



# MEMORANDUM

1000 Twelve Oaks Center Drive    Tel 952.426.7400  
Suite 200    Fax 952.426.7440  
Wayzata, MN 55391    www.mohagenhansen.com

**Date:** January 9, 2023  
**Memo To:** City of Maple Grove  
**From:** Neil Missling  
Mohagen Hansen Architecture | Interiors  
**Project:** Sota Shine Maple grove  
**Project No.:** MH Project No. 22326

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## Project Narrative and Overview

### General

The proposed project involves a new single-story Car Wash and Pet Wash building of approximately 7,240 GSF. The building will include a conveyor belt driven car wash where customers will stay in their vehicles during the car wash as well as a self service pet wash in a separate portion of the building. The Car Wash will also have an office, pay window, and employee break area combined with the tunnel occupying 5,645 GSF of the building. The Pet Wash will occupy 1,595 GSF of the building.

### Site

The existing 1.50 acre site was originally established as an outlot with the development of the HyVee Grocery Store site, and was initially planned as a 10,000 GSF Bank. The bank concept provided a multi-lane drive-thru component with vehicle stacking. Due to this car wash having a single aisle of access, additional vehicle stacking is required. The orientation of the building has changed from the Bank concept to better accommodate the necessary length to the building and the needed vehicular stacking. The stacking will be screened from Troy Lane with landscaping. Adjacent to 70<sup>th</sup> Way there will be 12 Parking Stalls with vacuum hoses that will be for customers to use.

In the original design, the storm water management approach was accommodated in the development by regional stormwater ponds. Likewise, the infrastructure for storm, sanitary and water are all readily available and of such capacity as to easily accommodate the proposed use. Existing site features, such as curb cuts and grades are all set up to accommodate this development, with little modification.

The building and site components fit well within the required 20' parking setback and 30' building setback from the adjacent streets as well as the sideyard 10' parking setback and 20' building setback.

There are several car washes in Maple Grove along the 94/494/694 Corridors as well as the 169 corridor. There is not a nearby car wash to this site. With the nearby residential developments, grocery store and gas stations, this site serves as a good opportunity for a car wash.

### Parking

Parking on site will be served by 9 standard parking stalls, 1 ADA parking stall, and 12 vacuum stalls for a total of 22 parking stalls. The vacuum stalls may be parked in if the standard parking stalls are full. The Pet Wash has a retail requirement of 8 stalls (1 stall per 200 GSF) and the automatic car wash has a requirement of 10 parking stalls or one per employee whichever is greater. There will not be more than ten employees on a single shift at the car wash.

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### **Access**

An existing curb cut on the south side of the property will be slightly modified and provide access to the site. The outlots on the Northwest side of the HyVee development were originally designed with shared access points. A single, dedicated access point is requested for this site due to the vehicle circulation and stacking location to avoid traffic jams and confusion. A conceptual site plan for the adjacent parcel has been provided to show how this layout will impact that site.

Trash containers will be stored inside a trash enclosure on the Northeast side of the building that will be constructed with materials similar to those found on the main building.

### **Building Elements**

The building has been developed with a linear footprint that supports the conveyor belt car wash and vehicle stacking. The design theme of the building is a Cabin or Lodge with a single sloped roof, large heavy timber elements, and trimmed window openings. Using these forms and large windows helps bring in large amounts of light and avoids the "windowless, dark tunnel" appearance of many car washes. The large "tower" feature helps break up the building, and give a focal point as well as a visual branding element for the client.

Although precast concrete is being used, it is being cast with a formliner that gives the appearance of wood and will be painted. Cultured stone with cast stone sills will be used at the base of the main walls, and for the entire wall on the tower. Signage is being proposed in four locations, one per façade.

All exterior light fixtures will be closed/shielded to direct light downwards or upwards at specific architectural building elements.. The are several uplights which will highlight the wood-look aluminum soffit. These fixtures will be aimed, and have cut-offs so light does not spill beyond the soffits. The downlights will all be in shielded fixtures directed light downwards. The parking lot lights will be in showbox style fixtures as well.

### **Sustainability**

While car washes use a large amount of water, this facility is being developed to capture up to 50% of the water used, filter it, and re-use it in the car washing process greatly reducing the amount of water typically used by a car wash.

Photovoltaic panels are being planned for the project, and the roof is being designed to support them at a future date. Geothermal water heating is being investigated as well for this project, but has not been confirmed yet.

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