

**City of Commerce City
Community Development
7887 E. 60th Ave.
Commerce City, CO 80022**

Re: Spotless Brand Carwash at Settler's Crossing Filing No. 4, Lot 2 – Use By Permit
Project Narrative

To Whom it May Concern,

K2 Civil Consultants is pleased to submit this project narrative on behalf of Spotless Brands, who is the developer of the proposed project.

Project Narrative

The project site is located in the Southwest Quarter of Section 15, Township 2 South, Range 66 West of the 6th Principal Meridian, City of Commerce City, County of Adams, State of Colorado at Settler's Crossing Filing No.4, Lot 2. The proposed site is bounded by Tower Rd. to the west, a private drive to the east, vacant commercial Lot 1 to the North and vacant commercial Lot 3 to the South. The project site is currently a vacant commercial lot.

The proposed development includes an approximately 11,269 square-foot Cobblestone Auto-Spa that includes a tunnel carwash and two dry belt vehicle detailing lanes. The development also includes the associated self-service vacuum stalls, drives, parking, sidewalk, landscaping, and utilities. The proposed carwash building will be on the west side of the site (adjacent to Tower Road) and the self service vacuum stalls and other parking stalls will be at the center of the site. The entrance to the site is on the east side of the site (coming off of the private drive) and the drive aisles circle the site to allow for adequate circulation. There is a 20' building setback on the west side of the site, a 10' landscape buffer to the north, and an 8' landscape buffer to the south.

The anticipated number of employees for the proposed carwash is 25. The proposed hours of operation are Mon – Sun 7am to 7pm. There are 31 total parking spaces (7 regular spaces, 22 vacuum spaces, 1 handicap space, and 1 van accessible handicap space) provided.

The proposed car wash will utilize water recycling. Typically, Spotless Brand carwashes reclaim 30% of the total water of each wash. On Average, these car washes use 20

gallons of water total per car. So, of those 20 gallons, 6 of those gallons are reclaimed, and the remaining 14 gallons are fresh / new water. The speed of the conveyor is the determining factor in how much water can be recycled and the Spotless brand carwash has refined the speed of the conveyor to be as efficient as possible with recycled water while still obtaining required wash quality. The system typically used for this process is "Sonny's Reclaim System", and they have been used all over the country.

The proposed car wash will not result in a substantial or undue adverse effects on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, either as they presently exist or as they may exist in the future as a result of the implementation of provisions and policies of the 2045 comprehensive plan, the land development code, or any other plan, program, or ordinance adopted by Commerce City. The project meets the goals, objectives, and character area and framework maps within the 2045 Comprehensive Plan which indicates the site should be used for Northern Range Community Commercial. This is defined as smaller-scale, local serving commercial uses that should aim to positively contribute to the visual appeal of the surrounding corridor.

The characteristics of the site are suitable for the car wash use considering size, shape, location, topography, existence of improvements and natural features. The construction activities required for the proposed use are the construction of the proposed car wash building, installation of self-service vacuum stalls, drives, parking, sidewalk, landscaping, utilities, and grading of the site. The proposed use is a carwash which will generate a small amount of noise but won't produce smoke/odors/or glares. Overall impacts are minimal to surrounding lots. The proposed carwash will be adequately served by and will not impose an undue burden on any of the improvements, facilities, and services of the city, special districts, or its residents.

The proposed development has no residential use proposed and thus there are no Equivalent Residential Units proposed.

Sincerely,
K2 Civil Consultants, Inc.



Krysta Houtchens, PE
Director of Engineering
P: 970-380-7054
E: khoutchens@k2civilconsultants.com