

To: City of Mesa  
Development Services

From: Paul Devers  
Cawley Architects, Inc.

Subject: Planning and Zoning Board  
Super Star Car Wash  
4232 S Signal Butte Road  
Record ID: PRS19-00976

Date: August 26, 2020

## NARRATIVE

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This Narrative has been prepared to obtain Site Plan Approval and Site Plan Modification in conjunction with an application with the City of Mesa for the Planning and Zoning Board. The new project is a, +/-4,317 square foot, 'Super Star Express Car Wash' located north of the new Safeway near the northwest corner of S. Signal Butte Road and E. Point Twenty-Two Boulevard. An express wash is basically a self service operation with automated pay stations. Customers have the option to ride in the vehicle during the wash process. Exterior drying and interior vacuuming is typically done by the customer. During peak times the facility can be operated with 2-3 people. The operational hours will be 7:30 am to 7:00 pm.

### **General Plan:**

The General Plan character area designation is Mixed Use Community.

The site is located within the Phoenix-Mesa Gateway Airport Overlay, Airport Overflight Area One (AOA 3).

### **Zoning:**

The property is zoned as Planned Community (PC) and is within the Eastmark Development Unit Plan 5/6 South. The overall design will follow the Mesa Zoning Ordinance and will meet the standards as set forth in the Eastmark Community Plan.

The Land Use Group (LUD) designated with this site is District (D)

Per section 7.16 of the Eastmark Community Plan auto washing/detailing requires an Administrative Use Permit.

### **Site Description**

The proposed site is approximately 34,948 S.F. (+/- .80 acres) The site is part of previously subdivided lots (APN #312-08-967 and #312-08-966). The project will provide complete site and building improvements and will be parceled into the lot size as noted above.

Setbacks per Table 11-7-3A: Developments are proposed as follows;

- Front and Street Side setback – 15'-0" required | 75'-0" proposed
- Interior Side and Rear setback – 0 (none) required for a building setback

### **Site Plan:**

Site plan comments from Staff and the Eastmark Community Plan and Development Unit Plan 5/6 South standards were addressed in the DRC submittal. Included in this submittal is an overall site plan for the commercial center to demonstrate how the proposed development will integrate with the rest of the center including the adjacent proposed pad sites.

An approval letter from the master developer is provided with this submittal.

### **Landscape, R.O.W. and Offsite Improvements, Easements:**

The landscape is a cohesive layout with plantings approved by the by the Master Developer's landscape architect, Laskin & Associates. All screen walls and site walls will be consistent and compatible with the Design Guidelines.

All R.O.W. dedications and offsite improvements are being provided and constructed by the Master Developer with no additional dedications proposed.

### **Vehicular Access and Parking:**

The project will utilize shared drives with shared cross access easements with the adjoining properties to the west and south. The project meets the required setbacks for coverage, parking, and access.

To alleviate concerns that incoming traffic, via the northern driveway, might require additional direction; an overhead identification and directional sign has been added: which will indicate the entry to the car wash pay stations. Additionally, there will be enhanced paving to direct non car wash traffic to the south. The tunnel exit will also have a curved drive that will direct traffic to the south and towards the vacuum bays.

A Traffic Impact Statement has been prepared and is attached for staff review. to substantiate that this new traffic circulation, does not negatively affect the ingress, egress, and internal traffic circulation.

The number of parking spaces are provided to meet both ordinance and operational requirements for this use and employee parking is allowed in the Vacuum Bays. Fire Truck and Refuse maneuvering as well as access are provided per City of Mesa standards.

Screening: Traffic queueing will be directed away from public streets. The entire frontage along Signal Butte will have a 40" high masonry screen wall to match the building design. A request to allow a single refuse enclosure will be a part of this submittal.

### **Architecture and Building Design:**

The Master Developer has prepared design guidelines for color and materials. The SuperStar design model has been developed as a contemporary building that can be easily adapted to specific design requirements by interchanging building materials and colors.

