

# **PROJECT NARRATIVE**

FOR

## **WASH ‘N GO EXPRESS CAR WASH SITE PLAN, CONDITIONAL USE PERMIT & SUBDIVISION PLAT**

**10799 East Mississippi Avenue  
Aurora, Colorado**

Applicant:

Jody Newton / Masterworks, LLC  
220 South Wilcox Street #249  
Castle Rock, CO 80104  
303-809-7766  
[jody@masterworks.cc](mailto:jody@masterworks.cc)

Tenant/Developer:

Wash ‘N Go of Colorado, LLC  
220 South Wilcox Street #249  
Castle Rock, CO 80104  
303-663-0040  
John Newton  
[john@kbrdev.com](mailto:john@kbrdev.com)

Landowner:

DT Property Management  
22263 East Arbor Drive  
Aurora, Colorado 80016  
[Truong85@msn.com](mailto:Truong85@msn.com)

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## GENERAL INTRODUCTION & SITE DESIGN STANDARDS

Masterworks, LLC hereby submits this Site Plan and Conditional Use Permit application for a commercial land use to include a high-end express tunnel car wash operation known as Wash ‘N Go Express Car Wash. The car wash facility will be situated on the easterly vacant portion of the parcel. A subdivision plat request is included as part of this application, which creates a .79-acre (34,401 square feet) development parcel for the car wash business.

**The car wash parcel will be legally described as Lot 2, Block 1, Garden Square on Mississippi Subdivision Filing Number 1, and currently legally known as Assessor’s Parcel Number 1973-24-2-30-002.**

The site is located on the northwest corner of East Mississippi Avenue and South Jamaica Street and is to be addressed as 10799 East Mississippi Avenue in Aurora, Colorado. The site currently includes a commercial retail strip building on the westerly portion of the site. The commercial strip center is not included as part of this Site Plan application and no changes to the existing development are proposed.

A site plan is included as part of this application, depicting a proposed **176.44’** express tunnel car wash known as Wash ‘N Go Express Car Wash, which shall consist of a 6,263 square foot car wash building centrally located on the westernmost portion of the site. The site design incorporates a customer queuing lane that is accessed internally to the site on the eastern side of the parcel, which systematically allows patrons to form a que before approaching two pay stations. Once the customer has selected and has completed payment for the level of car wash service option, the customer will then alternately advance their way through the tunnel wash while remaining within their vehicles. The site plan provides for a “bail-out lane” located immediately before entering the tunnel entrance in the event of a wash complication. Free vacuum stations are centrally located on the east side of car wash facility where patrons can personally detail their vehicles before and or after they have completed the washing cycle.

Wash ‘N Go Express Car Wash’s corporate business policy is to have 3 to 4 employees, including a business manager on site at all times of operation. Anticipated hours of business operation shall be between 6:30am and 7:30pm in the winter months and 6:30am to 8:30pm in the summer. Employees shall be responsible for directing traffic, assisting customers and attending the upkeep of the facility throughout all hours of operation. Trash and debris generated by general customers shall consistently be monitored by the employees. Individual trash bins shall be provided at all vacuum stations, which will be routinely emptied and transferred to a trash enclosure located on the south end of the development that is easily accessible for servicing from the centralized customer drive lane.

The car wash development is accessible by a curb cut along East Jamacia Street.

Proposed off-site public improvements include the completion of a ten-foot-wide (10’) detached public sidewalk and tree lawn adjacent to the Mississippi Avenue right-of-way. Curb ramps will be installed as specified by Aurora’s street standard ordinance. An ADA accessible pedestrian route connecting the public sidewalk to the main northern building entrance is provided to assure pedestrian safety as cars enter and exit the car wash facility. The northern

car wash island incorporates a pedestrian gathering space consisting of a hardscape patio with stylized bench seating, bicycle rack, formalized landscape plantings and pedestrian-scale lighting.

The Conceptual Site Plan provides for eighteen (18) total parking/vacuum spaces, one which is handicap accessible. Service vehicles are anticipated to occasionally utilize the “bail out” exit lane for delivery parking.

Significant architectural and landscape buffering measures have been applied to minimize off site noise levels, which include strategic selection of car wash equipment elements, internal orientation of vacuum stations and landscape buffering to diffuse any operational noise.

