



June 1, 2026

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City of Columbia Heights
3989 Central Avenue NE
Columbia Heights, MN 55421

**RE: Crew Carwash – Site Plan Application
Project Narrative**

On behalf of Crew Carwash (“Applicant”), we are submitting a Site Plan application for a new carwash facility (the “Project”) located at 4711 Central Ave NE in the City of Columbia Heights.

Property Description and Background

The Project is located in Columbia Heights between Highway 65/Central Ave NE, 47th Ave NE, and Grand Ave NE on a vacant, undeveloped lot. The current property is divided into two parcels; the Applicant seeks to adjust the current lot line for this project via the Minor Subdivision Application process.

Parcel B (referred to as “The Property”) will be 1.23-acres with the adjusted lot line and is located in the MXD-Mixed-Use zoning district, which allows car washes as a permitted use. The Project has been designed in accordance with the minimum design standards of the MXD district and is not seeking any variances from the zoning code requirements.

The proposed use of the Property is consistent with the forthcoming City of Columbia Heights 2040 future land use update, which will reclassify the site into the GB – Commercial (General Business) zoning district.

Site Design

The Project consists of a one-story carwash tunnel with approximately 6,200 square feet of total floor area along with a covered entry canopy and self-service vacuums.

The Property currently has public sidewalk along Central Ave NE, 47th Ave NE, and Grand Ave NE with no existing curb cuts. The northern parcel, Parcel A, has right-in/right-out access along Central Ave NE to the west. The Central Ave NE reconstruction project will not affect access to the proposed project in Parcel B. The project will create 2 access points (entrance & exit) to the site along 47th Ave NE.

Upon entering the Property, customers will enter one of four wash entry lanes where they will either select and pay for their wash from a team member stationed under the canopy or proceed towards an automated scanner if they are an Unlimited Club member. Once payment is complete, an automated gate will open one at a time allowing the customer to proceed towards the wash entrance. If a customer vehicle is rejected from entering the exterior wash, the customer will be directed to exit the wash entry driveway to the west prior to entering the building.

On average, customers spend 3-5 minutes from the time they enter the property to the time they depart. After leaving the carwash building, customers will either exit the property or circulate to the west to an available self-service vacuum.

The Project will result in an overall increase in impervious surface from the current site development by approximately 65%, since the existing site is a vacant lot with primarily pervious area.

Parking and Staffing

Parking is provided primarily for Crew Carwash employees, as Customers remain in their vehicle while in the exterior wash tunnel, and only briefly exit their vehicle when choosing to utilize the self-service vacuums. Dedicated parking spaces have been provided for the number of team members expected to be on site at any one time (between 2 and 4 employees).

Indoor Trash Enclosure and Storage

The trash enclosure and storage for this site will be part of the building footprint. The indoor storage area will provide a secure, covered enclosure for landscape and lawn maintenance equipment, snow removal equipment, salt storage, and materials for upkeep of the exterior vacuums.

Snow Storage

Snow accumulation will be removed to an off-site location under contract with the snow removal vendor.

Nuisance Characteristics

The Project is designed to mitigate noise, light, or any other pollution. The vehicle cleaning will occur within the enclosed structures that are acoustically treated to mitigate sound levels produced by the site. Please see the sound study included with this submittal for additional information related to noise level mitigation techniques being installed on the site to meet MPCA sound level requirements. The self-service vacuums are located along the west side of the Property adjacent to Central Ave NE and are only activated when turned on by a customer. It is understood that the zoning code requires open-

space vacuum facilities to be at least 50' from any residential property line to avoid noise impacts; this project meets this criteria.

The site lighting will consist of both building and pole-mounted LED light fixtures to fully illuminate the property during opening hours and has been designed to reduce off-site light pollution.

Stormwater Management

The Project has been designed in accordance with the City of Columbia Heights Surface Water Management Design Standards and the Mississippi Watershed Management Organization (MWMO). The City of Columbia Heights requires that the existing flow rates for the 2, 10, and 100-year 24 hour rainfall events be maintained. In addition, since this project will disturb more than one acre of land, it is required to capture 1.1" of runoff over the net increase in impervious area.

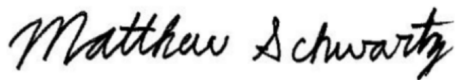
Runoff from the proposed impervious areas will be routed to new underground ADS MC-7200 chambers to satisfy the rate control, volume control, and water quality requirements and will provide a single point to collect sediment, oil, and floating debris prior to stormwater runoff flowing offsite into the municipal storm sewer system. Since the underground BMP will utilize infiltration, the volume control requirement shall be met to also satisfy the water quality requirement.

Wash Water Reclamation

A state-of-the-art wash water recapture system will be installed to clean and recycle the water used for the car wash process. This system both contributes to responsible use and re-use of water on the project, and ensure that any downstream impacts of increased sanitary wastewater flow is minimized.

Please contact me at (612) 431-2892 or matt.schwartz@kimley-horn.com should you have any questions or comments about the project.

Sincerely,



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Enclosure

Cc: Travis Smith, Crew Carwash
Katherine Rayner, Crew Carwash