



8920 BARRONS BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
(720) 773-2800

October 9<sup>th</sup>, 2020

Planning and Development Services  
Attn: Deborah Bickmire  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012  
(303) 739-7250

## **PLANNING REVIEW COMMENT RESPONSES 01**

**RE: Living Water Car Wash at Smoky Hill Crossing**  
**Application #: DA-2184-07**  
**Case #: 2020-6040-00; 2020-6040-01**

### **Community Questions, Comments, and Concerns**

- 1A. Referrals were sent to 5 adjacent property owners, 10 registered neighborhood organizations and 6 outside agencies. Written comments were received from one adjacent property owner and Xcel Energy, Arapahoe County Public Works, Arapahoe County Planning, and CenturyLink. The comments can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission.  
**RESPONSE: See responses to comments at end of letter.**
- 1B. Paul Vahling, 6371 S. Yellowstone Way, Aurora CO 80016; Phone: 720-320-7267; Email: aasl@msn.com  
Comment: My wife and I are not for this car wash for various reasons listed. There is a car wash next door, there is one across the street, one south on Arapahoe Rd. and a huge one at Southlands. Four car washes nearby. Two other notes: the loud noise from the washer and loud noise from vacuums. The landscape was not planned or designed for this. Unless there are some landscape plans to contain this noise, we are against it. Isn't there something a little more classy than a car wash!!  
**RESPONSE: We appreciate the concern about too many car washes in the area. Our model of car washes differs from most of the models you mentioned. As such, we believe there will be a vibrant demand for this car wash for nearby residents. Our car wash meets or exceeds any noise requirements by the city. Even though our vacuum producers and wash equipment are not located in the open, the car wash facility has been specifically located at the far northern part of the site to give it additional buffer from nearby residential, ensuring you that every effort has been made to address your concerns. A 6 foot fence along with additional landscaping is being provided on the southern boundary of our property to further address any potential concerns.**

### **Zoning and Land Use Comments**

- 2A. The proposed use requires approval of a conditional use. Please revise the letter of introduction to include more details about the vehicular circulation patterns, hours of operations, lighting and description and size of the dog wash use.  
**RESPONSE: Updated Letter of Introduction and Conditional Use and Operations Letter have been attached to the end of this document.**
- 2B. Refer to the Smoky Hill Crossing FDP for signage and pavement standards and revise the plans to incorporate the standards into the Site Plan details.  
**RESPONSE: Additional details added to Site Plan details as requested.**
- 2C. Add an explanation of the conditional use on the cover sheet.  
**RESPONSE: Added conditional use (CAR WASH) to cover sheet.**
- 2D. Provide a materials board. Include a sample of the proposed polycarbonate roofing and provide reflectivity factor.  
**RESPONSE: A Material board will be provided in the next submittal.**

### **Completeness and Clarity of Application**

- 3A. When you resubmit, please upload the Site Plan as a whole file. Do not upload individual sheets, except for the color elevations.  
**RESPONSE: The online submittal process requested individual files to be uploaded to each category. There was no category to load the entire site plan set. After communicating with planning we agree to upload a single plan set. For future reference, we will not upload separate files unless directed to do so by the planning and zoning department.**
- 3B. Revise the title to remove the "S" from Crossings and add "Site Plan and Conditional Use"  
**RESPONSE: Correction has been made per the comment.**
- 3C. Add the proposed use(s), maximum permitted and proposed building height, and maximum permitted signage to the Project Data. See redlines for clarification  
**RESPONSE: Information has been added to drawing.**
- 3D. Identify the general location of the proposed dog wash area in the building and the entrance.  
**RESPONSE: Information has been added to drawing.**
- 3E. Add dimensions for the building setback from the north property line and the customer driveway from the east property line.  
**RESPONSE: Information has been added to drawing.**
- 3F. Add the dimension of the sidewalk along the south side of the building.  
**RESPONSE: Information has been added to drawing.**
- 3G. Show the orientation of the bike rack and demonstrate parked bicycles will not interfere with pedestrian traffic.  
**RESPONSE: Bike rack with bicycles has now been added to the plan.**
- 3H. Clarify the meaning of the linework north of the accessible parking space. Does it indicate steps or a ramp? If so, add elevations and/or slope.  
**RESPONSE: Information has been added to drawing.**

