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September 21, 2018

City of Mesa
Development Services
55 N. Center St.
Mesa, Arizona 85201

**Re: Project Narrative – Special Use Permit Application
Proposed Quick Quack Car Wash PRS18-00616
SWC of Southern Ave. and Signal Butte Rd.
Mesa, Arizona**

To whom it may concern:

This document is to supplement the submittal for a Special Use Permit for Quick Quack express car wash located at the SWC Southern Ave. and Signal Butte Rd. We desire to construct a free-standing car wash of approximately 3,754 square feet on this parcel of approximately 16 acres +/- . The site is zoned LC-PAD, in which a car wash is permitted with a Special Use Permit. We seek approval for this Special Use Permit, to allow Automobile/Vehicle washing (Table 11-6-2: Commercial Districts).

Our intent is to build a first-class operation consistent with the branding that Quick Quack builds in the southwest, including Phoenix, the Coachella Valley, and the Inland Empire portions of southern California. Quick Quack is currently the 6th largest car wash in its category in the United States, and will be ranked #2 or #3 by the time this unit opens in 2019. Quick Quack is a touchless car wash: they have two employees on site to assist the customer with paying and guiding them on to the conveyor that guides them through the wash. There are no employees to dry the cars, and the vacuum stalls are self-service and free of charge.

Regarding the Special Use Permit allowing Automobile/Vehicle Washing (11-31-7) in a site zoned LC, the approval criteria are addressed below:

1. **Location** *Automobile/Vehicle Washing, as a primary use, is only allowed on sites with at least one frontage on arterial street.*

Quick Quack will comply, see included site plan.

2. **Setbacks** *No building or structure shall be located within 20 feet of any interior lot line abutting a residential zoning district.*

Quick Quack will comply, see included site plan.

3. **Drive-up Aisles and Required Queuing Area** *Drive-up aisles shall be at least 11 feet wide; if adjacent to a street, they shall be screened as specified in Section 11-30-9(E), Drive-through*

Windows and Automated Car Washes. The drive-up aisle shall provide queuing space, with no encroachment into required landscape areas or building setbacks, for at minimum:

- a. 4 vehicles per pull-through rack for each automatic wash bay.*
- b. 3 vehicles per bay for self serve, coin operated and/or hand wash facilities.*

Quick Quack will comply, see included site plan.

4. **Landscaping** *Automobile/Vehicle Washing, as a primary use, in addition to perimeter, parking lot and foundation base landscaping requirements, landscaping shall compromise a minimum of 10% of the site area.*

Quick Quack will comply, see included site plan.

5. **Litter** *One permanent, non-combustible trash receptacle per wash bay is required.*

Quick Quack will comply, see included site plan.

6. **Noise** *Sound attenuating measures shall be incorporated into the building design and construction to absorb noise such that the sound level readings at the street and at interior property lines are no more than 55 decibels. Mechanical equipment for centralized vacuum equipment shall be housed in an enclosed room.*

Quick Quack will comply, see included site plan.

Regarding the Special Use Permit allowing Automobile/Vehicle Washing (11-31-7) in a site zoned LC, the additional approval criteria are addressed below:

1. *The number of automobile related activities within 600-feet of an intersection of arterial streets shall not exceed 2, including automobile/vehicle washing, automobile service stations automobile sales or rental lots, or automobile/vehicle repair.*

N/A. Quick Quack is not within 600 feet of an intersection of arterial streets as confirmed at the Pre-Submittal meeting.

2. *Proposed locations with “-U” designation areas shall be oriented with canopies and fuel dispensing equipment away from street, either to the side or to the rear of a building.*

N/A/ see attached site plan.

3. *Compliance with all development standards for the applicable zoning district, including compliance with requirements for automobile related services located in all mixed districts and “-U” designation districts.*

Operation of a car wash is a convenience use, utilized by traffic already at the intersection and the local neighbors and businesses. The use complies with all laws in the City of Mesa and is an allowed use in the Zoning Code with a Special Use Permit. The Purpose of the LC District – Light Commercial, is “To provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one- to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large-format store anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other typical uses include,

but are not limited to, those anchors and large-format retail stores that are typically located within a regional mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses." A car wash fits within this description when looking at the uses in the local area, including gas stations, restaurants, and light commercial uses.

4. *The use is found to be in compliance with the General Plan, applicable Sub-area plans and other recognized development plans or policies, and will be compatible with surrounding uses.*

The General Plan at this site is commercial, and a car wash is in line with the General Plan.

5. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells, and traffic impacts on neighboring residential sites.*

Quick Quack is a convenience / service use and an amenity to the surrounding retail and neighborhoods. It is not a destination: it does not generate extra traffic to the intersection, instead getting its customers from traffic passing by. Unlike carwashes typically found at gas stations or full-service carousel style washes, Quick Quack uses a conveyor that keeps its patrons inside the vehicle and keeps cars moving even if there are cars in line. The entire wash cycle lasts no longer than three minutes and since there is no waiting for other cars, and most patrons rarely spend more than five minutes from the time they pull in until they leave the site.

Our tunnel exit also utilizes the latest in technology equipment, and produces a sound level of around 75 decibels when standing 100 feet from the tunnel. Signal Butte Rd. traffic noise level will continually exceed 80 decibels, so the car wash will not be adding any noise above the existing levels.

The car wash use is compatible with the area, which has moderate traffic in a neighborhood commercial intersection. It is an amenity to not only the surrounding neighborhood, but also the surrounding retail; it is a service use, much like a drycleaner or hair salon.

6. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.*

Quick Quack is part of an integrated development that complies with all municipal code.

7. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures including investigation, remedial action, and follow up; and litter control measures.*

Quick Quack will be in compliance with all "good neighbor policy" requirements. Quick Quack has high internal standards in place to ensure that it is compatible with adjacent uses, providing positive outcomes for all neighboring businesses.

8. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for use is in, or will be brought into, substantial conformance with all current city development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.*

Quick Quack is designed to city codes and even further more stringent standards from the developer.

We are excited to have the opportunity to open this Quick Quack in the City of Mesa.

Regards,

A handwritten signature in black ink, appearing to read "Michael R. Clark". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Clark".

Michael R. Clark
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