A Photometric Plan has been provided, which illustrates how the site design strategically addresses site lighting requirements in such a way that maintains a safe environment for the car wash patrons while restricting the light patterns from overflowing onto adjoining properties. Specified light fixtures shall be consistent with the existing lighting standards as applied on the adjoining parcels. All light poles shall include a stylized down-cast light fixture and light bulbs that can be adjusted on site as needed to adhere to the privacy rights of the adjoining property owners.

The Wash ‘N Go Express Car Wash Landscape and Irrigation Plans have been prepared in accordance with the City of Aurora’s Zoning Code, Article 14 Landscape Ordinance and have been labeled “Not for Construction”. The design incorporates a 10’ wide streetscape buffer along East Mississippi Avenue and provides for one street tree per 40 lineal feet of frontage to be located within a xeric tree lawn. A 10’ wide detached sidewalk accompanied by an additional 20’ wide landscape buffer is provided internally to the site.

The Jamacia Street frontage includes the incorporation of a 5’ wide detached sidewalk, an 8’ wide streetscape buffer, and an internal landscape buffer of 6.5 to 8.5 feet. The landscape buffer includes a pedestrian walkway connection to the facility and a planting bed area enhanced with ornamental trees, shrubs and perennials.

Adequate building and landscape setbacks are provided on all perimeters of the site and thematically complement the street frontage. All plantings shall be strategically located to screen service doors, parking lots and trash enclosures. Thematic plant materials, such as deciduous street trees, evergreen perimeter buffers and decorative planting beds, shall be incorporated consistently throughout the site without subduing the Mississippi Avenue frontage.

Perimeter building and parking lot landscaping is provided throughout the site in accordance with the Landscape Reference Manual satisfying material types and minimum living material coverage.

Internal special landscape features have been incorporated throughout the parcel including the northern buffer area, where the most restrictive requirements have been met. The Wash ‘N Go Express Car Wash development concept plan shall not require any significant topographic

modifications. The site contains no significant vegetation and or existing trees and therefore shall not require any mitigation measures.

All proposed landscape materials shall be of long living varieties, permanent in nature and comply with the City of Aurora's Landscape Standards. All landscape areas, including parking lot islands, shall be fully irrigated by an automatic underground sprinkler system and shall incorporate water saving devices and methods.

## **ARCHITECTURE AND URBAN DESIGN**

The Wash 'N Go Express Car Wash facility is designed to meet the City's Design Standards per Code Section 146-405(F)8. The Site Plan application includes four-sided dimensioned architectural building elevations, specifying exterior finishes and color material schemes. An electronic Material Sample Board is provided representing the proposed palette of compatible building materials, paint colors intended to create an aesthetically designed structure that shares the architectural and landscape themes of the surrounding businesses.

The building incorporates an internal 90-degree turn for vehicles exiting the wash equipment to satisfy building coverage requirements along Mississippi Avenue.

Exterior materials shall be high quality, durable, easily maintained, and provide longevity of use and shall complement the surrounding businesses. All wash mechanical equipment shall be enclosed internally within the building.

The site plan concept anticipates the incorporation of 2 to 3 wall mounted signs, and several directional signs to be determined later. All signage shall meet the City of Aurora's sign code requirements, and the Developer shall obtain a separate sign permit approval from the City prior to installation.

No waivers of the City of Aurora Design Standards are proposed. A Mineral Rights Affidavit and Severed Mineral Rights Notice is provided as part of this application. It is the developers intention to proactively work with City's Neighborhood Services Department, organized neighborhood groups and adjacent property owners as noticed by the Planning Department in conjunction with the entitlement process.

## **UTILITY SERVICES**

Wash 'N Go Express Car Wash utility services shall be provided by the City of Aurora and Xcel Energy. Electrical utility service main lines are currently located within the shared access easement on the western side of the parcel and service thresholds shall be increased as necessary to service the car wash facility. The Car Wash facility's water utilization demands are anticipated to be satisfied with a 2" water service tap. The facility is designed to include an underground sand oil interceptor and a water recycling/purification system, allowing for up to 90% of the total volume of water used to be captured and repurposed.

The site design is focused on the operational aspect of the car wash facility while meeting the traditional state and local environmental stormwater regulations. Stormwater runoff shall be collected by a network of curbs and directed to a northern drainage easement. A Preliminary Drainage Plan/Report and Inspection and Maintenance (I & M) Plan are included as part of the Site Plan Application.