The building forms are articulated with varying parapet heights with material and color changes to break up the longer facades. The building front is pronounced with a masonry fin that is extruded from the building form. The additional height establishes the hierarchy of the building mass.

The exterior elevations will be comprised of a variety of materials and colors that have been selected from the DRC design guidelines and include glazing, concrete masonry units (integral) both smooth and textured, metal sunscreens and fabric covered canopies at the vacuum bays. Additional building articulation and pedestrian scale is provided through varied horizontal and vertical building elements.

The building will have a flat roof with roof top mechanical units that will be fully screened by parapet walls of varying height that will complement the building design. The allowable building height per ordinance is 40'-0" and this building will comply.

The building's physical address will be placed on the north exterior elevation.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Devers". The signature is stylized and cursive, with a large loop at the end.

Paul Devers  
Principal Architect  
Cawley Architects, Inc.

To: City of Mesa Planning & Zoning  
From: Paul Devers  
Subject: ZON20-00281 SuperStar Express Wash  
Date: October 26, 2020

## NARRATIVE

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### FOR SPECIAL USE PERMIT

This project is located within the Eastmark (Mesa Proving Grounds) Planned Community District "PC" and the rezoning was approved by the City of Mesa in November 2008. The PC zoning designation is consistent with the goals, described in the 2040 City of Mesa General Plan, to create "community character areas", providing continued growth and development, establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial districts. Rather than focusing on individual land uses, the Plan focuses on "character areas." Character areas combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs. The General Plan further identifies, "Mixed Use Community", as larger land areas where it is possible to develop a mixture of uses that will create a complete and identifiable community.

The Eastmark Community Plan identifies this project to be in the Development Unit 5 & 6 South. The Land Use Group is LUD and the site is District D. Per section 7.16 of the Eastmark Community Plan, an Administrative Use Permit is required for a car wash.

**Per Section 11-70-5E of the MZO, Required Findings: a SUP shall be granted if the project conforms to the following 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

**Response:**

- According to the 2040 General Plan, the focus of the "Mixed Use Community" is to establish villages with a mixture of uses that will create a complete and identifiable community.
- The Eastmark PC Vision statement, for the DU 5/6s, will be developed with residential uses and a site for, neighborhood serving, commercial

development. A need for neighborhood level commercial has been identified as the residential use has expanded.

- The Eastmark PC identifies the northwest intersection of Signal Butte and Point Twenty-Two to be developed as a more intense property with uses to include neighborhood scale convenience....
- The automated car wash is a neighborhood service that is integral to creating a synergy with other community uses and provides convenience to the residents.

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.

**Response:**

- The location of the project is within the retail center at Signal Butte Road and Point Twenty-Two Boulevard. The approved Master Plan includes a major grocery store, inline retail, drive thru restaurant pads, a convenience store, fuel dispensary, shops, and enclosed self-storage. The car wash use is a substitute for one of the drives thru restaurants. A revised site plan will be processed and will be presented to the Planning & Zoning Board for approval.
- The size of the car wash and site are equivalent to a drive thru restaurant.
- The design has been reviewed and approved by the Eastmark Design Review Committee.
- The operational characteristics are similar and compatible to the other retail uses on the overall site.

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.

**Response:**

- The car wash facility operations do not generate any noxious fumes or odors.
- All wastewater is processed through a sand oil interceptor and is discharged into the city sewer system.
- The carwash equipment is located within the building.

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

**Response:**

- The infrastructure for this retail center was installed during the time that the grocery store was being constructed.
- The car wash site has water, sewer, and electrical services provided to the property line.
- The improvements to Signal Butte Road are recently completed.

- The right of way landscaping and screen walls along Signal Butte Road are completed.

**Per Section 11-30-7(G) of the MZO, submit documentation showing compliance with the code.**

1. Attached is a copy of the Plan of Operation Letter or “good neighborhood policy” that the operator has prepared.
2. A copy of the design approval letter from the Eastmark Design Review Committee, dated April 24, 2020, is attached as a separate document.