



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**


6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be ***complete***.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
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OWNER(S) OF RECORD NAME(S):	ADDRESS: PHONE: EMAIL:	SIGNATURE(S):  _____
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ENGINEERING FIRM NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
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Pre-Submittal Case Number: Q ____ - _____ Pre-Submittal Planner: _____ Pre-Submittal Engineer: _____

State Parcel ID No. (AIN no.): _____

Parcel Address or Cross Streets: _____

Subdivision Name & Filing No: _____

	EXISTING	PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

_____ _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

To: Arapahoe County
Planning and Land Development

From: Project Team

Date: September 9, 2024

Re: Club Carwash 33 – Comprehensive Plan Amendment
Project Narrative / Summary of Proposal

Galloway & Company, Inc is representing Club Car Wash, LLC who is under contract to purchase the subject property for the development of a single tunnel carwash facility. The project site is located at the southwest corner of E. Mississippi Avenue and S. Valentia Street and is unplatted. However, there is an Exemption from Subdivision on title per Reception No 2380315, Book 4095 and Page 312 (included). The property in question is approximately 1.85 acres in area and is zoned Mixed-Use (MU) which has been converted to the County’s Planned Unit Development (PUD) zone district. Per the PUD zoning classification, carwash use requires a Special Review per Section 5-3.4 of the Land Development Code (LDC).

As mentioned above, the development proposal is for a 146’ single tunnel carwash facility with 27 (twenty-seven) outdoor vacuum bays, three (3) parking spaces and associated on-site landscaping and site improvements. The carwash tunnel itself can accommodate several vehicles at a time with approximately twenty-three (23) additional vehicles in queue during peak demands. On-site landscape throughout the site is also provided that will consist of a variety of trees and shrubs to provide screening and visual appeal from public streets. Building architecture integrates 8” CMU smooth (ivory) and split (slate) face block to provide depth and character to break up massing along with tower elements as end caps for horizontal and vertical visual relief.

Operationally, Club Car Wash is typically open from 7:00 AM to 7:00 PM, 7 days a week with seasonal adjustments and closed on National Holidays. A carwash facility of this size will have 5-10 employees working on 2 shifts with 4 employees per shift.

The subject property is currently classified as “Community” on the Four Square Mile Area future land use map, as a Sub-Area plan with the County’s Comprehensive Plan. This was in anticipation for the use of public and quasi-public uses such as fire stations, libraries, and schools. A new library was developed years ago, and the parcel is too narrow to be developed into a school or fire station; nor has there been interest from the fire districts to establish a station at the subject site. Per coordination with County staff, it has been decided that Convenience Commercial classification would closely align with the original intent of the Four Square Mile Area future land use map and would allow for the proposed car wash facility.

The definition of Convenience Commercial includes uses such as mini-markets and convenience commercial similar to packaged goods, fast-food restaurants, and gasoline sales, freestanding or integrated into other permitted uses. The trade area for convenience commercial uses is typically one-half to one-mile range and is intended to serve the immediate neighborhoods and passing motorists. Convenience commercial uses are located at intersections of collector and arterial streets.

Pursuant to Appendix A of the Comprehensive Plan: Comprehensive Plan Amendment Process has criteria which are evaluated below.

- A. Consistency with the vision, guiding principles, intent, goals, and policies of the Comprehensive Plan/Four Square Mile Subarea Plan, specifically to address:**
 - a. Compatibility with surrounding land uses and zoning.**

Analysis:

The surrounding land uses include the following:

- To the west is commercial with a mix of auto oriented uses and general commercial (directly adjacent to the east is the City and County of Denver).*
- To the north across E Mississippi Ave. is a senior living multifamily complex (City and County of Denver).*
- To the south is vacant land and then a condominium complex.*
- To the east across S Valentia St. is vacant land and then a townhome multifamily complex.*

