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## **Project Narrative**

TerraForm is proposing development of the approximate 1.35 acre parcel referred to as Lot 3A on the Parker Pointe Subdivision Filing No. 1, Amendment No. 1 (not recorded yet), which is located near the southeast corner of Parker Road & Stroh Road in the Town of Parker.

The project includes a 5,440 square foot state-of-the-art Mister Car Wash facility featuring a car wash tunnel and 18 self-service vacuum bays. The Modified Commercial zoning for this site allows for a car wash use on the proposed lot, thus no changes to the existing zoning are proposed.

Access to the proposed site will be provided from the existing shared private drives adjacent to the southern and eastern boundaries of the site. Internal site circulation around the car wash facility will be concrete-paved drives.