- 3I. Add slopes on the grading plan.  
**RESPONSE: Information has been added to drawing.**
- 3J. Provide a typical detail or cut sheet for the vacuum units. Identify colors and any proposed illumination.  
**RESPONSE: A typical detail has been added for the vacuum units. Colors are identified.**
- 3K. Reverse the accessible parking space detail on Sheet 5 to accurately reflect the configuration on the Site Plan.  
**RESPONSE: Detail has been reversed and is now in the correct orientation.**
- 3L. Show existing and proposed light poles on all plan sheets. Make sure symbols are consistent.  
**RESPONSE: Information has been added to drawing.**
- 3M. Add sign standards to the detail on Sheet 6 as provided in the FDP.  
**RESPONSE: Additional details have been provided on sheet 6.**
- 3N. Add the material and color of the proposed opaque fence.  
**RESPONSE: A material and color note has been added to these details.**
- 3O. Mixed-use developments are subject to following the façade character requirements in Section 146-4.8.7.D. Please reference this code section and, using the character elements in Table 4.8-8, identify the elements used in the proposed elevations to meet the requirements.  
**RESPONSE: See comments listed below:**  
**North Elevation: The roof form changes at the tower, materials change in color and texture including stone masonry and panelized metal siding applied. This side also has lots of glazing.**  
**East Elevation: The tower is offset from the tunnel providing a wall off-set. The roofs also change directions and height. Material change is utilized on this elevation as well.**  
**South Elevation: The clerestories are placed behind the equipment wall and simulate an upper floor set-back. There is a also a parapet height change at the tower. Materials are articulated between applied stone, brick, and panelized siding.**  
**West Elevation:**  
**This development requires 60% of the façade to be masonry and this design meets this requirement. The building also utilizes a tower at the office to separate it in massing and provides awnings over pedestrian entry points. We believe this design meets the requirements set forth in this table.**
- 3P. Remove the color elevations from the plan set. Upload as a separate exhibit.  
**RESPONSE: Color elevations have been removed from the set and be provided as a separate submittal.**
- 3Q. Will pole lights be on a timer or will lights be dimmed or turned off after close of business? Add notes to photometrics.  
**RESPONSE: Please see the updated note on sheet 9. These lights will be controlled via a battery back-up astronomical time-clock with a photocell override.**
- 3R. Add the color of the light fixtures.  
**RESPONSE: Please see the updated note on sheet 9. Dark Bronze is now specified.**
- 3S. See redlines for all comments and edits.  
**RESPONSE: Comments and redlines have been picked up**

## Signage

- 4A. Section 146-4.10.5.B outlines permitted signage. On arterial street frontages, two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance). Add the maximum permitted sign area to the Project Data. The maximum number of signs is 5. All signage requires a separate permit.

**RESPONSE: Acknowledged and sign location have been addressed on drawings.**

- 4B. Remove signage from the elevations. It can be shown with a dashed outline and labeled as future sign location.

**RESPONSE: Signage has been removed.**

### **Landscape Design Issues**

Reviewer: Chad Giron, RLA / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / 303-739-7185 / Comments in teal

- 5A. The Smoky Hill Crossing ISP included landscape for the southern buffer. Reference the ISP for the requirements. Additional landscape can be added to enhance screen.

**RESPONSE: The initial landscape shown was per the ISP and has been enhanced to meet requirements.**

- 5B. The trees on the west elevation were identified to be saved per the ISP Tree Protection Plan. Contact the City Forester in the Parks, Recreation & Open Space (PROS) Department on tree mitigation requirements.

**RESPONSE: A tree mitigation plan has been added to the submittal set**

- 5C. Building perimeter landscaping is required for the south elevation because of the entrance door.

