



# CITIZEN PARTICIPATION FINAL REPORT

**COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL**

## SUMMARY / FINAL REPORT

Total individuals notified: 49

Total Participants: 0

### CONCERNS, ISSUES, PROBLEMS EXPRESSED

Since there were no participants outside project owner, architect, and city staff, we took the opportunity to address the staff comments in DR.

### HOW CONCERNS WILL BE ADDRESSED?

Staff concerns are met by conducting noise study, and flipping the central vacuum bays for better flow and drive access.

### CONCERNS APPLICANT IS UNWILLING TO ADDRESS

None.

### HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

Staff concerns are met by conducting noise study, and flipping the central vacuum bays for better flow and drive access

### APPLICANT SIGNATURE AND DATE

02-09-2021

### REQUIRED ATTACHMENTS:

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.



To: Tina Lavelle, Planner  
City of Glendale

From: Christopher D. Norstrom, Sr. Project Manager  
Cawley Architects

Subject: Superstar Car Wash  
5810 W. Thunderbird Road, Glendale, AZ

Date: November 30, 2020

## Public Involvement Plan for SR#20-0190 Conditional Use Permit Application

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### Narrative

Cawley Architects, Inc. is requesting a Conditional Use Permit approval for the proposed new +/-4,410 S.F. 'Super Star Express Car Wash' at the Northwest corner of Thunderbird Road and 57th Drive. An express wash is basically a self-service operation with automated pay stations. The wash tunnel is enclosed, and 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 proposed site is approximately 37,445 S.F. (+/-0.86 acres). The APN for the site is 200-74-707. This site is zoned C-2 General Commercial to which allows a car wash as a Conditional Use Permit – "Convenience Use" as described in City of Glendale Zoning Ordinance Section 5.754. In addition to the CUP, we are requesting a DPR approval.

### Notification

Please refer to attached notification letter, as well as the notification area map, and list of property owners, and registered Neighborhood and Home Owners Association

Given the surrounding businesses and their use, we do not view a car wash use as factor or concern.

As significant changes occur, it is our plan to notify, by letter, the City of Glendale and the same property owners, and registered Neighborhood and Home Owners Associations per our previous mailing list. The letter will state specific changes.

**C.P.P. Schedule**

CPP to be submitted by December 2nd, 2020.

CPP implementation January 4<sup>th</sup> 2021.

The neighborhood meeting notification letters sent no later than January 4, 2021

The neighborhood meeting would have to take place no later than January 24<sup>th</sup>. (Neighborhood meeting to occur 16 days after sign posting and neighborhood notifications have been sent.)

The CUP hearing date will be determined by city of Glendale, in the coming weeks. (No less than 30 days after Neighborhood Meeting has occurred – March 4<sup>th</sup>,2021)

Final CUP submittal documents on January 4,2021



Christopher D. Norstrom  
730 N. 52<sup>nd</sup> St. #203  
Phoenix, AZ 85008  
[chrisn@cawleyarchitects.com](mailto:chrisn@cawleyarchitects.com)

**Subject: Conditional Use Permit Request for Superstar Car Wash at 5810 W. Thunderbird Road. SR#20-0190**

Dear Neighbor:

This letter is to inform you that Cawley Architects, Inc. is requesting a Conditional Use Permit review from the City of Glendale. The property is located at 5810 West Thunderbird Road in the Sahuaro District.

The proposed new +/-4,410 S.F. 'Super Star Express Car Wash' is located at the Northwest corner of Thunderbird Road and 57th Drive. An express wash is basically a self-service operation with automated pay stations. The wash tunnel is enclosed, and 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 proposed site is approximately 37,445 S.F. (+/-0.86 acres). The APN for the site is 200-74-707. This site is zoned C-2 General Commercial to which allows a car wash as a Conditional Use Permit – "Convenience Use" as described in City of Glendale Zoning Ordinance Section 5.754. In addition to the CUP, we are requesting a DPR approval.

I have included a site plan with this letter for your review. A neighborhood meeting will take place (January 24<sup>th</sup>, 2021, 6:00p., location: TBD). Comments and questions will be accepted at this time. If you are unable to attend, please write, email to call me at the contact information above. You may also contact Tina Lavelle, Planner with the City of Glendale at (623)930-2553.

Sincerely,

Christopher D. Norstrom

Encl: Site Plan, Aerial

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To: Planning and Development Services  
Department  
City of Glendale, Arizona

From: Paul Devers

Subject: Project Narrative  
Administrative Design Review  
Conditional Use Permit  
Super Star Express Carwash  
5810 W. Thunderbird Road  
Glendale, AZ 85306

Date: December 2, 2020

## PROJECT NARRATIVE

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Cawley Architects, Inc. is requesting approvals to build a new, freestanding, self-serve carwash. The proposed new +/-4,140 S.F. 'Super Star Express Car Wash' is to be located at the Northwest corner of Thunderbird Road and 57<sup>th</sup> Drive. The project will require a Conditional Use Permit (CUP) and a hearing before the City of Glendale Planning Commission. An Administrative Design Review is required and will be concurrently reviewed; however, the design review will not be approved prior to final Planning Commission Approval of the CUP.

