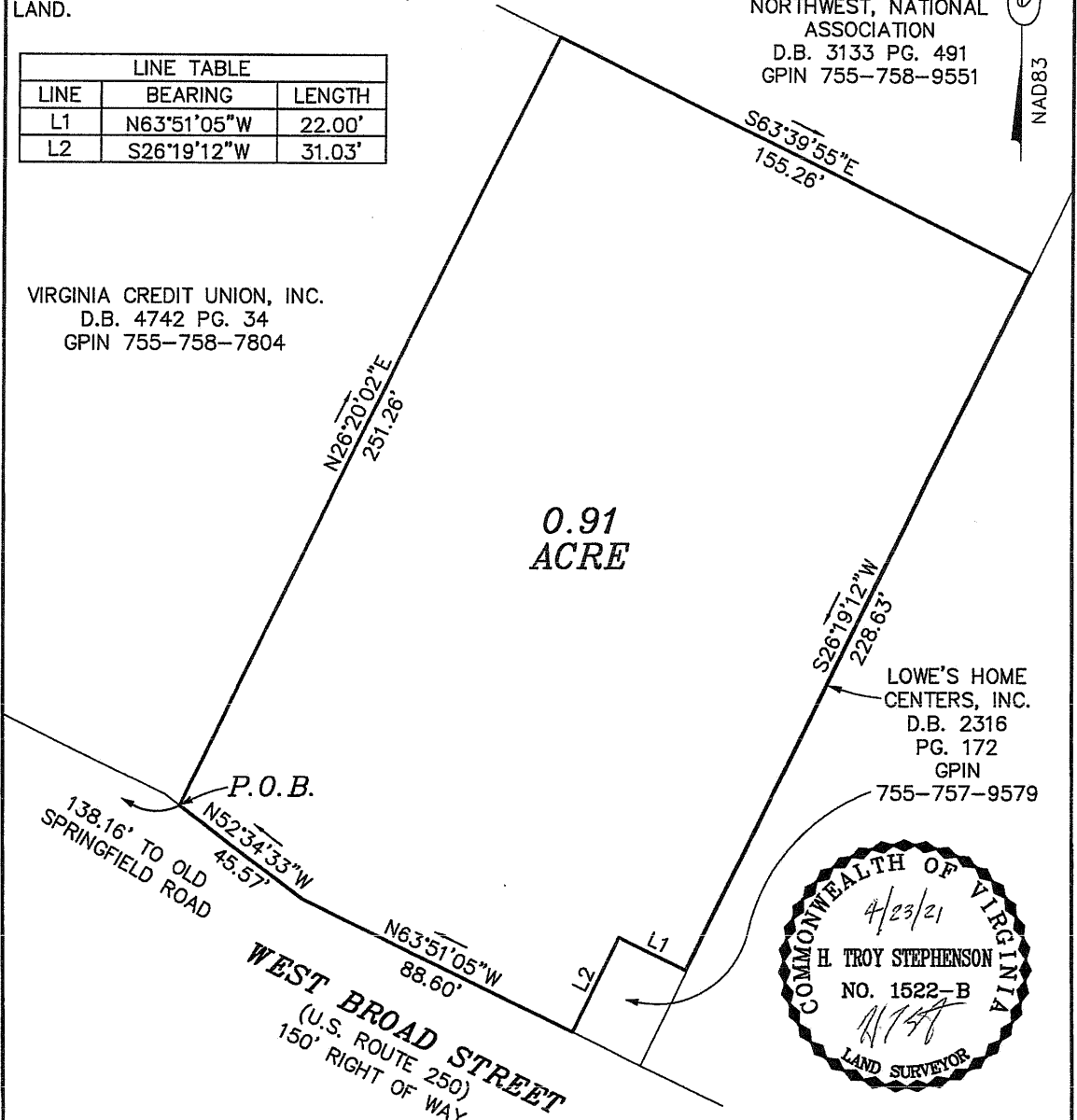
LEGAL DESCRIPTION

BEGINNING AT A THE TRUE POINT OF BEGINNING ON THE NORTH LINE OF WEST BROAD STREET (MARKED P.O.B); SAID POINT BEING 138.16' EAST OF OLD SPRINGFIELD ROAD; THENCE LEAVING THE NORTH LINE OF WEST BROAD STREET N 26°20'02" E, 251.26' TO A POINT; THENCE S 63°39'55" E, 155.26' TO A POINT; THENCE S 26°19'12" W, 228.63' TO A POINT; THENCE N 63°51'05" W, 22.00' TO A POINT; THENCE S 26°19'12" W, 31.03' TO A POINT ON THE NORTH LINE OF WEST BROAD STREET; THENCE ALONG THE NORTH LINE OF WEST BROAD STREET THE FOLLOWING TWO COURSES: N 63°51'05" W, 88.60' TO A POINT; THENCE N 52°34'33" W, 45.57' TO THE TRUE POINT OF BEGINNING (MARKED P.O.B.). CONTAINING 0.91 ACRE OF LAND.

WELLS FARGO BANK
NORTHWEST, NATIONAL
ASSOCIATION
D.B. 3133 PG. 491
GPIN 755-758-9551

LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°51'05"W	22.00'
L2	S26°19'12"W	31.03'

VIRGINIA CREDIT UNION, INC.
D.B. 4742 PG. 34
GPIN 755-758-7804



NOTES

- 1.) OWNERSHIP AND REFERENCES:
2M2U DEVELOPMENT, LLC
D.B. 3767 PG. 636
GPIN 755-757-9394
- 2.) THIS SURVEY WAS COMPILED FROM RECORDS.
NO FIELD WORK WAS DONE IN CONJUNCTION
WITH THIS PLAT.

COMPILED PLAT
SHOWING 0.91 ACRES
OF LAND LYING ON
THE NORTH LINE OF
WEST BROAD STREET
BROOKLAND DISTRICT
HENRICO COUNTY, VIRGINIA

JENNINGSTEPHENSON, P.C.

10160 STAPLES MILL ROAD
GLEN ALLEN, VA 23060
PHONE (804) 545-6235
FAX (804) 545-6239

LAND SURVEYORS
& PLANNERS



DATE: APRIL 23, 2021	SCALE: 1" = 40'
	J.N.: 21-576
DRAWN BY: HTS	CHECK BY: HTS

NOTES

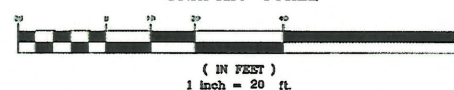
- OWNERSHIP:
2M2U DEVELOPMENT, LLC
D.B. 3767 PG. 636
P.B. 118 PG. 72
GPIN: 755-757-8384
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A
TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. EV21-853 (5168-026)
EFFECTIVE DATE FEBRUARY 9, 2021 AT 8:00 A.M.
- EXCEPTIONS OF SCHEDULE B-SECTION II OF THE ABOVE
REFERENCED TITLE COMMITMENT:
1.) NOT ADDRESSED
2.) SHOWN HEREON
3.) NOT ADDRESSED
4.) NOT ADDRESSED
5.) NOT ADDRESSED
6.) NOT ADDRESSED
7.) NOT ADDRESSED
8.) NOT ADDRESSED
9.) NOT ADDRESSED
10.) EASEMENTS, COVENANTS AND RESTRICTIONS IN D.B. 2340 PG. 657, D.B. 2545 PG. 1736, D.B. 2545 PG. 1739, D.B. 2575 PG. 2762 & D.B. 3236 PG. 1849 - PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY, 31' CROSS ACCESS DRIVE EASEMENT SHOWN HEREON
11.) RESTRICTIVE COVENANTS IN D.B. 3642 PG. 1816 - PERTAINS TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
12.) WATER AGREEMENT IN D.B. 2330 PG. 741 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
13.) SEWER AGREEMENT IN D.B. 2330 PG. 750 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