**RESPONSE: Building perimeter landscaping for the south elevation has been added to the plan and the landscape requirement chart. Shrubs have been added to the planter boxes and we are using the trees at both ends of the north row of parking to meet this requirement.**

- 5D. Are there planters and benches? Add labels to clarify. Per the FDP, wood planter boxes, shade tree and enhanced paving shall be required in proposed patio areas. The tree may count toward the building perimeter landscaping.

**RESPONSE: Per Tab 11-9 commercial patios will only require Enhanced concrete scoring, 1 planter box and a 30" minimum. The common patio requires Enhanced scoring, 2 planter boxes, 1 ornamental tree and pedestrian bollard lighting. We believe we are a commercial patio and therefore will not require a shade tree. Benches and planter boxes have been provided on the south side of the building.**

- 5E. Add shade tree and shrubs to the end of parking rows to comply with parking lot terminal island landscaping requirements. This tree may count toward the building perimeter landscaping requirements.

**RESPONSE: Tree has been added as requested**

- 5F. All site entrances require a distinctive landscape that shall consist of plant specimens having a high degree of visual interest during all seasons.

**RESPONSE: Additional plantings to provide additional visual interest have been added to the highlighted entrance areas**

- 5G. Parking lots must be screened from adjacent property. Approved methods include a continuous hedge between 3-4' tall consisting of a double row of shrubs planted in a triangular pattern, berms with

landscaping, or a 3' high decorative masonry wall with landscaping. Additional evergreen trees planted on the southern boundary may be an acceptable solution to the layout constraints. Relocate proposed shrubs if necessary.

**RESPONSE: The proposed fence is opaque, so per 10/1 conversation additional plantings will not be required for the purpose of screening the parking**

- 5H. Add shade trees to the end of the south parking rows to comply with parking lot landscaping requirements.

**RESPONSE: Shade trees have been added**

- 5I. Label the following on the Landscape Plan:

- Smoky Hill Road and private drive
- Monument sign
- 15' landscape buffer and dimension
- Enclosures with references to details.
- Bike parking.
- Retaining walls
- Contour elevations
- All fence types and/or add symbol to legend

**RESPONSE: All labels have been added as requested**

- 5J. Per the Smoky Hill Crossing ISP, there is no shrub requirement for the curbside landscaping. You may still show the shrubs that are provided in the curbside landscape table. Move footnote (1) below the Curbside Landscape table for quick reference and clarification.

**RESPONSE: Pre-app notes state requirement of 10 shrubs per 40LF along arterials. Per 10/1 conversation, requirement is being satisfied and will remain a part of the requirement table.**

- 5K. Per the Infrastructure Site Plan, each individual pad site development shall be responsible for the installation, irrigation and maintenance of the pre-approved curbside landscape and street tree improvements as shown on the ISP. Therefore, remove 'By Others'.

**RESPONSE: 'By Others' has been omitted from the note and an additional note has been added to the plan referencing the ISP and Case Number for the approved landscape.**

- 5L. Add south building elevation to the building perimeter landscape table.

**RESPONSE: South elevation building perimeter has been added to table**

- 5M. The total trees provided is misleading. The totals line is not necessary and can just be removed.

**RESPONSE: Total lines have been removed**

- 5N. Change the 1 gallon Ribbon Grass to 5 gallon.

**RESPONSE: Ribbon Grass has been changed to 5 gallon**

## **Addressing**

Reviewer: Phil Turner / 303-739-7271 / pturner@auroragov.org

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**RESPONSE: The .dwg file has been provided for addressing.**

### **Civil Engineering**

Reviewer: Kristin Tanabe / ktanabe@auroragov.org / 303-739-7431 / Comments in green

