



**COBBLESTONE CAR WASH  
FINAL CITIZEN PARTICIPATION PLAN**

**FINAL CITIZEN  
PARTICIPATION  
REPORT**

**PROPOSED COBBLESTONE CAR WASH FACILITY**

Location: SEC Ellsworth and Pecos Rd

Zoning Case#: ZON 18-00998

Submittal Date: 12-26-18

**PREPARED BY:**

**M3 DESIGN – JESSE MACIAS**

March 4<sup>th</sup>, 2019



## COBBLESTONE CAR WASH FINAL CITIZEN PARTICIPATION PLAN

**Citizen Participation Plan Purpose:** The purpose of this Citizen Participation Plan is to inform Citizens, Property Owners, Neighbor Associations, Agencies, Schools and Businesses and City Staff and Planning & Zoning Boardmembers of the proposed Request for “Special Use Permit and Site Plan Review” Application for the proposed Cobblestone Auto Spa Development. The 2 Acre Parcel is located at the SEC Ellsworth & Pecos Rd. This Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on our proposal. **Neighborhood Notifications (1000’ Notification Radius) were sent out on February 12<sup>th</sup>, 2019 with no feedback received.**

### **Contact:**

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**Pre-Application Meeting:** The Pre-Application meeting with City of Mesa planning staff was held on June 25<sup>th</sup>, 2018. Staff reviewed the application and recommended that adjacent residents and nearby registered neighbor associations be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with our application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts our proposed development that members of the community may have.

A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project.
- Homeowners Associations within one half mile of the project.
- Interested neighbors -focused on 1000 feet from site
- Public School District in writing, with copies to who may be affected by this application.
- Neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

Our plan is to hold a Neighborhood meeting notifying all itemized in lists provided by Staff. Our goal is to :

Make Project Presentation of our proposed project to neighbors with detailed site plan/elevations/rendering boards

Actively Listen to Neighborhood Comments/Concerns etc.. and be able to respond effectively at meeting and/or provide follow up clarifications to neighbors via letter/email/phone calls along with updating City Staff at all times during Process



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If we feel it is appropriate along with responses to any neighbor concerns via letters and emails, we can meet individually or in group.

February 12<sup>th</sup>, 2019: Neighborhood Notifications were sent out (1000' Notification)

February 25<sup>th</sup>, 2019: Discussion with Staff that due to not receiving any feedback from any of the Neighbors, we were foregoing need for Neighborhood Meeting

February 25<sup>th</sup>, 2019: Received City Staff Memorandum confirming Case will be in front of Planning & Zoning Board for consideration on March 20<sup>th</sup>, 2019.

- Subsequent Meetings/Outreach will be done as applicable.

### **Schedule:**

Pre-Submittal meeting -June 25<sup>th</sup>, 2018

Initial phone calls and door to door visits done - January 14<sup>th</sup>, 2019

First neighborhood meeting – January 23<sup>rd</sup>, 2019 **Was not required**

Follow up Submittal – February 12<sup>th</sup>, 2019 **Resubmittal was made on February 5<sup>th</sup>, 2019**  
**Neighborhood Notifications (1000' Notification Radius) were sent out on February 12<sup>th</sup>, 2019**

Submittal of Citizen Participation Report and Notification materials – February 20<sup>th</sup>, 2019

**Site Posting: March 4<sup>th</sup>, 2019z**

**P&Z Notifications Envelopes delivered to Staff – March 5<sup>th</sup>, 2019**

**Final Citizen Participation Plan submitted – March 5<sup>th</sup>, 2019**

**Planning and Zoning Board Hearing – March 20<sup>th</sup>, 2019 – has been confirmed by Staff**

### **Proposed Project Description:**

Our Proposed Request for Council Special Use Permit to develop a Convenience Store/Car Wash with Fuel Facility with accessory Vacuum Stanchions along with proposed Site Access, Site Parking and Cross Access Vehicular Circulation as part of an Overall Master Planned Retail Center.