14.) 16' UTILITY EASEMENT IN D.B. 2330 PG. 230 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
15.) 16' UTILITY EASEMENT IN D.B. 2370 PG. 1864 - SHOWN HEREON
16.) 16' UTILITY EASEMENT IN D.B. 2370 PG. 1874 - SHOWN HEREON
17.) VARIABLE WIDTH VEPCO EASEMENT IN D.B. 3786 PG. 103 - SHOWN HEREON
18.) a. VEPCO POLE LINE EASEMENT IN D.B. 2478 PG. 497 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
b. VEPCO POLE LINE EASEMENT IN D.B. 2488 PG. 6 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
c. VEPCO EASEMENT IN D.B. 2330 PG. 1023 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
d. VEPCO EASEMENT IN D.B. 2330 PG. 1974 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
e. VEPCO EASEMENT IN D.B. 2342 PG. 312 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
f. VEPCO EASEMENT IN D.B. 2342 PG. 325 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
g. VEPCO EASEMENT IN D.B. 2602 PG. 2486 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
h. CAP TELEPHONE EASEMENT IN D.B. 2315 PG. 1578 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
i. BELL ATLANTIC-VIRGINIA EASEMENT IN D.B. 2607 PG. 559 - SHOWN HEREON
j. EASEMENTS IN D.B. 2302 PG. 2011 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
k. EASEMENTS AND CONDITIONS IN D.B. 2316 PG. 176 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
l. CROSS ACCESS EASEMENT IN D.B. 2575 PG. 2736 - SHOWN HEREON
m. UTILITY EASEMENT IN D.B. 2353 PG. 216 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
n. UTILITY EASEMENT IN D.B. 2628 PG. 2446 - SHOWN HEREON
o. EASEMENTS IN D.B. 2575 PG. 2742 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
p. WATER AGREEMENT IN D.B. 2311 PG. 289 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
q. SEWER AGREEMENT IN D.B. 2311 PG. 297 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
r. WATER AGREEMENT IN D.B. 2574 PG. 2319 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
s. SEWER AGREEMENT IN D.B. 2574 PG. 2330 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
t. DRAINAGE EASEMENT IN D.B. 2575 PG. 2756 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
u. DEDICATION IN D.B. 2370 PG. 1883 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
v. DEDICATION IN D.B. 2370 PG. 1893 - DOES NOT PERTAIN TO THE SUBJECT PROPERTY
w. DECLARATION OF COVENANTS IN D.B. 2565 PG. 463 - MAY PERTAIN TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
- THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51087C0045C, EFFECTIVE DATE DECEMBER 18, 2007.
- DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. VERTICAL: NAVD 88 DATUM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,9,13 AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 11, 2021.