- 7A. The Site Plan will not be approved until the Preliminary Drainage Letter is approved.  
**RESPONSE: Acknowledged**
- 7B. Consider a larger turn radius for vehicles turning right at car wash exit.  
**RESPONSE: Drawing has been updated to show this.**
- 7C. Indicate the material type and height range or max height for retaining walls. A railing or barrier is required on all walls greater than 30". Indicate if railing is required.  
**RESPONSE: South retaining wall has fence above it and will not require railing. The west retaining wall is under this 30" requirement and will not require a rail. Heights have been added to the plans.**
- 7D. Show/label the streetlights along private road. Ensure lights along the private road is consistent with the rest of the development  
**RESPONSE: Drawing has been updated to show this.**
- 7E. Include concrete pavement in legend.  
**RESPONSE: Drawing has been updated to show this.**
- 7F. Add a note that all required public improvements and an approved pond certificate are required prior to the issuance of a Certificate of Occupancy.  
**RESPONSE: Note has been added to show this.**
- 7G. Label slopes. The minimum slope away from the building is 5% for 10' for landscape areas, a minimum of 2% for impervious areas.  
**RESPONSE: Acknowledged**
- 7H. The minimum pavement slopes are 1% for asphalt and 0.5% for concrete.  
**RESPONSE: Acknowledged**

### **Traffic Engineering**

Reviewer: Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber

- 8A. The traffic letter has been approved.  
**RESPONSE: Acknowledged**
- 8B. Add sight triangles from both internal access points, use 25mph Design Speed.  
**RESPONSE: Drawing has been updated to show this.**
- 8C. Shift the Smoky Hill sight triangle to stop sign location.  
**RESPONSE: Drawing has been updated to show this.**
- 8D. Add "Do Not Enter" signage (in addition to pavement markings)  
**RESPONSE: Signage has been added to plans.**
- 8E. Add a "Do Not Enter" signage (in addition to pavement markings). See redlines for location.  
**RESPONSE: Signage has been added to plans.**

- 8F. Add 4" wide white striping at the customer entrance.  
**RESPONSE: Striping has been added at pay lanes.**
- 8G. On the landscape plan, add sight triangles for access points. Use 25mph for design speed (roughly drawn in) and review plantings in these areas.  
**RESPONSE: Sight triangles have been added and planting selections reviewed for compliance**
- 8H. Add the following note landscape plans, "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10."  
**RESPONSE: Note has been added**

## **Forestry**

Reviewer: Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple

- 9A. When the Site Plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Approval of the Amended Tree Protection Plan is required prior to Site Plan a approval.  
**RESPONSE: A Tree Mitigation Plan has been added to the submittal set with grading included.**
- 9B. Please show a tree mitigation chart on the tree mitigation plan taken from the Landscape Manual, page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. 21" would be required for planting back onto the site, the mitigation value is \$4,280.00.  
**RESPONSE: A tree mitigation chart with payment amounts has been included on the Mitigation Plan**

TREE #	SPECIES	DBH	MITIGATION INCHES	MITIGATION VALUE	PAYMENT AMOUNT
12	AUSTRIAN PINE	12	6.0	\$1,350.00	\$1,350.00
13	AUSTRIAN PINE	10	5.0	\$ 972.00	\$ 972.00
14	AUSTRIAN PINE	11	5.5	\$1,152.00	\$1,152.00
15	AUSTRIAN PINE	9	4.5	\$ 809.00	\$ 809.00
16	AUSTRIAN PINE	12	6.0	\$1,350.00	\$1,350.00
17	AUSTRIAN PINE	10	5.0	\$ 972.00	\$ 972.00
<b>TOTAL</b>			<b>32.0</b>	<b>\$6,605.00</b>	<b>\$6,605.00</b>
MITIGATION INCHES AND VALUE WERE TAKE FROM APPROVED TPP					

NOTE: MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.

**Aurora Water** **RESPONSE: For clarity, please note that numbering for this section has been done intentionally so the remainder of the numbering sequence of the document matches review comments issued Sept 22, 2020.**

Reviewer: Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red

- 10A. The existing water main is to be located in the center of a utility easement. Please work with developer to ensure that this water main has the appropriate easement show on the Site Plan and Plat.  
**RESPONSE: Drawing has been updated to show this.**
- 7B. The utility easement should be moved so the water main is in the center of the easement. See utility plan for additional comments. Shifting the easement to accommodate the water main may require a pocket easement for the hydrant and meter pit.

**RESPONSE: Drawing has been updated to show this.**

- 7C. Provide a note on Site Plan stating that car wash shall not discharge into the wastewater system until the sanitary sewer outfall has been accepted by Aurora Water.

