

The existing self-service car wash facility is currently in operation and is due to receive refurbished upgrades. It is the Owners request to provide the following: The installation of additional covered self-service vacuum stations located at the rear of the property. The covered material would be a fabric canopy with lighting below. The finish color and configuration will be submitted for design review approval prior to construction and installation. To power the new vacuum system a new vacuum canister will be installed within the old masonry trash enclosure. The enclosure would also be covered with a fabric canopy. The existing gates would remain to secure the canister. The existing trash enclosure would be abandoned and a new single enclosure would be constructed on the NE corner of the property in compliance with the city design standards. The proposed new location of the trash enclosure location is an improvement regarding the ease of accessibility and servicing off the main drive.

To expedite the car wash tunnel process two new covered self-pay station lanes would be installed equipped with painted directional arrows and raised armed gate to sequence the entry into the tunnel process. A fabric canopy would cover this area as well.

The existing facility signage located along Guadalupe Rd. would be replaced with a non-powered sign of similar size and style. The existing pedestal / foundation base would be utilized accordingly. The new sign will not exceed 80 sf. in area or 12 ft. in height.

Because of the existing conditions related the structure locations, site conditions, existing setbacks, and landscape limitations the Owner will comply in good faith with the addition of landscape material and hardscape to improve the overall appearance at the front of the facility and to meet the city landscape conformance standards as much as possible. Additionally, the proposed newly created internal "island" adjacent to the new pay station lanes will provide additional landscape enhancement to the overall project. A new 3'-4" high masonry screen wall will be constructed the full length of the property at the frontage to enhance the overall landscape palette. Refer to the site landscape / irrigation plan for additional information.

Specific to the Mesa Zoning Ordinance 11-31-7: Automobile / Vehicle Washing:

- A. Location: The project site is existing and as is.
- B. Setbacks: There are no building or structures proposed adjacent to a residential zoning district.
- C. Drive-up Aisles and Required Queuing Area: Proposed queuing for 4 vehicles is provided at the entrance to the existing car wash tunnel. Refer to site plan for additional

information. This drive thru is not adjacent to a street and is separated by the proposed new masonry screen wall and the existing refurbished landscaped island.

- D. Landscaping: A new landscape plan is provided to enhance the existing landscape. Work includes the additional plant material (trees and shrubs) to comply with the City's landscape standards to the extent possible. A new island feature adjacent to the proposed tunnel drive thru enhances the overall appearance of the property and view from the street. The percentage of landscaping exceeds the minimum requirement of 10%.
- E. Litter: A new trash receptacle enclosure will be installed at the northeast corner of the property. Refer to the site plan for additional information.
- F. Noise: The proposed vacuum canister to be located inside the old masonry trash enclosure will comply with the required sound attenuation factor of 55 decibels or less. Verification and product information will be submitted to the City prior to installation. Additional measures to mitigate noise will be the masonry enclosure itself and the fabric canopy overhead.
- G. Additional Special Use Permit Criteria:
  - 1. The business and site location are existing.
  - 2. Site is not located within "U" designated district areas.
  - 3. Compliance is proposed to the extent possible under the existing conditions. The site is not located within "U" designated districts.
  - 4. The use is in compliance with the General Plan to the extent possible.
  - 5. The presented drawing documents demonstrate compliance to the extent possible based on the existing conditions and proposed improvements.
  - 6. The current operation has and will continue to be in compliance with all zoning, building, and fire safety regulations. Not limited to holding proper business license(s), payment of all business and property taxes.
  - 7. The "good neighbor policy" statement letters are prepared and will be mailed to all property owners within 500 feet of the property upon the receipt of the case number. The letters / envelopes, and applicable documents will be submitted to the city for verification, compliance, and distribution by mail.
  - 8. This statement in addition to the drawings documents presented demonstrate substantial conformance with all current City development standards to the extent possible based on the existing conditions and the proposed improvements.