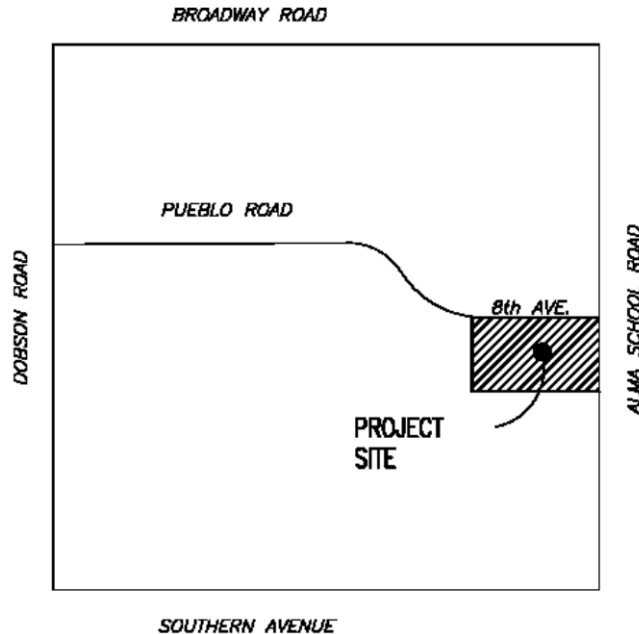




**Project Narrative for
Alma Car Wash L.L.C.
Substantial Conformance Improvement Permit
And Special Use Permit
805 S. Alma School Rd.
Mesa, AZ**



VICINITY MAP



SCALE: N.T.S.

The Developer is proposing to remodel the existing building and related infrastructure as needed in order to update the existing car wash facility. The remodel will include a change to the business model. The existing oil change operations will no longer be available. The car wash operation will be revised to an express, machined operation without the hand detailing and drying operations. The remodeled project will consist of a partially remodeled façade, a new parking layout and new driveway layout to improve the flow and equity of the site.

The façade remodel will include the removal of the curving, rust damaged, building attached, open canopy which currently extends over a portion of the parking lot. The roll-up doors at the oil change bays will be enclosed with new walls to match the existing building walls. The southwest oil change bay door opening will be enclosed to include a niche for vending machines. The exterior walls of the building will be painted ~~for~~ a new, contemporary color scheme to replace the faded accents and beiges. A new location identifier tower feature with metal panel siding will be added to the façade to enhance the sense of place at the intersection.

The new build area base footprint will be approximately 6,100 square feet. The project will raise the building height at the Tower/Exit Canopy to approximately 30 ft. to allow for good visibility along Alma School Road and to provide the intersection with a location identifying feature. The required 15'-0" setback along Alma School Road will be more than maintained. The existing 11'-6" setback from 8th Avenue will be maintained as granted by the Board of Adjustment in August 2014 (Case number BA14-056).

Architecturally, the building is designed for the southwest and safety. The color pallet and detailing are consistent with high-end commercial developments within the City of Mesa. Quality materials are being utilized to withstand the Arizona sun and moisture related impacts from the carwash.

The Owner will also remodel the existing parking lot to provide better on-site circulation and to increase the on-site parking. The parking area will be revised to include canopy covers and vacuums at each parking space, including the handicap stall. The parking and drives will have directional signage both posted and painted on the paving to direct customers to the proper location. The stacking area for vehicles entering the pay stations and between the tunnel and pay stations will be increased to meet the City of Mesa Ordinance requirements. The parking lot will include, larger landscape areas including the required Foundation Base and minimal parking island sizes. Trash pick-up maneuvering will be provided at the existing refuse enclosure with a new exit drive from the enclosure specifically for the sanitation operations.

The Car Wash Use is an allowed Use in the existing LC Zoning. The car wash has been historically operating at this location and thus will not be detrimental to the surrounding area. The site of the car wash will have a net area of approximately 1.01 acres (43,764 square feet). New curb cuts will not be required along Alma School Road or 8th Avenue as all access will be via the existing drive into this project's property. Over 80 feet of vehicular stacking distance is provided on-site before the pay stations via two 40'-0" x 11'-0" wide drive aisles. An additional 80 feet of stacking will be available between the pay stations and the tunnel. Thus, traffic within the public right-of-way's should not be impeded by the users of the carwash.

The noise of the equipment within in the tunnel will have minimal impact on the neighboring properties due new operations within the tunnel maintaining the same layout and ambient noise level as the existing operations within the tunnel. The blowers are and will be located on the east end of the tunnel facing toward Alma School Road, not the neighbors to the north or west. The new vacuum equipment will be located inside the existing to be enclosed oil change bays.