

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
Narrative Addressing Approval Criteria

To Whom it May Concern,

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

Narrative

The proposed car wash will not result in any substantial or undue adverse effects on the adjacent properties, the character of the neighborhood, traffic conditions, parking, or 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 subject site is 1,100 feet away from the first residential zone property. There will be other commercial lots and users in between the subject lot and residential dwellings. This property is adjacent to Tower Road making it easily accessible while limiting the negative impact on the residential dwellings. The project meets the goals, objectives, and character area and framework maps within the 2045 Comprehensive Plan which indicate the site should be used for Northern Range Community Commercial. The existing residential layout currently does not have adequate services to appropriately service the area. 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 proposed project was moved to its shown location early in the process as required by Commerce City to meet criteria and provide the best possible service to the community.

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. Cobblestone uses water reclaim systems to ensure the most efficient use of water possible in the carwash industry. These reclaim systems have shown to be more water efficient than self-washing bays or self-washing at home. Cobblestone site design goals across the country are to meet all noise and traffic requirements set forth by jurisdiction, this location is no different. 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 project team has worked closely with Commerce City to provide public amenities and areas in accordance with the 2045 Comprehensive plan. During a meeting between the project team and Commerce City it was noted that a connection between Tower Road and Argonne Street adjacent to the site would provide a public service and create harmony between the site and the 2045 Comprehensive Plan. A connecting sidewalk has been provided along with a concrete pad area in the northeastern corner of the site for public seating. This bench area has been proposed off the sidewalk running parallel to Argonne Street and will provide a shaded area for pedestrians to sit. The required landscaping for the site will provide a peaceful and beautiful area for the public to sit and enjoy. This project is a part of a larger commercial area that will have pedestrian connections and community gathering areas throughout the commercial development. The nearest car-wash facility is located more than a mile away from the proposed site, meaning the proposed site will fill the need the carwash facility.

Sincerely,

K2 Civil Consultants, Inc.

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