

July 7, 2022

Serial Letter No. Rocket Car Wash Shakopee, MN 001

City of Shakopee, MN  
485 Gorman Street  
Shakopee, MN 55379

Attn: Kyle Sobota – City of Shakopee Senior Planner

Re: Conditional Use Permit Narrative

Subject: Rocket Car Wash – Shakopee, MN Project

Dear Mr. Sobota,

As you may recall, City + Ventures previously submitted and were approved for a conditional use permit (case number SH103003 – Resolution No. PC2020-007) back in September of 2020. The project was halted for various reasons and has since expired. The purpose of this letter is formally requesting a new conditional use permit for this project to be approved. We are proposing to construct this project starting 3<sup>rd</sup> quarter of 2022.

Currently, the proposed project has been modified based upon our current corporate requirements. The overall use of this property will remain the same; however, there are some re-design aspects that has been discussed previously with the City of Shakopee. It has been determined that the original building footprint would change to exclude a detailing area, reconfigured parking, vacuum stations, and various modified site amenities. The design changes have allowed this property to provide our customers with the best customer experience while maximizing the properties allocated space.

The following items are the basic information requested regarding this project:

- Hours of operation – typically 7 AM – 9 PM – Monday through Sunday
- Projected Employees – 20 – 25 total. Approximately 3 – 5 personnel / shift
- Services – The proposed project will offer various levels of premium car wash packages and free vacuums for both monthly members and single use customers. Membership is not required, but we offer free membership perks such as access to a “members only room” with floor mat washing equipment, free cleaning products, drying towels, and complimentary beverages. Our car wash service is not just a premium car wash – it is intended to provide a customer experience that sets our locations apart from the competition.
- Approximate Construction Schedule – ground break September 2022 with the total project duration of 7 – 8 months.

- Daily customer traffic is anticipated to be approximately 600 – 800 vehicles at a rate 100 - 120 vehicles / hour. Peak rates can vary per market and may experience as much as 1000 vehicles / day with 150 vehicles / hour.

City + Ventures is excited to bring our services to your community and look forward to engaging with the City of Shakopee for this Rocket Car Wash location. We feel that the proposed project will be complimentary to the surrounding community and will offer the City of Shakopee with our premium services that will be enjoyed for many years to come. In closing, City + Ventures proposes that a new CUP be approved for this project.

If you have any questions regarding this request, please feel free to contact myself directly. We look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Leaders".

Morgan Leaders  
Senior Project Manager  
City + Ventures, LLC.

CC: Project File