Within the Four Square Mile Subarea Plan (page 9); commercial infill development fits the proposed development very well. The Goal to limit the intensity of new commercial development to provide services needed in the area at a scale in keeping with the surrounding residential uses has a policy to recognize limited possibilities for new retail and service uses along arterial streets such as Mississippi. The policy goes on and describes that the area should provide goods and services to the community and discourage regional commercial/"big box" uses that increase traffic congestion and market to a larger demographic base population. The proposed use of a car wash would support both strategies listed as it would encourage the stability of the existing job base within the area by fostering retention of existing businesses in areas of the sub-area plan. It also fosters a sense of community by encouraging reinvestment in commercial uses. Through the site development of the subject property; public street landscaping, site lighting, on-site parking, and buffers will be developed according to County code.

Within the Arapahoe County Comprehensive Plan Policy GM 1.1 encourages urban development to locate in designated growth areas. The area is within the DRCOG designated Urban Growth Boundary. Urban services are generally available with the area. Once again the subject property would be meeting this policy as it is adjacent to E Mississippi Ave. Direct Growth to the Urban Area (policy GM 1.1, page 39) outlines strategies that promote urban development within designated growth areas and restricts growth in areas outside of these designated growth areas. Strategy GM 1.1 (b) includes incentives for development in designated growth areas that include expedited development approvals and lower fees, prioritized infrastructure improvements, public/private partnerships, targeted rezoning of lands within Designated Growth Areas, and revisions to the County's development regulations to promote development within Designated Growth Areas. The proposed use of a car wash would fit this policy well and fits in with the strategies outlined within it. Furthermore, Policy GM 1.2 (page 5) of the Four Square Mile Subarea Plan also encourages urban development to locate in designated growth areas

Policy GM 4.3 (page 5) of the Four Square Mile Subarea Plan both encourage and promote infill development and redevelopment in the Urban Areas that is compatible with the existing land uses to take advantage of the existing public infrastructure and services. Arapahoe County will promote infill development that is compatible with existing land uses in the Urban Area to take advantage of existing infrastructure and services. The subject property meets all the policy requirements as the adjacent areas to the west are commercial with auto related uses as will as the site is adjacent to E Mississippi Avenue where existing public infrastructure is located. Furthermore, discussed in Policy GM 1.2 (page 40) of the Arapahoe County Comprehensive Plan Encourages Infill Development and Redevelopment. Arapahoe County encourages infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services. As mentioned above the subject property meets the intent of this policy.

Neighborhood Livability (beginning on page 67) talks about goals and policies that are intended to bring about safe yet functional neighborhoods that offer a variety of living environments to satisfy the needs of residents in Arapahoe County. It discusses how both new and existing neighborhoods should contain a mix of land uses. Redevelopment projects should be sensitive to existing neighborhoods to maintain their character.

Goal NL 2 (page 67) of the Arapahoe County Comprehensive Plan is to ensure compatibility between new development and existing neighborhoods. The proposed car wash will have outdoor vacuum bays located on the south side of the development along the adjacent vacant property. These bays will be away from the residential uses. To the south the bays will be approximately 380 feet away from Club Valencia and to the east the bays will be approximately 350 feet away from Willow Point Townhomes. The car wash as previously mentioned will operate from 7:00 AM to 7:00 PM, 7 days a week with seasonal adjustments and closed on National Holidays. Furthermore, in the advent the property to the south were to redevelop; likely highest and best land use would be commercial as well.

Within the Economic Development section (page 82) the goal is to expand the County's existing economic base. The goal is to provide opportunities for industrial and commercial development and employment, primarily in Designated Growth Areas. A carwash facility of this size will have 5-10 employees working on 2 shifts with 4 employees per shift. Adjacent residents will have an employment opportunity with the development of this car wash.

The proposed car wash will fit well in the infill development definition outlined in the Comprehensive Plan and the Four Square Mile Subarea Plan. It will meet goals, policies, and strategies outlined in the County plans.

b. Compatibility with existing, natural, and environmental conditions of the proposed amendment and preservation of important natural features, riparian corridors, wildlife habitat and movement corridors, and cultural resources.