First and foremost, I wanted to provide you with some history on Cobblestone. Cobblestone Auto Spa is an AZ Family-Owned Multi-Service Car Wash Company that has been in the Valley since 1997, starting with 1 of 2 Facilities in North Phoenix (36<sup>th</sup> St and Bell Rd) and today we have over 20 Facilities, all here in the Valley, growing alongside with each of the communities we serve. We would Employ over 20 staff members generating local community employment as well as City Tax revenue. Cobblestone has become the undisputed Leader in the Car Wash Industry in Phoenix Metro area, which provides us the opportunity to also become the leader in giving back to each and every one of our Communities we serve. Our proposed SouthEast Mesa development represents a long road of searching for viable retail area that is currently under-served with the highest Quality Design and Customer Service we are known for throughout the Valley with the highest Quality in Design and Service.



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Our Proposed Development has existing L1 Zoning with AF overlay which accommodates and encourages a diversified and broad range of Integrated and Freestanding Retail/Industrial/Commercial Uses with focus on serving both Neighborhood as well as Community Service Needs. Light Industrial District is characterized as focus on Employment District providing wide range by a wide range employment opportunities for City of Mesa Community such as Mixed-Use Commercial/Retail areas all in a well designed yet utilitarian approach providing appropriate context for successful business environment located with Orientation to Major Arterials with individual Access Points, Parking and Signage. Infill development remains as a Core Value especially in the areas that may not have been developed with Core Value in mind or prior to Plan being developed and are now older, dilapidated as well as eye-sore vacant parcels.

The Existing Parcel consists of 2 Net Acre, Zoned L1 which is currently vacant and is and will be part of a +37 Acre Master Planned Industrial/Retail/Commercial. The surrounding parcels are currently also zoned L1 to the West, East, North and South. The proposed facility will include proposed 10,300sf Convenience/Car Wash Building with 3,500sf Fuel Canopy, along with 50 proposed parking Spaces with 27 Covered Spaces/Vacuum Stanchions. All Vacuum equipment (Motors/VFD) will be housed within Building Enclosure thus eliminating any concerns with Noise at Customer Stanchions as well as existing adjacent development.

Future Phases of Master Planned Retail/Industrial will follow soon thereafter with Master Site Plan/Design Guidelines over the next month to 2 months.

As previously indicated site is currently Vacant Undeveloped Land at all 4 corners of the Major Arterial Intersection. Our Plan would be to have Cobblestone Car Wash as Phase I at immediate corner that would include proposed Access on both Ellsworth and Pecos, Perimeter Frontage Landscape. As part of proposed improvements, we will be proposing additional lane on Ellsworth with new Curbing/sidewalk and ROW Landscaping. We will also be proposing to extend Pecos Rd with a 2-way Pavement Road that will extend the length of Phase I development and will be further improved once Master Planned Retail Center develops.

We will be proposing Quality Architectural Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design for the Mesa Community. Master Planned Retail Center will establish Design Guidelines and will be part of our Formal Site Plan/Design Review subsequent submittals early next year.

Proposed Cobblestone Auto Spa achieves several of the Core Goals:

- Promote Infill development to Undeveloped and vacant parcels.



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- Our proposed development will fulfill Redevelopment of long-standing Vacant Land with Quality Building and Site Design providing retail services to local community being part of a Master Planned and flourishing Retail Center.
- Our plan is to eliminate said Vacant Land with responsible Quality Redevelopment that will provide much needed Buffer from Arterials to future developments.
- Our proposed Development will be improving both Ellsworth and Pecos Road to its ultimate City Design inclusive of additional Lanes, Curbing, Sidewalks and Perimeter ROW Landscaping
- We will also be proposing to extend existing Water and Sewer Main Lines to not only serve our proposed Development, it will provide much needed Service to future Developments along Ellsworth and Pecos Rd.
- Traffic and Noise Mitigation
  - All of our proposed Vacuum Equipment is housed inside our Building mitigating any concerns for noise at the proposed Vacuum Stations.
  - Our Proposed Car Wash takes advantage of existing and current Traffic Volumes and Patterns.

Reiterating we are excited to bring our proposed Development to local community and are very excited to present our Project to Planning & Zoning Board.

Please let us know if you have any questions or need any additional information

Respectfully,



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

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