**RESPONSE: Drawing has been updated to show this.**

### **Real Property**

Reviewer: Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta

- 10A. See the redline comments. There are numerous items located in existing easements that will need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

**RESPONSE: Acknowledged**

- 10B. There are easements that may need to be relocated. If so, this may be completed by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the Site Plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

**RESPONSE: Acknowledged**

- 10C. The fire lane easement needs to be relocated to align with the private road.

**RESPONSE: Drawing has been updated to show this.**

- 10D. Add the record information for the existing easements.

**RESPONSE: Drawing has been updated to show this.**

- 10E. Show the roof eaves around the building. There is only 1' distance between the building and the existing easement. The roof overhang will encroach into the easement

**RESPONSE: The roof overhang is not encroaching on the easement. We have 6' between the face of the building and the setback. We only have a 3' overhang which leaves 36" before the setback. Eaves are shown on plan.**

### **Life Safety**

Reviewer: Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue

- 11A. Remove Notes 18 and 19 from the cover sheet.

**RESPONSE: Drawing has been updated to show this.**

- 11B. Show locations of the fire lane signs.

**RESPONSE: Drawing has been updated to show this.**

- 11C. The area shown in green on Sheet 2 of the redlines is the fire lane easement. No encroachments allowed into the fire lane. This fire lane would have to be released and rededicated. Fire lanes shall align with dedicated fire lanes on neighboring sites. Fire lanes shall be labeled and delineated by a dashed line.

**RESPONSE: Drawing has been updated to show this.**

- 11D. The right-in/right-out island is located in the fire lane and must have mountable curbs.

**RESPONSE: Drawing has been updated to show this.**

- 11E. Show location of the Knox Box. Identify as a box with an X in the middle.



**RESPONSE: Drawing has been updated to show this.**

- 11F. Change ADA and HC labels to accessible. Show the location of the accessible parking sign and parking stop.

**RESPONSE: Drawing has been updated to show this.**

- 11G. Update the accessible parking sign detail and provide fire lane sign detail. Update accessible parking sign detail and provide fire lane sign detail. Reference detail below.

**RESPONSE: Drawing has been updated to show this.**

- 11H. Show the location of the Knox Box on elevations. The Knox box should be identified as a box with a X in the middle.

**RESPONSE: Drawing has been updated to show this.**

- 11I. Provide a bold dashed line on the Photometrics Plan to show the exterior accessible route throughout the site to required accessible entrances, site amenities and transportation stops. Maintain a minimum 1 foot-candle to all exterior accessible routes.

**RESPONSE:**

### **Xcel Energy**

Reviewer: Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

- 12A. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Smoky Hill Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

**RESPONSE: This is understood and the developer will provide the necessary applications for requesting electrical service to the site once the Planning and Building Permit process has been approved.**

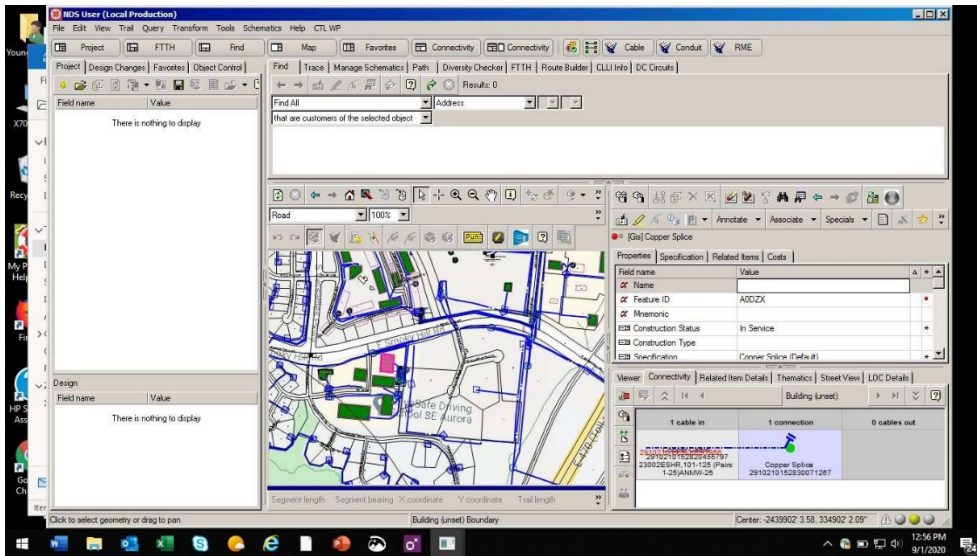
- 12B. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

