

# A · C · G

## Austin Civil Group, Inc.

Land Planning · Civil Engineering · Development Services

October 16, 2006

Mr. Rick Dorris  
City of Grand Junction Community Development  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

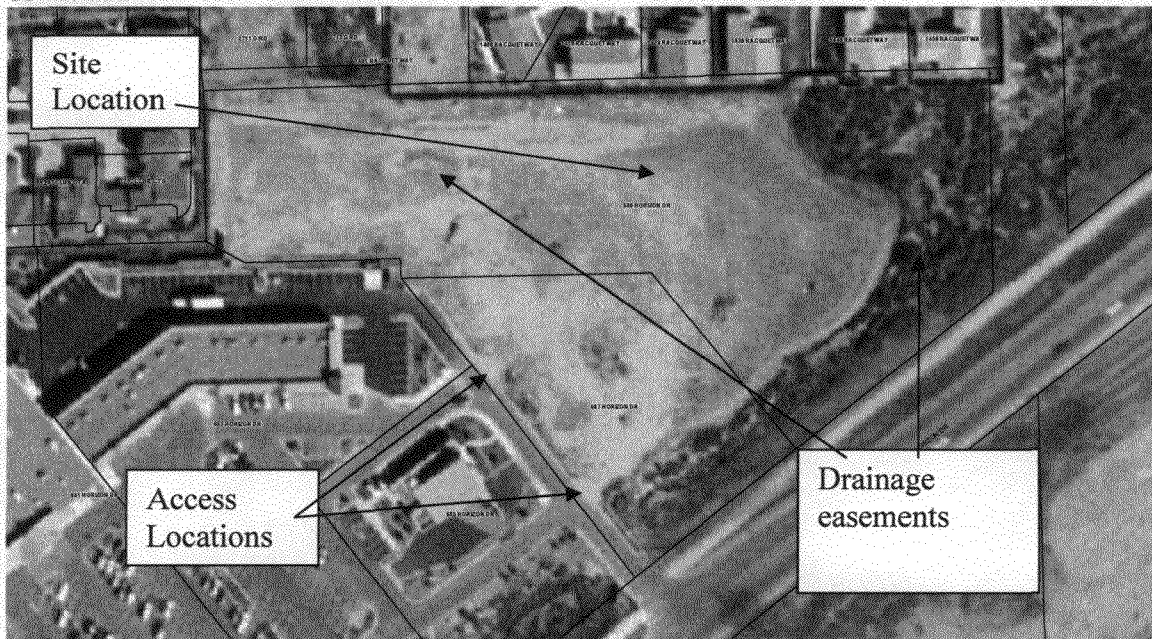
**Re: Request for TEDS Exception - 689 Horizon Drive**

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from *City of Grand Junction's Transportation Engineering Design Standards (TEDS) Section 4.2.5.1 Accesses Serving Off-Street Parking Lots – Vehicle Storage* for the site located at 689 Horizon Drive in Grand Junction, Colorado.

### Existing Site Conditions

The site of proposed improvements is vacant property located at 689 Horizon Drive in Grand Junction, also known as Lot 6 of Safeway at Horizon Park. As there is no direct access to Horizon Drive, the property is accessible through existing access easements across Lots 4 & 5 of the shopping center. Entrances to these access drives are currently developed and will be extended to the project site. Additionally, drainage easements run across the lot from northwest to south, and along the east end of the lot.



### **Proposed Site Improvements**

TNT Ventures is proposing to construct a 4,773 square foot self-service car wash facility on approximately 1.45 acres of this 3.7 acre site. This project will include four self-service wash bays, three automatic wash bays, and two pet wash modules. Access to the site will be provided by existing easements across Lot 5. The project is currently sited to avoid both a western and an eastern drainage easement. A copy of the preferred site plan has been attached for your reference.

### **TEDS Requirements**

TEDS Section 4.2.5.1, Accesses Serving Off-Street Parking Lots – Vehicle Storage, requires a minimum of 10 vehicle spaces per wash line for automatic car washes and 2 spaces per wash line for self-service car washes.

The layout the applicant is proposing more than adequately meets the TEDS standards for self-service car washes. An exception is being requested for the storage requirements for the automatic wash bays. In the proposed layout, 16 cars can be stacked from the three automatic wash bays to the property line, not including three cars situated in the bays.

### **Alternatives**

One alternative would be to re-site the car wash facility more to the west on the lot. This option would meet the TEDS requirement for stack-up spaces in front of the automatic bays.

