

May 12, 2025

Mr. Hector Soto, Jr.  
Senior Planner  
City of Lee's Summit, MO

Re: Application Number PL2025081

### **Special Use Permit Requested Time Period**

Please accept this narrative in response to the Special Use Permit Applicant's Letter statement regarding typical SUP time periods.

In its Special Use Permit Application, Charlie's Car Wash requested a 20 year time period for the SUP. Charlie's understands that 20 year time periods are typically reserved for new construction projects to coincide with project financing terms. In this particular case, as always, Charlie's only uses the absolute finest products available in the marketplace. This is part of our long-term investment strategy. The exterior vacuum structures will be stainless steel. This is much more expensive than alternative materials that could be used. Charlie's uses stainless steel to avoid rust, and because it survives exterior conditions far superior than any other material. Charlie's also attempts to exceed expectation in the quality of its locations. For example, at the subject location, much of the green space between our location and US 50 Highway is MDOT right of way. We contacted MDOT during our construction period and obtained permission to maintain and irrigate the right of way at our cost, to improve the appearance of the location.

Charlie's anticipates that the cost of vacuum equipment, installation, pavement and site costs, along with the vacuum building to be in excess of \$1.5M. This is a major investment and improvement in the property. It would be difficult to justify such an investment with only a ten year period within which to generate a return on investment.

The Charlie's Lee's Summit location is ten years old. The location still appears to be in "like-new" condition. Charlie's believes that the City and our customers know that we operate a first-class, full-service facility. Charlie's is always fully staffed with highly trained team members, many of whom have been with us for several years. Charlie's will continue to operate in a first-class manner. We believe that the care with which we operate our locations, and this location in particular, has earned us the right to request the longer SUP time-period. We respectfully request your consideration of the 20 year time period for the SUP.