**RESPONSE: This is also understood and is clear that no construction will commence prior to having the utility locates performed as indicated.**

### **CenturyLink**

Reviewer: Don Davalos / 505-886-4673 / [don.davalos@centurylink.com](mailto:don.davalos@centurylink.com)

- 13A. Here is a screen shot of our facility mapping system in that area. Please call out locates and protect our facilities in place when doing any construction, digging, etc. Feel free to pass along my contact info if a future site walk is needed.



If, you have any questions, please contact Travis Young at:

Travis Young, (303) 263-1725 Cell, [Travis.young@centurylin.com](mailto:Travis.young@centurylin.com)

**RESPONSE:** Thank you for the contact information and it is understood that construction will not commence prior to having the utility locates performed as indicated.

### Arapahoe County Planning

Reviewer: Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com)

- 14A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments/divisions may submit comments.

**RESPONSE:** Thank you for the response and we appreciate your review of our project.

### Arapahoe County Public Works

Reviewer: Sarah White / [swhite@arapahoegov.com](mailto:swhite@arapahoegov.com)

- 15A. Arapahoe County Engineering thanks you for giving us the opportunity to the review LIVING WATER CAR WASH AT SMOKY HILL CROSSING - CONDITIONAL USE AND SITE PLAN. Engineering Staff has reviewed the proposed Site Plan and use. The Engineering Division has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500.

**RESPONSE:** Thank you for the response and we appreciate your review of our project.

Please feel free to contact me with any further questions or concerns regarding these issues.

Sincerely,

Phil Walz  
Architect



September 25, 2020

Cornerstone Capital  
with and on behalf of FTK Holdings LLC

**Re: Revised Letter of Introduction**

To Aurora Planning Department:

Please accept this application for an express car wash on the west side of the new Smoky Hill Crossing development (SWC of Gun Club and Smoky Hill). An express tunnel car wash is one where customers will drive their own vehicle into the tunnel and where no employees will physically touch or wash the car. We offer free vacuums for customers to vacuum their own vehicle before/after they wash. We believe this compliments the current (proposed) uses in the surrounding developments, which include two gas stations, a quick lube, and a drive-through QSR restaurant.

When a car enters our site, they will typically proceed directly to the pay stations, where they will proceed to purchase one of our car washes. Members will be recognized automatically using a state-of-the-art license plate recognition system similar to that used by E-470. Then, they will proceed through the tunnel without getting out of their car, and the tunnel will wash and dry their car automatically. After that most customers will leave the site, but some will choose to stop and vacuum their vehicle at the self-serve vacuum stations. They can optionally use our free mat cleaner as well. The customer will then exit the site. Based on our other 6 locations, we believe there will be plenty of vacuums and stacking capacity for the expected volume of this site.

This state-of-the-art car wash building was approved by the Jefferson County Planning department in 2016 for construction off Wadsworth Blvd at Coal Mine Ave, by Aurora in 2018 for construction at 857 S Havana St, in Thornton in 2019 at 725 E 144<sup>th</sup> Ave, and in 2020 at 130 S Wadsworth Blvd in Lakewood. We have been the developer of record in each case.

The building is a custom-engineered structure featuring steel and glass and is the custom-branded design of Living Water Express Car Wash. In fact, the building has won national attention and was featured for its beautiful design and appealing customer experience. The building has been very well received by the neighbors who appreciated the modern design and high quality of construction.

After consulting with the underlying developer of the property and taking notes on the public feedback already submitted on this property, we connected with the adjacent residential land owner and talked to him about the project. His comment was that we was glad that our use was not 24/7.

We are pleased to offer this concept to the Aurora Planning and Zoning Department for review.



