



COBBLESTONE CAR WASH PROJECT NARRATIVE

June 5, 2018

CITY OF MESA

Development Services/Planning Division

55 N Center St

Mesa, AZ 85201

RE: **PRE-SUBMITTAL CONFERENCE**

Proposed Cobblestone Auto Spa Facility
SEC Ellsworth & Pecos
Mesa, AZ

Dear Planning Team:

We are very pleased to be making our Resubmittal for SUP for the proposed Cobblestone Auto Spa Facility to be located at the South-East Corner of Ellsworth & Pecos. Since our initial Submittal we have processed a Lot Line Adjustment creating our 1st Phase Cobblestone 2 Acre parcel while providing an overall 37 Acre Parcel which we are proposing phasing that will entail a future Land Division to include Multiple Retail Uses with some varying Industrial warehouse/outdoor storage Facilities.

Employment District:

The General Plan outlines Employment District with Employment-Centric uses to include Industrial Warehousing/Outdoor Storage with supporting Retail Uses all in a high quality setting. Our Proposed 1st Phase Cobblestone Auto Service Station at the immediate Corner with proposed 2nd and future Retail Use Phases within the immediate Planned 37 Acres that will include Retail, Industrial and Outdoor Storage which will anchor future Higher-intensity Industrial uses to the East and South. Cobblestone Facility will provide a much needed gas/convenience/car wash services to the local community as well as provide said services to future master planned phases with quality site and building design.

Our proposed Development is also within the Logistics and Commerce District of the Gateway

Strategic Development Plan:

Focus: Area south of the Airport/Campus District/Williams Gateway Freeway with Heavy Light Industrial, Business and Commercial/Retail Uses predominately within this district providing high quality employment environment.

Form: High Quality Development & Architecture with focus on larger building masses and sites. Pedestrian-oriented design for retail and office areas with special care to building form and screening along arterials.



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Our 1st, 2nd and future phases encompass goals with providing high quality Site and Sustainable Building design with much needed Retail Uses that will support higher intensity Industrial Uses such as warehousing and outdoor storage/business park/manufacturing with special care to retail uses along Arterial providing much needed Off-site improvements to Ellsworth as well as Pecos Rd extension east of Ellsworth.

Our Overall 37 Acres will be comprised of Retail Uses centralized on Arterials with a major outlying access road providing access to higher intensity uses such as light industrial and outdoor storage, while providing interior vehicular access and safe pedestrian connectivity throughout site. We feel our proposed Retail component will provide a quality support anchor to future higher intensity Industrial Uses contributing to an overall balanced planned community.

Special Use Permit Criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies **Existing L1 Zoning and General Plan “Employment” District designation all support our proposed Development consisting of 1st Phase Cobblestone Service Station/Car Wash with future phases consisting of Retail and Warehousing and Outdoor Storage. Most of the proposed Uses are allowed under L1 including Car Wash, with SUP required for the Service Station/Convenience component**

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies **Existing L1 Zoning and General Plan “Employment” District designation all support our proposed Development. Said proposed Development will consist of an overall 37 Acres with 1st Phase being the Cobblestone Auto Spa Facility anchoring the immediate Corner with future phases coming on line in the foreseeable future. Proposed Development will consist in providing high quality Site and Sustainable Building design with much needed Retail Uses that will support higher intensity Industrial Uses such as warehousing and outdoor storage/business park/manufacturing with special care to retail uses along Arterial providing much needed Off-site improvements to Ellsworth as well as Pecos Rd extension east of Ellsworth.**

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City **Existing L1 Zoning and General Plan “Employment” District designation all support our proposed Development being surrounded by L1 Zoning with each Intersection Corner being L1 Zoning. Our proposed Development is within the Logistics & Commerce District of the**



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Gateway Strategic Development Plan which focuses and promotes Light to Heavy Industrial Uses while giving Retail Uses similar prominence and support in larger planned Sites with careful thought to vehicular and pedestrian connectivity, all which we reiterate our Proposed Development will meet and exceed the goals of District and General Plan.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project

Our proposed Development will require several Off-Site Improvement Components we have discussed with City Staff such as:

Ellsworth:

Adding 3rd North Bound Lane

Adding Right-turn/Decel Lane

Pecos:

Currently Pecos does not extend East of Ellsworth so Ultimate improvement will consist of 4 Lane with raised median

1st Phase – we will be providing 2 way Paved Road to extend to proposed Curb Cut with future extensions being proposed as future phases come on line

Utilities:

Water Line will need to be extended South approximately ½ mile from the north to be extended to the southern boundary of our proposed 37 Acre Development.

Sewer Line will need to be extended East of Ellsworth correlating with project phasing.

We have initiated discussions with Staff regarding drafting Development Buy-In Agreement at applicable time.

The proposed facility will include proposed 9,552sf Main Building that will include a Car Wash Tunnel/Convenience Store. We are also proposing a “Starting Gate” 6 MPD Fuel) Canopy along with 27 Proposed Vacuum Stanchions and 23 On-site parking spaces. All Vacuum equipment (Motors/VFD) will be housed within Main Building thus eliminating any concerns with Noise at Customer Stanchions as well as existing adjacent development.

Section 11-31-11 Convenience Markets:

The Proposed Convenience Store will be approximately be 4,850 which will be in compliance with Section 11-31-11 and does not abut residential zoning

Section 11-31-25 Service Stations:

Our proposed Cobblestone meets the Land Use regulations as outlined in this Section including

Min 100' Street Frontage: 313'

Max # of Service Stations permitted at Arterial Intersection: Currently none exist

Pump Islands shall be covered with Pump Canopy: We are proposing to have Canopy that will complement building design.

Landscaping shall comprised of 10% of Site Area: We are currently proposing 16.2%

Fencing shall be masonry: We are proposing any required Screen Walls to be solid masonry to complement our building design and colors

Lighting shall be shielded from adjacent properties and Public ROW: All proposed lighting will



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be appropriately located and shielded to have “0” FC spillage over property lines/ROW other than being adjacent to similar retail/commercial/industrial uses

Additional Criteria for Review of Special Use Permit: When required, the review of the Special Use Permit for a Service Station shall include a review and determination regarding the following items:

1. 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

Existing L1 Zoning and General Plan “Employment” District designation all support our proposed Development consisting of 1st Phase Cobblestone Service Station/Car Wash with future phases consisting of Retail and Warehousing and Outdoor Storage. Most of the proposed Uses are allowed under L1 including Car Wash, with SUP required for the Service Station/Convenience component

2. 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

We have submitted an initial drawing set with project narrative that has received initial staff review and comments which indicate compliance with all zoning, building and fire safety regulations

3. 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, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures

Good Neighbor Policy has been prepared and will be part of SUP Resubmittal

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the 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

We have submitted an initial drawing set with project narrative that has received initial staff review and comments which indicate compliance with all zoning, building and fire safety regulations with the understanding a formal Design Review Submittal Package will be forthcoming where will be able to address additional site and building criteria in depth.

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

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regulations with the understanding a formal Design Review Submittal Package will be forthcoming where will be able to address additional site and building criteria in depth.

We appreciate the opportunity to be making our formal Pre-Submittal Conference and we look forward to your feedback and our forthcoming meeting. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.

Respectfully,



A handwritten signature in blue ink, appearing to read 'JMacias'.

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