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Case Planner  
City of Mesa Planning Department  
55 N Center Street  
Mesa, AZ 85201  
(480) 644-2181 office

**RE: SUP & SCIP APPLICATION**  
Cobblestone Express Car Wash #28  
1920 S. Alma School Road  
Mesa, AZ 85210

Dear Case Planner:

We are very pleased to be submitting our Special Use Permit and SCIP application on behalf of Cobblestone Auto Spa Car Wash to an existing car wash facility at aforementioned location. We appreciate all of staff's comments and feedback during the Pre-App meeting on 12.12.17.

The site zoned LC consists of a single-story building with a drive thru car wash. Access to this building will be provided from north and south sides, providing four sided architecture for the building. Access into the site is designed to enter & exit from the north to W. Javelina Avenue. The site is laid out to provide an easy to navigate circular circulation pattern for customers. Upon entering the site, customers may either enter the express lane drive aisle along the perimeter of the site to the car wash tunnel; or, use the self-serve vacuum stations laid out in a circular pattern towards the center of the site. The site is extensively landscaped along the north & east street frontages which will remain. Additional landscape will be added along the south perimeter and interior of the site where currently very little exists.

### **Scope Detail/ Plan:**

The following is a detailed synopsis of the proposed improvements to both the site and building.

- Modifications to an existing car wash facility.
  - Existing car wash building structure, which consisting of a Car Wash tunnel, waiting area & service bay will remain. Service Bays and Waiting area to be used as office, storage and customer vending area. The existing restrooms are to remain.
  - Existing carwash tunnel to be extended a few feet to align with edge of building overhang.
  - Existing Entry canopy & Exit canopy attached to carwash building will be removed. Existing trash enclosure and detail canopy will also be removed.
  - New 2,227 s.f. covered parking / vacuum stations will be installed. The structure supports will be painted Benjamin Moore “Davenport Tan” covered with “Blue” fabric awning.
  - Three (3) new covered express lanes with pay stations to be installed at the southwest corner of the site.
  - New trash enclosure to be installed.
  - Existing landscaping is to remain as is. Where work is performed, landscaping to be modified to match existing, if needed.
  - New landscape will be incorporated along the south side and interior of the site.

### **Justification & Compatibility Statement:**

- This is currently zoned LC/PAD with BIZ 2001 overlay. This is currently legal non-conforming site, requiring an application for SCIP.
  - Non-compliance;
    - Landscaped setbacks along the street frontages will be unable to be met due to the location of the existing drive aisle to & from the existing car wash tunnel. This is an existing condition that we cannot modify. In order to comply we would need to relocate 8,373 sf of building. The existing landscape areas along the street frontages will remain as is. We are asking for a waiver of this setback.

- Landscaped setbacks along the interior property lines will be unable to be met. To provide adequate circulation and amenities (vacuum stations) for customers and make it a viable business on this limited sized lot (1.08 acres), site circulation drive aisles will need to encroach into the setbacks along the West & South property lines. Currently there is limited landscape along the interior property lines and in the interior of the site. We are proposing landscape along the south property line and interior of the site that currently does not exist. We are asking for a waiver of this setback.
- Compliance;
  - All new parking shall comply, per code we are required to have (1) space per 375 sf of Building area, we will have 23 covered parking for patrons plus 4 employee parking
- The site is extremely well-suited for the proposed development as it will be intended to serve the adjacent residential and business area. The site's location is highly visible and will turn what was formerly a dilapidated car wash, unkempt lot into a new, high-quality car wash that Cobblestone is known for. The use is in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, and will be compatible with surrounding uses.

We want to reiterate we are very pleased to be submitting for Special Use Permit & SCIP Application to City of Mesa for the proposed On-site Improvements of existing Cobblestone Auto Spa.

We feel our proposed site modifications will complement our Award Winning Existing Facility and at request of our Community and Valued patrons, improve customer satisfaction and convenience by adding the self-serve vacuum and canopies approx. 3,733 s.f., and Three car wash express point of sales lanes and new trash enclosure.

The proposed new vacuum canopy is part of a state of the art design to be aesthetically pleasing and functional at the same time. The design and materials all complement the existing high quality Design and materials used in the original facility which has served the community with unparalleled service since it opened. The vacuum equipment and motors will be enclosed within the existing building.

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications and or supplement information.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

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