This alternative requires vehicles leaving the bays and vacuums to make tight turns to exit through the existing southeastern access drives. The wash would move on top of the western drainage easement and into the sight-line of three additional homes in the Horizon Park subdivision to the north (under the preferred plan, two homes are affected.) A westerly siting would move the building an acre closer to the adjacent western subdivision, Villas at Country Club. Vacuums that are carefully blocked by buildings in the preferred site plan would be within unobstructed sight and sound of the Horizon Park subdivision. Vending, deliberately sited in the preferred plan to abate any noise or light pollution, would be approximately 45 feet closer to the neighboring subdivision.

Another alternative would be to convert one or more of the automatic wash bays to self-service bays, thereby reducing the stack-up requirement and fitting into the preferred site layout.

The applicants have deliberately chosen to install three automatic bays based on observations of other car washes. While two bays will usually cause some stack-up (three to four cars per bay at peak hours), three bays should reduce or eliminate

Mr. Rick Dorris  
October 16, 2006  
Page 3 of 3

waiting because of increased capacity to handle a mostly level demand. Also, given the cost of the land and the top-of-class materials proposed for the improvements, three automatic bays are required to make the applicants' investment economically feasible. Five self-serve bays and two automatics would be unlikely to produce a favorable appraisal by a Small Business Administration lender (the applicants have already posed this hypothetical to their lender).

The preferred alternative would be to grant the exception and allow stacking of fewer than 10 cars per automatic wash bay. Physical observations at the few automatic bays in Grand Junction demonstrate that this storage capacity exceeds the average stacking of 0.6 cars per hour for automatic wash bays in the City. (Most cars drove right into the bay during the observation periods.) Peak hours on Saturday mornings produce anecdotal maximum counts of four cars per automatic bay at local self-service washes (excluding full-service washes such as Shiner's). Under the proposed layout, 16 cars can be stacked from the automatic wash bays to the property line, for an average of 5.3 cars per bay.

The proposed design for automatic bay stacking does not interfere with the stacking for the self-service bays, which exceed the TEDS standards by providing space for four cars per bay. The acceptance of the TEDS exception request will not compromise safety because vehicles will still be able to efficiently circulate around the site and will not interfere with access to any other sites within the shopping center.

In the applicant's opinion, alternative three, granting the TEDS exception for Section 4.2.5.1 Accesses Serving Off-Street Parking Lots – Vehicle Storage, is the best compromise for both the City and the applicant. The reduced stacking does not create any safety issues while still providing enough stacking for all the wash bays in the facility. If you have any additional questions or concerns, please contact me at 242-7540.