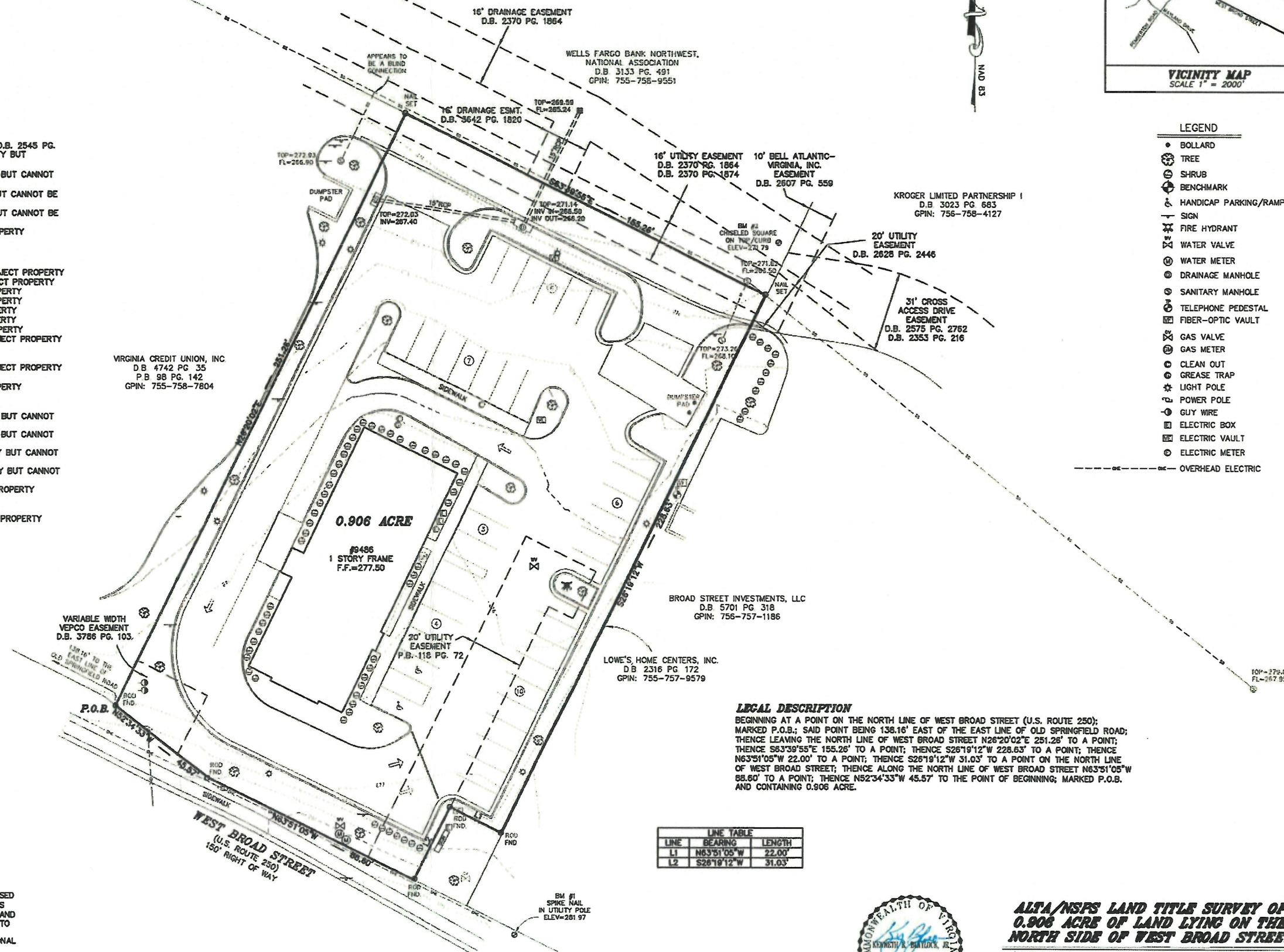
KENNETH R. BLAYLOCK, JR., L.S.
LIC. NO. 2833