Analysis:

As outlined in the 2018 Comprehensive Plan the preservation of wildlife corridors, sensitive areas, and cultural resources, and direction of future development to areas with low risk from natural and manmade hazards. The subject property is not within wildlife corridors or mapped sensitive areas. There are no known cultural resources present on the property and no known natural or human-caused hazards. (Policies NCR 2.1, NCR 1.2, GM 3.1, NL 4.3.)

c. Adequacy of the water supply, water and sewer treatment facilities, transportation networks, accesses, emergency services, school facilities, and parks and trails to serve or support the land uses associated with the proposed amendment.

Analysis:

Water/Wastewater: The subject property is within the Cherry Creek Valley Water and Sanitation District (CCVWSD). Per coordination with the CCVWSD, their water availability is adequate to meet the needs of new commercial development as they obtain water from Denver Water as well. The proposed car wash that is the subject of this request utilizes reclaimed water systems to reduce the amount of water.

Transportation: Any impacts to the local transportation network will be worked out with the Arapahoe County Engineering and Transportation divisions at the time of future Rezoning and or Site Development plan submittals.

Emergency Services: The subject property is served by South Metro Fire Rescue. All development submittals will be reviewed by SMFR.

School Facilities: The subject property is located within the Cherry Creek School District. Since the proposed development is not residential no further involvement will be necessary at this time.

Open Space/Trail/Recreation. The Arapahoe County Open Space Division will review all development submittals. No action is necessary at this time.

d. Capability of affected special districts to adequately meet anticipated service demand.

Analysis:

All districts and utilities will be referred to the development applications when submitted. We do not anticipate any issue with the capability to adequately meet the anticipated service demand. As mentioned above, the proposed car wash that is the subject of this request utilizes reclaimed water systems to reduce the amount of water.

B. Changing social, economic, or land-use conditions within the area that warrants the Comprehensive Plan amendment.

Analysis:

The subject parcel is unplatted and undeveloped as it is a unique rectangle shape that prevents many developers from finding it a viable property. The unique design the car wash has nationwide allows the use to fit perfectly on this piece of property. The development of residential on this parcel would be extremely difficult and therefore along with the comp plan recommendation commercial development fits in well with the surrounding area. The existing infrastructure along E Mississippi Ave makes this property ideal for infill development.

The general designation of "Community" as identified in the Four Square Mile Area future land use map (2005) is no longer needed due to the development and construction of a library at S Parker Road and E Florida Avenue in 2008. The subject parcel is too narrow to be developed into a school or fire station; nor has there been interest from the fire districts to establish a station. Overall, the site is too narrow to support any community use which includes not only schools or fire stations, but churches, hospitals, utility sub-stations, government buildings, and related public facilities.

Furthermore, the subject site will remain in the existing configuration with no expansion or consolidation of the property to the south. The property directly to the south is currently vacant and under separate ownership, which is owned by the condo association. Separating it from the condo association and combining it with the subject parcel would be difficult and not within the scope of the proposed development of the car wash.

Reclassifying the subject property to "Convenience Commercial" fits in with the Comprehensive Plan and the Four Square Mile Subarea Plan as infill development. For the reasons listed within the criteria above a car wash would benefit from the existing infrastructure and the overall layout of both Arapahoe County and the City and County of Denver it is adjacent to.

August 16, 2024

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St Centennial CO 80112

RE: Club Car Wash Development Applications - Letter of Authorization
Property PIN: 033154576

Attn: Planning Division

We, Malireddy S. Reddy and Syama M. Reddy ("Owner") as property owners of the subject property ("Property"), hereby designate Club Car Wash Operating, LLC., ("Buyer") and their consultant, Galloway & Company, Inc., ("Consultant") as authorized representatives of Owner to submit entitlement applications and other necessary applications as they pursue necessary approvals for the proposed development of a carwash facility located at the subject Property.

