

Project Narrative Minor Site Plan Modification and Design Review

Quick Quack Car Wash 63-124

PREPARED BY
Core States Group

PREPARED FOR

Quick Quack Car Wash Holdings LLC

CLIENT ADDRESS

6030 West Oaks Boulevard, Suite 300
Rocklin, CA 95765

SITE ADDRESS

4655 East McKellips Rd.
Mesa, AZ 85215

PROJECT NO.

24116

DATE

11/07/2025

JURISDICTION

Mesa, AZ

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with two (2) dual point sale vehicle queuing lanes. The proposed site improvements include 24 vacuum stations, 16 employee parking stalls, one (1) trash enclosure, two (2) vacuum enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping.

The subject property consists of one (1) parcel (Parcel No. 141-34-002H) with an area of 1.23 acres. The subject property is zoned Light Industrial (LI) and is in the Airfield Overlay District. The City's Development Standards identify Car Wash as a permitted use in the Light Industrial District.

Quick Quack Business Model

Quick Quack is a well-established business with 200 successful stores and one million loyal members. At Quick Quack, it is believed that one "Quack" of kindness can help make someone's day. From hosting fundraisers to support the community, to granting wishes through the Make-A-Wish foundation, Quick Quack has a mission to change lives for the better. Their charitable efforts raised funds to support families that lost their homes to fires, community members that needed money for medical expenses, and even provided a miniature car wash for a child with a neurological disorder to support their sensory needs. Quick Quack continues to spread kindness and smiles in every new location proposed.

Operational Characteristics

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one (1) car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7 a.m. and 9 p.m.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive, there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Design and Orientation

The subject property will take access off of an internal drive aisle that provides the overall development access to East McKellips Road. The Quick Quack showroom is located within the center of the project site and is oriented perpendicular to East McKellips Road. The entrance to the vehicle wash starts in the southeast corner of the project site and extends along the site's east property line to maximize queuing for 14 cars without spillover. Customers will exit the car wash in the southern portion of the project site. Customer vehicle vacuum stations are located between the vehicle showroom and the western boundary line.

Architecture

The proposed building will include “Weathered Copper” colored metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the showroom entrance, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the exit tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.