DATE

GRAPHIC SCALE



PUP2021-00019



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF WEST BROAD STREET (U.S. ROUTE 250); MARKED P.O.B.; SAID POINT BEING 138.16' EAST OF THE EAST LINE OF OLD SPRINGFIELD ROAD; THENCE LEAVING THE NORTH LINE OF WEST BROAD STREET N26°20'02"E 251.26' TO A POINT; THENCE S83°39'55"E 155.26' TO A POINT; THENCE S26°19'12"W 228.63' TO A POINT; THENCE N63°51'05"W 22.00' TO A POINT; THENCE S26°19'12"W 31.03' TO A POINT ON THE NORTH LINE OF WEST BROAD STREET; THENCE ALONG THE NORTH LINE OF WEST BROAD STREET N63°51'05"W 88.60' TO A POINT; THENCE N52°34'33"W 45.57' TO THE POINT OF BEGINNING; MARKED P.O.B. AND CONTAINING 0.906 ACRE.

LINE	BEARING	LENGTH
L1	N63°51'05"W	22.00'
L2	S26°19'12"W	31.03'



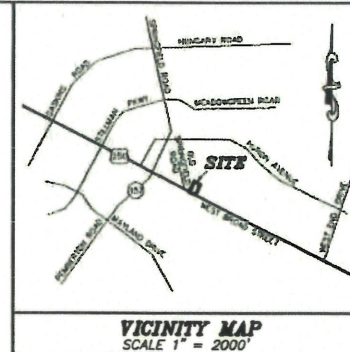
**ALTA/NSPS LAND TITLE SURVEY OF
0.906 ACRE OF LAND LYING ON THE
NORTH SIDE OF WEST BROAD STREET**

BROOKLAND DISTRICT * HENRICO COUNTY, VIRGINIA

DATE: MAY 11, 2021 SCALE: 1" = 20'

JENNINGSSTEPHENSON P.C.
10150 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
FAX - 804-545-6259
J.N. 21-576

LAND SURVEYORS
& PLANNERS



LEGEND

- BOLLARD
- TREE
- SHRUB
- BENCHMARK
- HANDICAP PARKING/RAMP
- SIGN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- TELEPHONE PEDESTAL
- FIBER-OPTIC VAULT
- GAS VALVE
- GAS METER
- CLEAN OUT
- GREASE TRAP
- LIGHT POLE
- POWER POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC VAULT
- ELECTRIC METER
- OVERHEAD ELECTRIC