This letter confirms that the undersigned represents the sole ownership of the Property and that no other party's consent is required to represent said ownership for required development and permitting applications. This authorization is limited to the submission of application materials to Arapahoe County for the above referenced land development project with no authority to sign binding and/or legal documents on our behalf.

Malireddy S. Reddy:

Sign: Malireddy S. Reddy

Date: SEP 6, 2024

Syama M. Reddy:

syama mar
Sign: Syama M. Reddy

Date: Sep 6, 2024

Subscribed and affirmed before me this 6th day of September, 2024.

(Notary's official signature)



ATTESTED BY
N. J. VICTOR MOSES
ADVOCATE & NOTARY
Appointed by the Govt. of T.S.
104, Green Land Towers,
6-3-866, Begumpet, Hyderabad-506

6 SEP 2024

To: Arapahoe County
Development Review Team

From: Aaron McLean

Date: August 15, 2024

Re: **Club Car Wash**
PIN: 033154576
Comprehensive Plan Amendment – Letter of Intent

Galloway & Company, Inc is representing Club Car Wash, LLC who is under contract to purchase the subject property for the development of a single tunnel carwash facility. The project site is located at the southwest corner of E. Mississippi Avenue and S. Valentia Street and is unplatted. However, there is an Exemption from Subdivision on title per Reception No 2380315, Book 4095 and Page 312 (included). The property in question is approximately 1.85 acres in area and is zoned Mixed-Use (MU) which has been converted to the County's Planned Unit Development (PUD) zone district. Per the PUD zoning classification, carwash use requires a Special Review per Section 5-3.4 of the Land Development Code (LDC).

As mentioned above, the development proposal is for a 146' single tunnel carwash facility with 27 (twenty-seven) outdoor vacuum bays, three (3) parking spaces and associated on-site landscaping and site improvements. The carwash tunnel itself can accommodate several vehicles at a time with approximately twenty-three (23) additional vehicles in queue during peak demands. On-site landscape throughout the site is also provided that will consist of a variety of trees and shrubs to provide screening and visual appeal from public streets. Building architecture integrates 8" CMU smooth (ivory) and split (slate) face block to provide depth and character to break up massing along with tower elements as end caps for horizontal and vertical visual relief.

Operationally, Club Car Wash is typically open from 7:00 AM to 7:00 PM, 7-days a week with seasonal adjustments and closed on National Holidays. A carwash facility of this size will have 5-10 employees working on 2 shifts with 4 employees per shift.

The Comprehensive Plan Amendment application is to update the subject parcel's land use designation to Convenience Commercial to allow for general commercial land uses, as well as the proposed carwash facility. Pending approval of the Comprehensive Plan Amendment process, subsequent Rezoning and Site Plan applications will be made.



Club Car Wash – Q24-025
Four Square Mile Area Neighborhood Association
August 14, 2024
Discussion began at 9 pm.

Aaron McLean, Galloway & Co. Inc, project representative, provided the attached PowerPoint presentation introducing the proposed carwash development to meeting participants. He explained that the first step in the development is an amendment of the Four Square Mile Area Sub-Area changing the existing Community land use designation to Convenience Commercial.

Questions from and discussion topics with meeting participants:

- **Proposed on site vehicle circulation.**
 - **Access and proximity to the intersection of Mississippi and Valentia.**
 - **On site queuing and car stacking – potential impact to traffic on Valentia and Mississippi.**
 - **Shift the site plan so the building is located on the south side of the property, locating the vacuums along Valentia.**

A: Project engineers will work with the County engineers to address on-site queuing and will be required to design the site per County requirements. Project designers are evaluating whether it is possible to shift the building as suggested.

- **Proximity to similar carwash facilities in the vicinity.**

A: Meeting participants agreed that Cobblestone near Parker Rd and Monaco was the nearest tube-styled facility.

- **After hours lighting levels and security.**

A: As proposed, the facility will close at 8pm at which time, lighting will drop to security-level.

