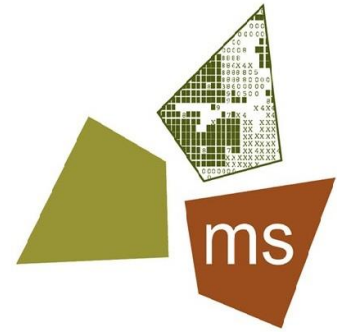


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## Memorandum

Building Materials for Hutton Car Wash

June 2, 2021

Section 305.A.3 of the Zoning Ordinance provides limitations to the building materials within the PEDD. The section reads:

“Construction Materials: No building shall be erected in any commercial district whether main or access or which has any part of its exposed exterior wall surface composed of concrete block or cinder block except as herein set forth. Exposed exterior surfaces on any such building shall be composed of the following materials only, unless additional materials are reviewed and approved by the Borough’s Planning Commission to be of equal or superior quality and aesthetic character when used under the circumstances proposed. Brick, stone, glass, marble, wood (only as approved by the Planning Commission), metal (only as approved by the Planning Commission) and architecturally faced concrete block (only as approved by the Planning Commission).

The PEDD includes all of Northpointe Circle (4 office building, bank, restaurant, retail, and Bruesters), the Enclave at Highpointe, the Borough Building and adjacent office building, and the original townhomes on Mossie Loop, Brookside Court, and Stoney Creek Court. With the exception of the townhomes, all of the other developments have been constructed under the construction material guidelines described previously. With that being stated, the Planning Commission needs to be aware of building materials previously approved for use in the PEDD.

Office Buildings in Northpointe:	Primarily Brick
Bruesters Ice Cream	Split Faced Block
First Commonwealth Bank	Brick
Northpointe Retail	Primarily Brick with stucco, wood or other type material above doors
Big Spring Spirits	Stucco and wood
The G.O.A.T Sports Bar	Potentially brick and stone
Enclave Retail	Numerous materials including brick, CMU, EIFS, Limestone, Metal Siding

Photographs or the architectural plans for the buildings previously approved are attached for review. At this point, we would consider the materials previously approved as deemed equal or superior quality by the Planning Commission.

The Hutton Car Wash has submitted materials that need approval from the Planning Commission before final plan approval. The Hutton plans include painted Hardie Board, smooth faced concrete block, stucco, and metal siding. The majority of the building is the smooth faced concrete block.

Lastly, the Zoning Ordinance does not limit color scheme by any property owner. The Planning Commission may request changes in color scheme but cannot deny any application based on color scheme.

- |           |                                 |
|-----------|---------------------------------|
| Photo 1   | Bruesters                       |
| Photo 2   | Northpointe Retail              |
| Photo 3   | Northpointe Retail              |
| Photo 4   | Northpointe Retail              |
| Photo 5   | Northpointe Retail              |
| Photo 6   | Northpointe Bank                |
| Photo 7   | Northpointe Office Building     |
|           |                                 |
| Drawing A | Enclave at Highpointe Retail    |
| Drawing B | Enclave at Highpointe Bank      |
| Drawing C | Proposed Car Wash Architectural |

Photo #1

BRU<sup>STERS</sup>'S

MADE FRESH DAILY

CAKES & PIES



BRU<sup>STERS</sup>'S



Photo # 2



Photo #

**MOSES**  
JEWELERS

**OIL & VINEGAR**  
FOR FOOD LOVERS

MOSES JEWELERS  
FINE JEWELRY & GEMS

ONE

MOSES JEWELERS  
FINE JEWELRY & GEMS

MOSES JEWELERS  
FINE JEWELRY & GEMS

MOSES JEWELERS  
FINE JEWELRY & GEMS

MOSES JEWELERS  
FINE JEWELRY & GEMS

MOSES JEWELERS  
FINE JEWELRY & GEMS



Photo #4



SEVEN FIELDS



Bistro



Photo # 5



**THE G.O.A.T.**  
SPORTS BAR  
*By Big Spring Sports*

COCKTAILS

OPEN

Photo # 6





Photo #7



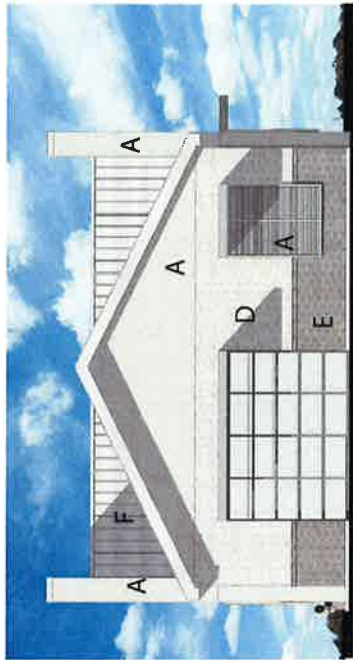


Dwg B

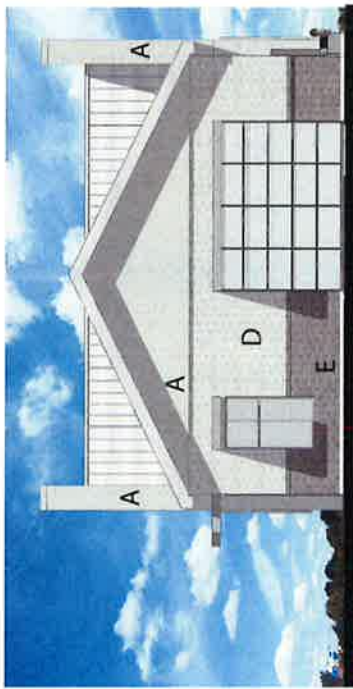
PRESENTATION ELEVATIONS



# ModWash CarWash



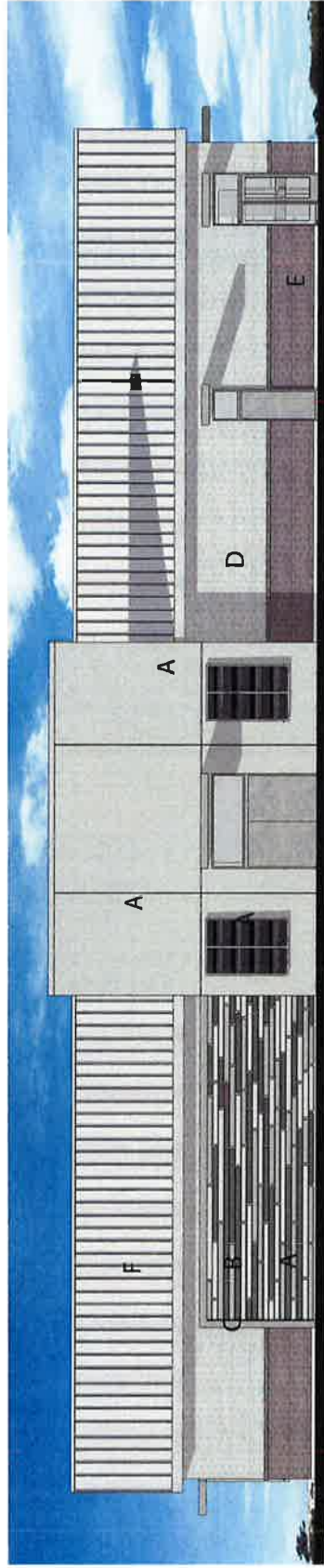
EXIT ELEVATION



ENTRY ELEVATION



TUNNEL ELEVATION



VACUUM ELEVATION