### Project Description:

An express car wash is basically a self-service operation with automated pay stations. The wash tunnel is enclosed, and 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.

### Site Description:

The proposed site is approximately 37,445 S.F. (+/-0.86 acres). The APN for the site is 200-74-707. The site was a Safeway gas station that has been demolished. The existing driveways along Thunderbird Road and 57<sup>th</sup> Avenue will remain. This project will provide complete site and building improvements.

### Zoning, Use and Conformance:

This site is zoned C-2 General Commercial to which allows a car wash as a Conditional Use Permit – "Convenience Use" as described in City of Glendale Zoning Ordinance Section 5.754. The General Plan LU Designation is: PC (Planned Commercial)

**Conditional Use Permit:**

Proposed Use: A carwash is considered a convenience use as described in Section 2.300 of the City of Glendale Municipal Code. Per [Sec. 5.754J](#), of the zoning ordinance, convenience uses are subject to a conditional use permit (CUP) entitlement process.

The following findings will be evaluated by staff and the Planning Commission. All five findings need to be met for conditional use approval.

*Q.1. Is the proposed use consistent with the policies, objectives and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.*

**Response:** The General Plan LU Designation is: PC (Planned Commercial). The Planned Commercial designation provides for commercial retail development that is planned, constructed and operated as a single entity. Planned Commercial projects require a master development plan to show the relationship between buildings, driveways and internal circulation, pedestrian circulation, gathering areas, parking and landscaped area.

The site, for the proposed car wash, is located in an existing established shopping center that has been built out. There are multiple commercial uses including a grocery store, dining venues and service uses. The car wash site is being repurposed and the existing fuel station is no longer in business. The car wash site design will utilize the existing driveways and traffic circulation. The new building location is consistent with the existing relationships between the other existing buildings.

*Q.2. The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation.*

**Response:** Historically speaking, this request is compatible as there was a previous use for a Safeway gas station which received conditional use approval (ZU-00-12) for ten fueling stations under a canopy. The new car wash facility will utilize the most current state of the art equipment all of which is totally indoors to reduce noise or vibration. The facility does not generate smoke, odor, or dust. The facility will operate from 7 am to 8 pm seven days a week. Which is compatible with the surrounding commercial uses.

*Q.3. The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including sidewalks, landscaping and buffer yards are met.*

**Response:** The car wash operator has multiple facilities in the valley including locations in Glendale. The site layout and internal circulation are the result of past experiences, recommendations from the equipment manufacturer and industry standards. Each site is unique and the building size and number of vacuum stalls are dependent on the site area and boundary configurations. This particular site is adequate for the number of vacuum bays and the length of the car wash tunnel. Sidewalks, landscaping and buffer yards are designed to conform with the zoning regulations.

*Q.4. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use and that on-site circulation is adequate to permit driveways, parking and loading requirements in a manner which is safe and efficient.*

**Response:** The primary access to the site is from a major throughfare, West Thunderbird Road, with secondary access from 57<sup>th</sup> Drive. There is a left turn signal from Thunderbird Road to 57<sup>th</sup> Drive along with a deceleration lane from Thunderbird Drive with a right turn to the immediate west of the site. A preliminary site plan was submitted to the City for a Pre-Application Review and the comments were generally in conformance with ordinance requirements. However, there were issues with the internal traffic circulation and access points into the car wash site. As a result, the site plan was modified to alleviate the concerns of the city transportation engineer.

**Q.5.** That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects may be mitigated.

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

The project will utilize the existing common shared access driveways on both the west and east side of the property that is accessed from Thunderbird Road for vehicular traffic into the site. The queuing and vacuum bay access is along the north property line.

Twenty-eight (28) covered vacuum bays are provided to meet both ordinance and operational requirements. Employee parking will be allowed in vacuum bay stalls. The Fire Truck and Refuse maneuvering and access are provided per City of Glendale development standards.

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

The site is designed to utilize the existing shared drive access points and circulation within the overall development. All R.O.W. dedications and offsite improvements are existing no additional dedications are proposed.

**Architecture and Building Design:**

The design of the project is contemporary, rich in materials and colors, adding visual interest to the surrounding buildings. The exterior elevations will be composed of concrete masonry units of alternating colors with overlapping horizontal planes and varying parapet heights. Corrugated metal planes provide additional color and texture. The car wash windows are articulated with flat metal awnings to provide additional interest and details.

The building is intentionally articulated both in plan and at the parapet to form rectangular wall planes of varied colors.

The main portion of the building will have a flat roof, while the wash bay will be covered with a shade material spanning between the wash bay walls. The vacuum bays and pay stations will be covered with pre-engineered steel canopy frames with a fabric sunshade.

Sincerely,

Paul Devers  
Principal Architect  
Cawley Architects, Inc.