Sincerely,

Chad Roach  
President, Cornerstone Capital  
303-956-3455



## Operations Plan and Conditional Use Criteria

Aurora Planning Department

September 25, 2020 Version with updates highlighted in yellow

### Property:

Lot 1, Block 1, Smoky Hill Crossing Subdivision Filing No. 1, recorded at Reception No. E0001189, City of Aurora, County of Arapahoe, State of Colorado.

### Overall Summary of Operations

This car wash building is part of a city-wide brand of car washes that has been featured in national media for its beautiful architecture and pleasant experience to customers. The building construction is a custom-engineered structure featuring steel and storefront glass. The building has been considered a prototype for the entire industry.

The car wash is an express-exterior model only that is approximately 3832 square feet and 110 feet long. At the western edge of the building there will be glass door with a small room under 100 square feet containing a self-serve pet wash. Customers can bring their dog into the self-contained stainless steel unit and wash, shampoo, and rinse their own dog for a \$10 fee that gives them 10 minute. A single person can use the dog wash at a time. However, the dog wash is not intended to be high capacity, with an average of under 10 uses per day.

We don't perform any personal service on the cars, hand wash, hand dry, or clean the interior or exterior of any vehicle by hand. The entire wash process is performed inside the building by automated equipment. Customers drive in and out of the tunnel, and have the option of stopping in our parking area to vacuum their vehicle with our self-serve vacuum units. The wash is professionally staffed during all open hours, which are usually during normal business hours (around 7AM-8PM), but can vary slightly depending on the season. The wash features a water reclamation system that reclaims 70%+ of the water used, making it environmentally friendly.

The car wash is fully manned by professional, uniformed staff during all open hours. There are typically 1-2 employees that open/close the car wash, and the number of employees onsite can increase to 4-5 during the busy part of the day. We have provided 5 employee parking places on the south side of the site.

### Criteria for Approval

The Conditional Use Criteria for Approval in Aurora's code are addressed below:

*A conditional use shall be approved only if the Planning and Zoning Commission determines that:*

*a. The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;*

***This site does comply with the city regulations and intent for the property's use as a commercial site.***

b. The application is consistent with the Comprehensive Plan;

***This use and use type have been contemplated throughout the development of the project and is compatible with the other users in this development (drive-through, quick lube, and gas station).***

c. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;

***This development includes a standard-sized building and does not need any variances on size or scale. As a generally daytime use, the hours of operation will be more limited than many of the other users in the adjacent development.***

d. The proposed use will not change the predominant character of the surrounding area;

***The use type as automotive matches many of the surrounding uses (gas on both sides, as well as quick lube). Our building type and quality will considerably exceed the automotive buildings in the area, making our building more attractive than its surroundings. A daytime only use is generally more attractive to nearby residential than other uses like a gas station or late-night restaurant.***

e. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable; and

***This site is in conformance with the intended use when the overall development was approved by the city of Aurora. Aside from changing the Right In/Right Out location by a few feet for site plan purposes, there is no impact not already anticipated with the approved plans for this site. The overall infrastructure impact of the site has already been accommodated for with the underlying developer and the city.***

f. The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

***The site has already been approved as a commercial site and is currently vacant.***

g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

***We have shifted our tunnel as close to Smoky Hill as practically possible and put all the buffer space on the site to the south to give us as much space from residential as possible. The following items highlight our efforts to mitigate any noise or light impact:***

***- We only operate during traditional retail hours (7AM-8PM), and the building is closed and all the vacuums are turned off during off hours. This means that all vacuum lighting will be off and only minimal safety lighting will be on throughout the site throughout most/all of the dark hours of the day. The lights in the vacuum/parking area are on a timer and only basic safety-oriented lighting is on after the car wash is closed for the night.***



- We have placed a large buffer area on our site from the adjacent residential properties.*
- We do not use individual vacuum units. All our vacuums are run by two central units. One unit will be enclosed inside our building, and the other unit will be enclosed by a masonry structure connected to our trash enclosure*
- All the other motors and sound-generating equipment will be located inside the building to shield the sound from the surrounding areas.*