Wash ‘N Go of Colorado understands that the water main in Jamacia Street is an Asbestos Concrete Pipe (ACP) and shall require a minimum 10-foot section of the existing water line to be replaced with PVC during the installation of the domestic water tap and fire hydrant services. In addition, it is understood that the requirement to mill and overlay the street may be required if the disturbance area exceeds 500 square feet.

### **IMPACTS ON ROADWAY SERVICES**

The proposed development shall have minimal impacts upon the City of Aurora’s community services and this proposal provides for adequate roadway and emergency services. The existing access points on Mississippi directed to this new parcel shall be eliminated. A main access drive on South Jamacia Street shall function as the single point of entrance to the wash, with a smaller curb cut on Jamaica for access to the northern alley aligned with the existing western retail building. Updates to both Mississippi Avenue and Jamacia Street public improvements shall include updated curb ramps, detached sidewalks, and handicap ramps.

A Traffic Generation Analysis Letter is provided with this application. SM Rocha, LLC. professional findings conclude that site generated traffic volume is anticipated to be minor and shall create no negative impacts to traffic operations for the surrounding roadway network.

### **ENVIRONMENTAL HAZARDS**

The commercially developed site contains no environmentally hazardous, sensitive or natural resource areas. All car washing detergent and waxes that may contain small traces of chemicals shall be stored in secured containers within the equipment room of the facility. Any by-products of the operations shall be required to contain, store and dispose waste products on a systematic basis to a licensed waste disposal and recycling collection business.

### **FIRE/LIFE SAFETY**

The Site Plan adheres to the 2018 International Building Code setbacks for buildings and public ways. An existing fire hydrant located at the northwest corner of the property has been determined to adequately serve the needs of the proposed car wash development and therefore no additional fire hydrants are proposed.

An accessible route has been identified on the Site Plan that provides for a connection from the Mississippi Avenue handicapped accessible sidewalk. The car wash building’s office entrance shall be equipped with a keyed Knox Box, which shall be visibly displayed with signage.

## CONDITIONAL USE COMPATIBILITY

The subject development parcel is currently zoned Mixed Use-Corridor District (MU-C). The proposed car wash is an allowed land use contingent upon a “Conditional Use” approval and therefore, requires that the proposed site plan satisfy applicable provisions of the City of Aurora Municipal Code Section 146-5.3 and specific design standards.

The commercial car wash facility will not significantly change the character of the surrounding area. The land use shall function as a transitional land use, while buffering the apartment complex from Mississippi Avenue roadway noise. Building separation distances, landscape improvements and specified hours of operation will further mitigate potential environmental impacts and nuisance impacts to adjacent residences.

Mitigation of potential adverse impacts to the environment have been consciously addressed throughout the development. Proper site planning efforts have been taken to minimize noise, vibration, traffic, or other disturbances. The use shall incorporate water conservation methods and shall not substantially interfere with the present and or future ability to use solar energy systems.

The site is sized to accommodate pedestrian and vehicular circulation and safety and adequately satisfies access, setbacks, noise, lighting, parking, and landscape/open space requirements. The proposed water recycling water system and sand oil interceptor shall minimize the use of natural resources.

The site design provides for pedestrian access off East Mississippi Avenue and vehicular access is provided from Jamaca Street. The proposed car wash facility shall not have a substantial adverse effect on existing infrastructure and public improvements.

External impacts of the proposed land use are mitigated as follows:

- A) In accordance with the Conditional Use Approval Criteria identified in Development Code Section 146-5.3, this application complies with all adopted City regulations, applicable UDO and land use-specific standards per Section 146-3.3. The Wash ‘N Go Express Car Wash development team has focused their efforts on site design orientation, architectural details and operational mechanics to assure that the proposed facility is compatible with the surrounding uses. Applied site design measures and land use type will not increase the density and or intensity of existing the surrounding business and or residences.
- B) The proposed car wash land use is consistent with Aurora’s Comprehensive Plan and is identified as allowed use within the Mixed Use-Commercial (MU-C) zone district.
- C) The commercial car wash facility is compatible with the existing surrounding and planned land uses in size, scale, height, density, multi-modal traffic patterns, and hours of operation.