- **General operation of the facility.**

- **Type of vacuums proposed.**
- **Noise from the vacuums and impact to nearby residential areas.**
- **Noise from customers using the vacuums (loud music).**
- **Providing vending machines or air hoses which attract non-customers to the site.**

A: The types of vacuums has not yet been determined. There are a few options. There will be “no music signs” posted at the facility which will be enforced by an on-site employee. The company will not be providing vending machines or air hoses. It will provide detailing materials such as cloth rags.

- **Providing / using rooftop solar.**

A: The owners may install solar panels to take advantage of available solar credits but this has not been determined.

- **Building design and construction costs.**

A: The final design has not been determined. Construction costs may be up to \$5 million.

- **Company facilities in southern states and winter operations.**

A: The company currently operates in southern states. At this point, it is not known if the proposed facility here will include dryers.

- **Concern about the narrow width of the property and potential for using the vacant lot to the south.**

A: The vacant lot to the south is owned by Club Valentia condominium association. The carwash owners have not yet but may consider contacting Club Valentia to see if it is possible to purchase a portion of this vacant lot.

General Comments:

One participant commented that this is the highest and best use of the land. It is not sufficient for community-type uses, or for residential or office uses.

Another participant commented that the land was reserved for community uses along with another parcel across the street. These are some of the last vacant parcels in the area. He commented that the proposed use does not make sense at this location. It will impact surrounding neighborhoods.

The discussion/ meeting adjourned at 9:45 pm.



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Four Square Mile Meeting Sign-In Sheet

PROJECT/SITE:	Club Car Wash – Mississippi & Valencia	PROJECT NUMBER:	CCW33
JURISDICTION:	Arapahoe County	DATE:	<u>AUGUST 14,</u> <u>2024</u>

Name	Phone	E-Mail
Dr. Tom Dadsman	720-325-704	conekt2@gmail.com
Chris Cheney	720-725-8808	Chrisbuets2007@yahoo.com
KENT SCHMECKPEPER	303.619.9480	KENT.SCHMECKPEPER@COMCAST.NET
Melissa Steiner	720.933.8554	melsteiner58@comcast.net
RON + LENA ROSS	720-300-5921	
Lisa Etkern	303-755-4474	oreck@carwater.net
Tom Tauskey	303 475 9203	Tauskey@gmail.com
Andrew Dodger	720-670-0377	adodger@follere.com
Kevin Gross	303 868 9273	Kevin.gross@lve.com
Jason Wakefield	603 305 7339	ja-wake@yahoo.com
MARK LAMPERT	303-356-6953	mlampert@tedisp.net



FOUR SQUARE MILE - AUGUST 14, 2024

Club Car Wash Mississippi & Valentia

SWC MISSISSIPPI & VALENTIA

Project Team

Club Car Wash (Owner)

