

From: [Alyse Cusick](#)
To: [Chavez, Nathan - CD](#)
Subject: Settlers crossing planned unit development
Date: Monday, April 13, 2026 8:08:24 PM

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I am writing as a resident to formally express concerns about the proposed car wash being planned next to our neighborhood homes. I have spoken with several neighbors, and the concerns below reflect feedback shared by multiple households in the surrounding area.

While we understand the value of responsible development and new businesses, many residents feel this project does not provide a meaningful benefit to the neighborhood and may negatively impact the quality of life for those living nearby.

Our key concerns include:

Proximity to the neighborhood park

The proposed location is extremely close to our community park, which is heavily used by families and children. Increased vehicle traffic, noise, and emissions from a high-traffic car wash so close to this recreational space raises safety and environmental concerns and could diminish the enjoyment of the park.

Traffic and safety impacts

A car wash typically generates constant vehicle flow, lines of waiting cars, and increased congestion. This creates safety risks for pedestrians, cyclists, and children who regularly walk to the park and around the neighborhood.

Noise and neighborhood disruption

The noise from vacuums, machinery, and frequent vehicle movement could significantly disrupt what is currently a quiet residential area.

Lack of clear community benefit

Residents are struggling to understand how this business serves the needs of the surrounding neighborhood. Instead, it appears to place the burden of commercial activity directly next to homes and a community gathering space.

We respectfully ask the city to carefully reconsider the placement of this project and to prioritize developments that align with the character, safety, and well-being of existing residents.

Thank you for your time and consideration of community feedback.

From: [Charles Trimmer](#)
To: [Chavez, Nathan - CD](#)
Subject: Disapproval of Use-by-permit proposal - settlers crossing
Date: Friday, April 10, 2026 9:44:52 AM

You don't often get email from charlestrimmer1@gmail.com. [Learn why this is important](#)

Hello Mr. Chavez,

My name is Charles Trimmer, and I am the owner of 9892 Argonne Street in Commerce City. I recently received the notice regarding Case #AU25-0004 and would like to formally express my strong opposition to the proposed automobile washing facility.

My wife and I recently purchased our home in this development with the intention of building a life in a safe, quiet, and family oriented residential community. Settlers Crossing is currently an environment where children play outside, families walk their dogs, and residents enjoy a peaceful neighborhood atmosphere.

The introduction of a car wash facility in such close proximity raises several serious concerns. First, it would significantly increase traffic in an area designed for residential use, creating safety risks for children and pedestrians. Second, car wash operations typically generate consistent noise from vacuum stations and equipment, which would negatively impact the quiet character of the neighborhood. Lastly, the commercial nature of this development appears incompatible with the intended residential feel of this area.

In addition, I am concerned about the environmental impact of such a facility. Car washes require substantial water usage and generate runoff that may contain soaps, chemicals, and contaminants. This raises concerns about water quality, drainage systems, and the potential impact on the surrounding environment and community over time.

I respectfully ask that these concerns be taken into serious consideration when evaluating this proposal. I strongly believe this type of development is not an appropriate fit for this location and would negatively impact the quality of life for nearby residents. I urge the board to deny this use-by-permit request.

Thank you for your time and consideration.

Sincerely,

Charles Trimmer