- D) The proposed car wash land use will not significantly change the character of the surrounding area. The land use shall function as a transitional land use, while buffering the apartment complex from Mississippi Avenue roadway noise. Building separation distances, landscape improvements and specified hours of operation will further mitigate potential environmental impacts and nuisance impacts to adjacent residences.
- E) The City's existing infrastructure and public improvements, including but not limited to its streets, trail, and sidewalk systems, are currently constructed and provide adequate capacity to serve the proposed development. The proposed car wash facility shall not have a substantial adverse effect on existing infrastructure and public improvements. Expansion to the existing public improvements required to service the proposed car wash have been appropriately designed to mitigate any burdens to the existing infrastructure to the most practical degree. The site design provides for adequate access off South Jamaica Street. The site is sized to accommodate safe pedestrian and vehicular circulation, while adequately satisfying access, setbacks, noise, lighting, parking and landscape/open space requirements. The proposed water recycling water system and sand oil interceptor shall minimize the use of natural resources.
- F) The proposed car wash development does not require a change in zoning and is in conformance with the City of Aurora's Comprehensive Plan.
- G) Mitigation of potential adverse impacts to the environment have been consciously addressed throughout the development. Proper site planning efforts have been taken to minimize noise, vibration, traffic, or other disturbances. The use shall incorporate water conservation methods and shall not substantially interfere with the present and or future ability to use solar energy systems.

### **PROPOSED SITE PLAN ADJUSTMENTS**

The Wash 'N Go Site Plan includes the proposed landscape and setback adjustments in accordance with Section 146-4.6.5. A.2 relating to site redevelopment restrictions are as follows:

1. UDO - Section 146-4.7.5.D Non- Street Perimeter Buffer: A proposed western property line boundary / non-street buffer setback adjustment is requested to reduce the required setback from side lot from 10 feet to 5 feet. The justification of the adjustment request is based on the lot width restrictions as they are applied to the operational aspect of the car wash facility. Proposed mitigation includes 1) the addition of clustered tree placement within the open space landscape areas on the north and south sides of the western side of the building, and 2) increase of 11 shrub plantings on the western side of the building.
2. UDO - Section 146.7.5D Streetscape Buffer: A proposed eastern boundary on Jamacia Street frontage setback reduction is requested from 20 feet to 6.5 feet on the northern section, and 8.5 feet on the southern section. The justification of the adjustment request is based on the required internal vehicular circulation required for the car wash

- operations. Proposed mitigation includes 1) intensification of shrub massing, 2) adherence to parking lot perimeter screening, and 3) increase of tree caliper to 3 inches.
3. UDO - Section 146-4.7.5.J.2A Building Perimeter Landscaping: An eastern building perimeter landscape adjustment request is proposed to reduce the “TE’s” required of 3.75 (building length of 150 feet divided by 40 = 3.75) to 2.0 “TEs”. The justification of the adjustment request is based on land use operational needs for a sidewalk to be located adjacent to the building, and the lack of available space for landscape adjacent to the building. Proposed mitigation includes 1) increasing the proposed street deciduous street trees from a 2 1/2-inch caliper to 3-inch caliper, and 3) increasing the proposed street frontage deciduous trees from 2-inch caliper to 3-inch caliper.
  4. Mississippi Avenue building frontage adjustment request (UDO - Section 146-4.6.5 Parking Design and Location, Paragraph A.2, Subarea A): A reduction of the building frontage requirement to below 75% while maintaining no more than 25% of the frontage to a depth of 60 feet for parking is requested. The justification for the request is due to lot width and other site constraints, as well as landscaping, sidewalk, and buffer requirements, building coverage of at least 75% is not feasible. The proposed mitigation includes: the building has been extended to the east to have vehicles turn 90 degrees internal in the building while exiting to vacuum stations, which is not a traditional car wash design, so as to maximize building frontage. Additionally, existing access points from Mississippi have been eliminated, and requested buffers, detached sidewalks, and landscape adjustments have been designed. Total building frontage is 60.3% of lot width, and total landscape and sidewalk frontage is 14.7% of lot width. Building frontage architectural details meet or exceed code.

## CONCLUSION

Wash ‘N Go Express Car Wash is committed to a development that upholds high quality and innovative site designs compatible with the surrounding business community. The proposed car wash facility is a permitted commercial use within the MU-C zone districts and no code modifications have been proposed. This proposal supports contiguous and orderly growth, and presents no burdens on roadway infrastructure, City of Aurora services and or the environment.

The tunnel car wash facility is consistent with the goals, policies, standards and maps of the City of Aurora’s Zoning Code. The lawful conditions stated in the application are understood to be necessary for the protection of the public health safety and general welfare of the Aurora community.