- Justin Barnes, VP of Development and Construction

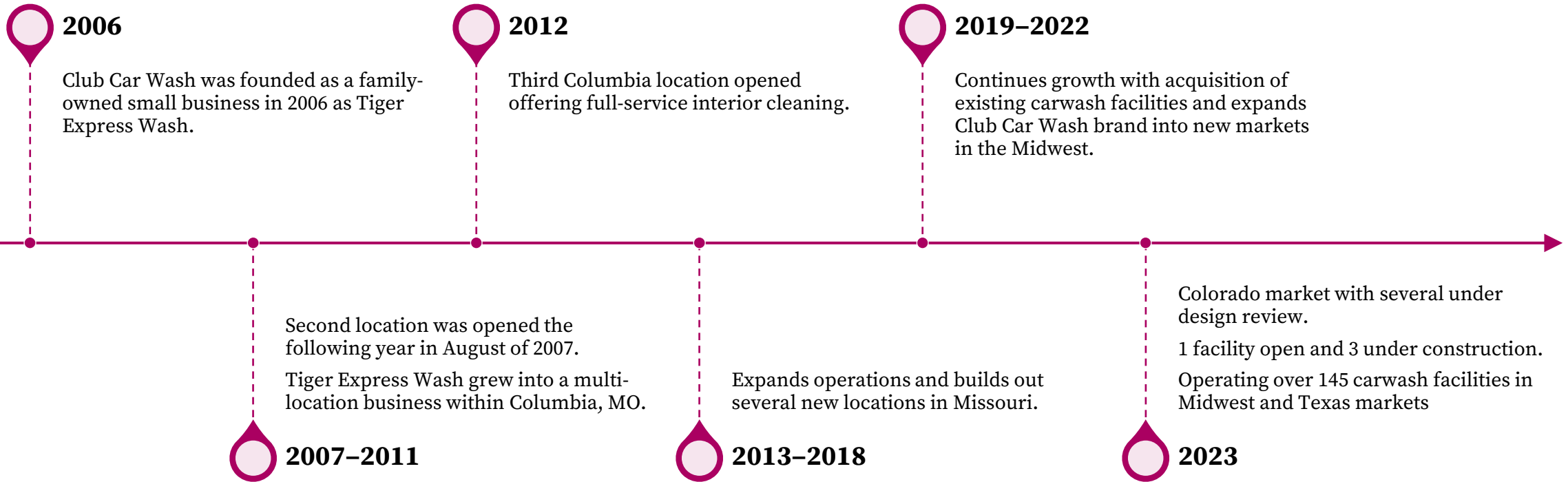
Galloway (Planning & Engineer)

- Aaron McLean, Development Services PM
- Jenny Romano, PE, Civil Engineer PM



Club Car Wash

COMPANY PROFILE



Club Car Wash

BUSINESS OPERATIONS

Membership options available for monthly basis.

Prototypical 146' single tunnel car wash.

Water Reclamation on each facility is **approximately 72.5% of TOTAL water used.**

Typically, 15-25 outdoor vacuum bays with personal detailing options available for customers.

Vehicle processed every 30-seconds onto conveyor with 3 minutes per wash cycle once in tunnel, allowing for quick service.

Site selection along 25,000 ADT corridors, proximity to retail and highly visible with easy access.

2 shifts per day with up to 4 employees per shift.

Hours of operation from 7:00 AM to 8:00 PM, 7-days a week with seasonal adjustments.

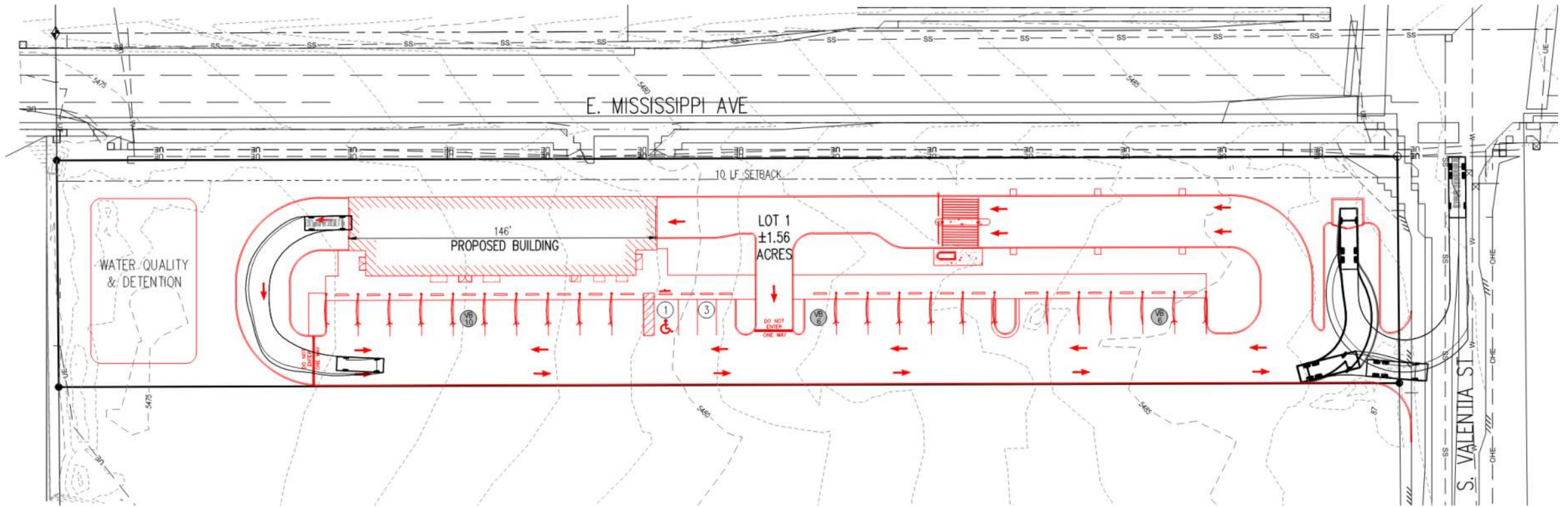
Closed on National Holidays.