Sincerely,

**Austin Civil Group, Inc.**



Chris Witkowski  
Project Designer

Enclosure: Site Plan

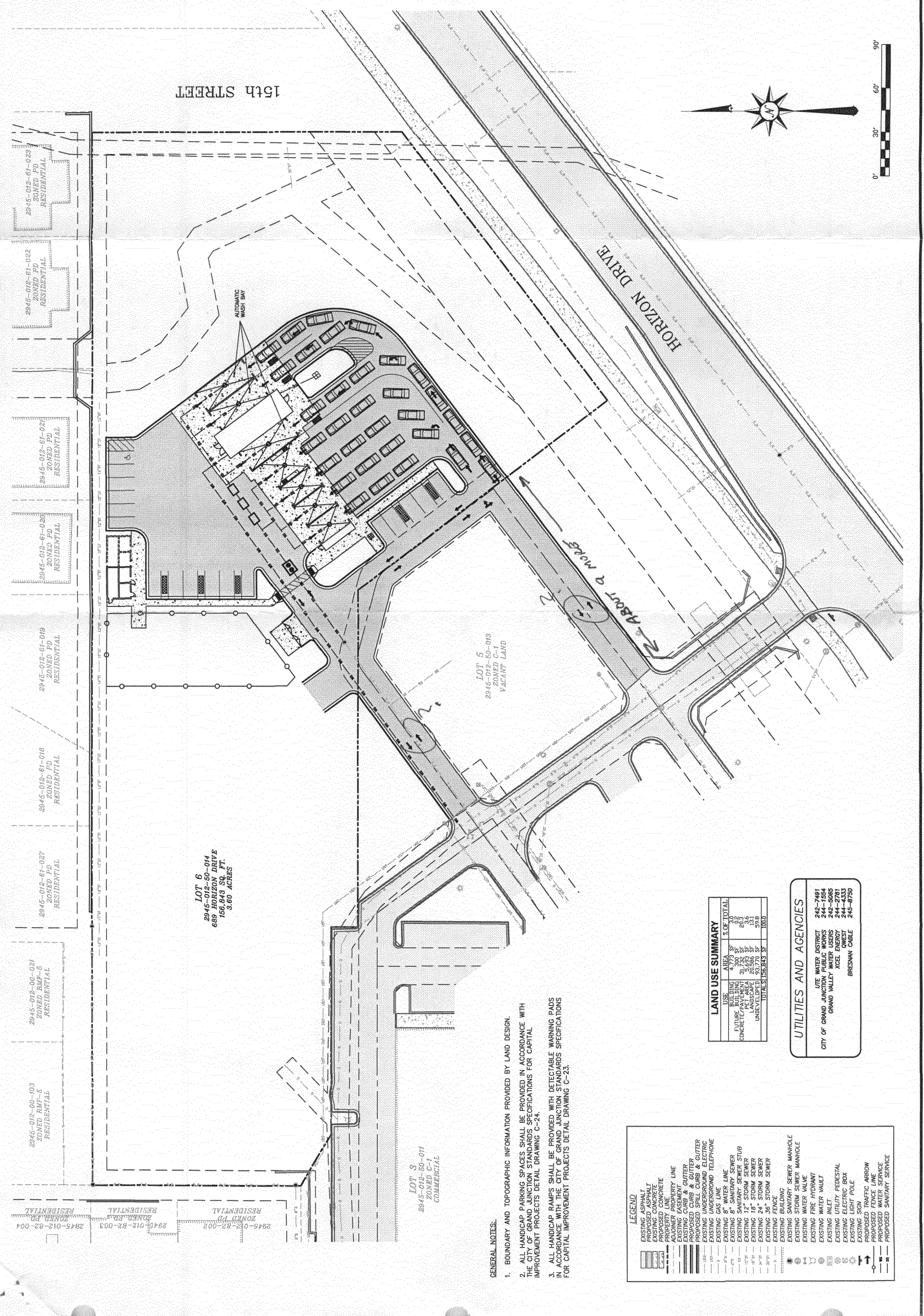
SCALE VERIFICATION  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY

**A.C.G.**  
**AUSTIN CIVIL GROUP, INC.**  
 Land Planning • Civil Engineering • Development Services  
 336 Main Street, Suite 203 • Grand Junction, Colorado 81501  
 (970) 242-7540

**NEW WAVE CAR WASH**  
**SITE PLAN**  
 689 HORIZON DRIVE  
 PREPARED FOR  
**TNT VENTURES LLC**

JOB NUMBER	1033.0003
DATE	9-21-06
SCALE	1"=30'
SHEET NO.	5-1
DRAWN BY	CJM
CHECKED BY	CJM
APPROVED BY	MTC



**LOT 6**  
 2945-012-60-014  
 689 HORIZON DRIVE  
 156,843 SQ. FT.  
 3.60 ACRES

**LOT 5**  
 2945-012-60-018  
 ZONED C-1  
 VACANT LAND

**LOT 8**  
 2945-012-50-011  
 ZONED C-1  
 COMMERCIAL

- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY LAND DESIGN.
  - ALL HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARDS SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS DETAIL DRAWING C-24.
  - ALL HANDICAP RAMPS SHALL BE PROVIDED WITH DETECTABLE WARNING PADS IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARDS SPECIFICATIONS FOR CAPITAL IMPROVEMENT PROJECTS DETAIL DRAWING C-23.

**LAND USE SUMMARY**

USE	AREA	% OF TOTAL
BUILDING	4,773 SF	3.0
FUTURE	31,730 SF	20.3
CONCRETE/PAVEMENT	5,693 SF	3.6
PEL AREA	53,770 SF	35.8
UNDEVELOPED	59,277 SF	39.3
<b>TOTAL</b>	<b>156,843 SF</b>	<b>100.0</b>

**UTILITIES AND AGENCIES**

UTE WATER DISTRICT	242-7491
CITY OF GRAND JUNCTION PUBLIC WORKS	244-1554
GRAND VALLEY WATER USERS	242-5065
XCEL ENERGY	244-2781
GRAND VALLEY CABLE	244-2781
BRESNAN CABLE	245-8750