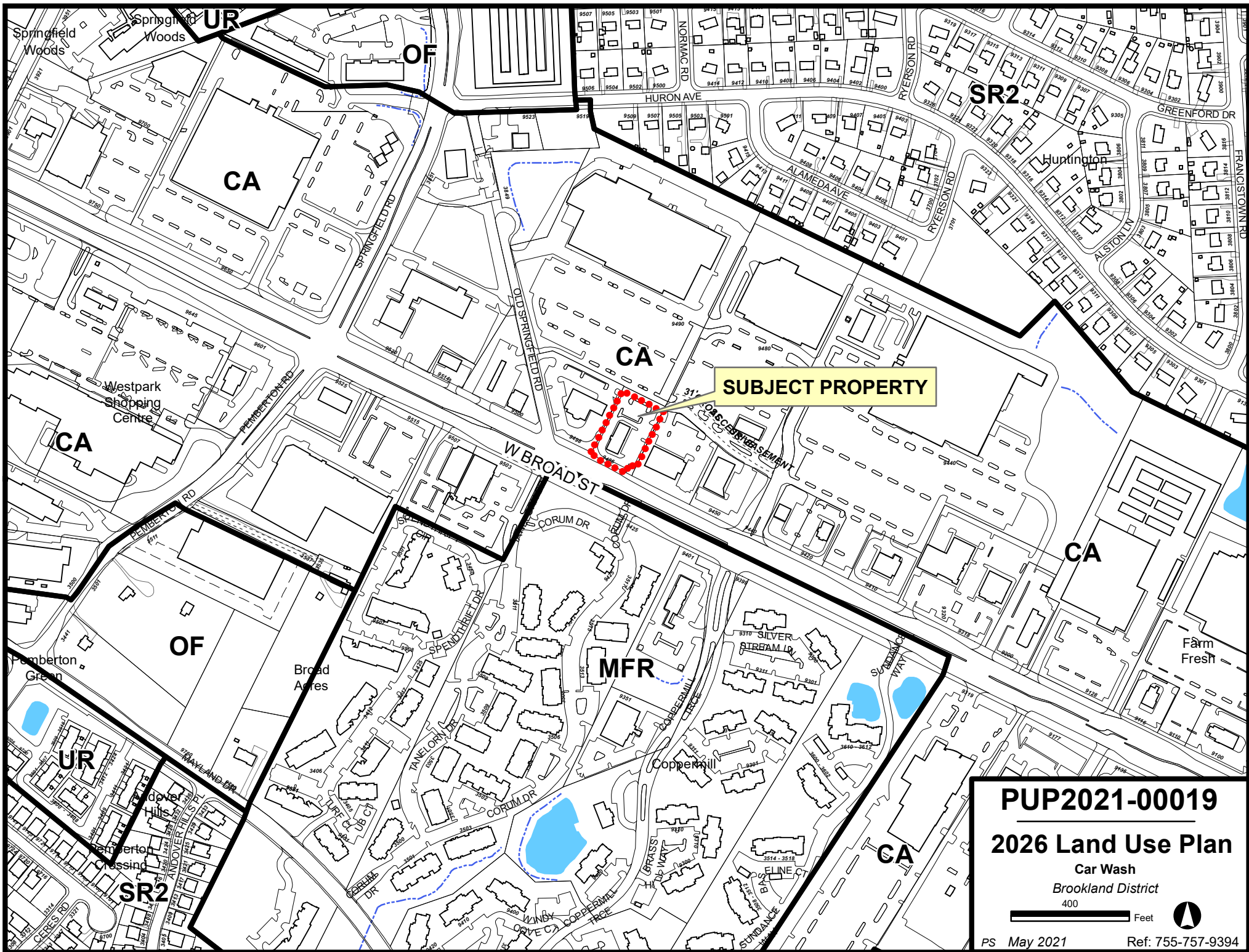


Green Clean auto-wash
Concept Building

Style 1
Elevation One 03.11.2020

Example from
REZ2020-00022

WAVY
DESIGN



PUP2021-00019

2026 Land Use Plan

Car Wash

Brookland District

400

Feet



PS May 2021

Ref: 755-757-9394