Project Overview

Property:	1.56 acres
Building:	Approximately 4,500 SF
Vacuum Bays:	22
Parking:	4
Stacking:	Approximately 25-30
Zoning:	Mixed Use (MU)
Comp Plan:	Community Uses
Proposed:	Community Commercial
<u>Request:</u>	Amend Comp Plan for Community Commercial Land Use Designation
<u>Next Steps:</u>	Submittal to County for processing and Planning Commission hearing.

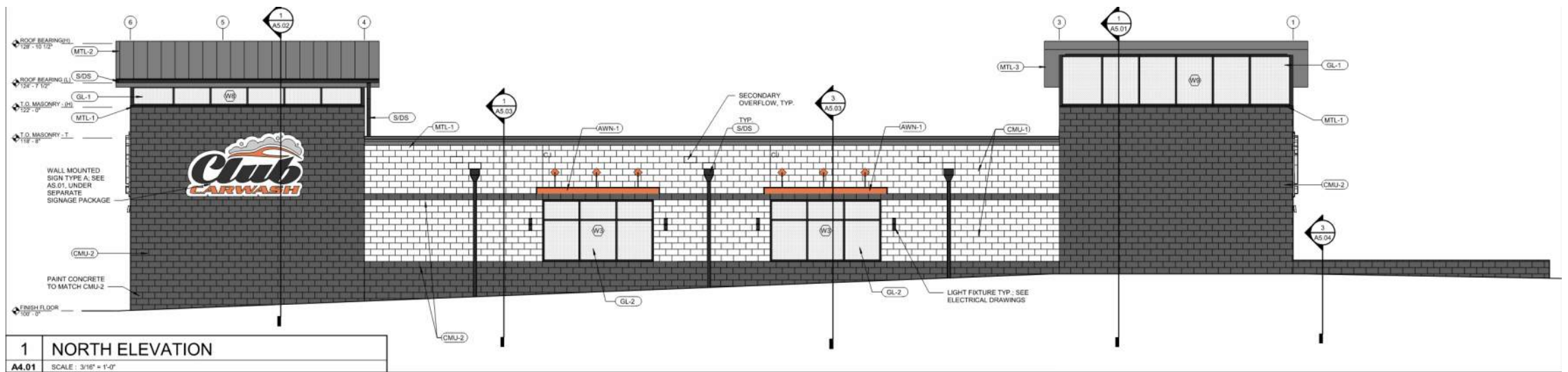
Single Bay Tunnel Car Wash

CONCEPT PLAN



Club Car Wash

BUILDING ELEVATIONS / RENDERINGS



Club Car Wash

PROTOTYPICAL



Club Car Wash

PROTOTYPICAL



Club Car Wash

PROTOTYPICAL



Club Car Wash

RECENT NEW FACILITY



Club Car Wash

RECENT NEW FACILITY



Club Car Wash

RECENT NEW FACILITY



Club Car Wash

RECENT NEW FACILITY



FOUR SQUARE MILE - AUGUST 14, 2024

Club Car Wash Mississippi & Valentia