**LEGEND**

[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING UNDERGROUND ELECTRIC
[Symbol]	EXISTING UNDERGROUND TELEPHONE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 8" WATER LINE
[Symbol]	EXISTING 8" SANITARY SEWER
[Symbol]	EXISTING 12" SANITARY SEWER
[Symbol]	EXISTING 12" STORM SEWER
[Symbol]	EXISTING 18" STORM SEWER
[Symbol]	EXISTING 24" STORM SEWER
[Symbol]	EXISTING 36" STORM SEWER
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING INLET
[Symbol]	EXISTING UTILITY FEDESTAL
[Symbol]	EXISTING ELECTRIC BOX
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TRAFFIC ARROW
[Symbol]	PROPOSED TRACE LINE
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED SANITARY SERVICE





## *Memorandum*

**TO:** Tim Moore  
**FROM:** Rick Dorris   
**DATE:** October 17, 2006  
**SUBJECT:** 689 Horizon, New Wave Car Wash TEDS Exception

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They have done a mediocre job on this TEDS exception but I have chosen to submit it anyway without other drawings since I think our standard is excessive and I expect the committee to easily approve it. If you think it isn't this clear, let me know and I'll get a better request from the applicant.

TEDS requires room for 10 cars to stack for automatic car wash bays. This requirement is excessive and should be changed when we update TEDS. This is similar to the drive through bank stacking requirements; while they may be national standards GJ just doesn't mimic them.

They have observed some automatic car washes and determined that not more than two stack for each lane. They can stack 19 total cars on their property. They could stack about nine more cars on the neighbor's property before reaching any drive aisle that would affect public right of way. This exception will not be a safety issue and their existing site should provide plenty of stacking for GJ.

November 15, 2006

Austin Civil Group, Inc.  
Chris Witkowski, Project Engineer  
336 Main Street, Suite 203  
Grand Junction, CO 81501

COPY

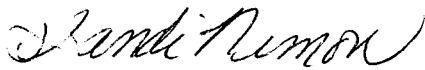
Re: Design Exception #35-06 – 689 Horizon Drive Car Wash – Vehicle Storage Requirement

Dear Chris:

Please find attached the committee's decision for the above referenced request. This design exception has been approved, as requested. You may use this decision to proceed through the development review process for this exception.

If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works Manager at (970) 244-1557.

Sincerely,



Sandi Nimon,  
Sr. Administrative Assistant

Xc: Rick Dorris, Development Engineer (256-4034)

## DESIGN EXCEPTION #35-06

To: Mark Relph, Director of Public Works & Utilities  
Sheryl Trent, Assistant to the City Manager  
Jim Bright, Acting Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Rick Dorris

Date: November 3, 2006

RE: 689 Horizon Drive Car Wash – Vehicle Storage Requirement

### DESCRIPTION OF THE SITUATION

The applicant desires to develop the vacant property at 689 Horizon Drive and construct a 4773 Square foot self-service car wash facility on the site. The project includes four self-service wash bays, three automatic wash bays and two pet wash modules.

TEDS section 4.2.5.1, Accesses Serving Off-Street Parking Lots – Vehicle Storage, requires a minimum of 10 vehicle spaces per wash line for automatic car washes and 2 spaces per wash line for self-service car washes. The proposed layout can accommodate 16 cars not including the cars in each of the three bays.

#### Site Description:

The site is also known as Lot 6 of Safeway at Horizon Park has on direct access to Horizon Drive. Entrances to these access drives are currently developed and will be extended to the project site.

### EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**  
Staff does not believe the exception will compromise safety.
- 2. Have other alternatives been considered that would meet the standard?**  
Yes, several alternatives have been developed, however, none of the alternatives accommodate all aspects necessary for the site to operate properly. The applicants believe that the installation of three automatic bays will actually reduce the stacking by reducing the time spent waiting for an available bay to open up.



**3. Has the proposed design been used in other areas?**

Staff is unaware of another case where this exception was requested.

**4. Will the exception require CDOT or FHWA coordination?**

No.

**5. Is this a one-time exception or a manual revision?**

This should be reviewed by the staff for a possible revision to TEDS.

**Staff Recommendation**

Staff recommends approval of the exception as requested.

Recommended by: Tom Mow

Approved as Requested:

Approved as Modified:

Denied

Dated: 11/8/06

[Signature]  
[Signature]

DE# 35-06 - 689 Horizon Drive Car Wash -- Vehicle Storage Length