

## **Project Narrative**

### **Tidal Wave Auto Spa – 6501 Johnson Drive, Mission, KS**

The subject property is located at 6501 Johnson Drive, being 0.76 acres and is currently occupied by a closed convenience store with gasoline installation. The proposed use is an 'Express' Self-Service Car Wash facility and Division Office to be developed by Tidal Wave Auto Spa.

The proposed project consists of two primary buildings: 1) Two-story structure fronting Johnson Drive which will be used for parking / self-serve vacuum spaces, retail area and office space on the lower level, with the upper floor to be used as the Division Office with additional office space, training rooms and uniform storage; and 2) the wash tunnel to be located on the southern or rear portion of the property. The exterior façade of both buildings will consist of masonry (stone or brick) and glass with a standing seam metal pitched roof. One of the corporate philosophies of Tidal Wave Auto Spa is to be the most attractive business in the community; which is accomplished by constructing a quality facility, utilizing all concrete paving and intense landscaping.

The proposed self-service car wash facility will be maintained and operated in a manner consistent with other neighboring commercial uses. The proposed use will not be detrimental to, or endanger, the public health, safety or welfare. The proposed project will be in harmony with the surrounding retail and commercial land uses that serve the community and regional needs and is appropriate adjoining a minor thoroughfare.

The site is located in a commercial corridor with existing public utilities adequate to serve the intended use of the property as a self-service car wash facility.

The proposed use will promote water conservation as it will utilize a sophisticated water reclamation system, computer controlled systems and high-pressure nozzles and pumps which significantly minimize the amount of 'fresh' water needed to provide a quality exterior wash. The amount of 'fresh' water used at the proposed facility ranges from 14 to 20 gallons per vehicle (depending on vehicle size and wash selected), while utilizing approximately 50 gallons of reclaimed water per vehicle. Residents performing car washes at home use 80-140 gallons of fresh water per vehicle. Another benefit of the proposed use is that the professional wash will empty filtered waste into the sewer system for further treatment. Versus introducing harmful cleaning chemicals and phosphates from the road film into the storm drain that is intended to deliver rain run-off into rivers and streams thereby hurting the plant and animal life in those ecosystems.

Tidal Wave partners with local schools, athletic teams and their booster clubs, service organizations, churches and other 501(c)(3) organizations to help raise funds. The third Friday of September is designated as 'Charity Day' with 100% of ALL proceeds donated to special needs charities.