### SHEET KEYNOTES

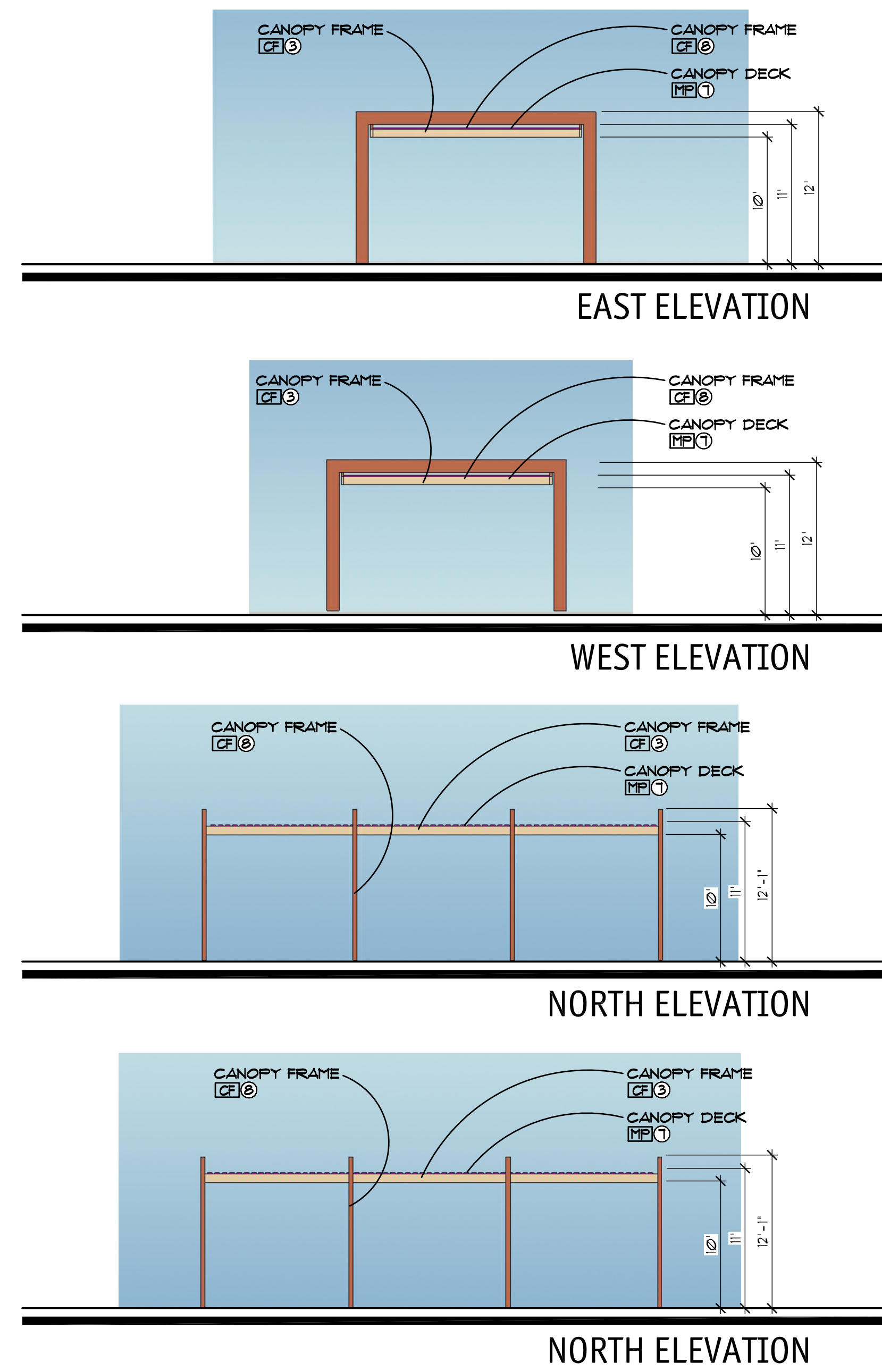
- 1 EXISTING FIRE HYDRANT, TYP.
- 2 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 3 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 4 EXISTING SIDEWALK TO REMAIN
- 5 EXISTING LANDSCAPE TO REMAIN
- 6 ASPHALT PAVEMENT, TYP. - SEE CIVIL DRAWINGS
- 7 SERVICE ENTRANCE SECTION (S.E.S) - SEE ELECTRICAL DRAWINGS
- 8 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 9 EXISTING UTILITY JUNCTION BOX
- 10 REFUSE ENCLOSURE FOR SOLID WASTE AND RECYCLING BINS - PER CITY STANDARDS
- 11 EXISTING DRIVEWAY TO REMAIN
- 12 LANDSCAPING TYP. - SEE LANDSCAPE DRAWINGS
- 13 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE PLUMBING DRAWINGS
- 14 BIKE RACK - SEE SITE DETAILS
- 15 SALT FINISH CONCRETE SIDEWALK, TYP.
- 16 TYPICAL VACUUM ARCHES AND FABRIC CANOPY
- 17 FIRE RISER - SEE CIVIL AND PLUMBING DRAWINGS

### SITE DATA

PROJECT:	SUPER STAR CAR WASH
ADDRESS:	5810 W. THUNDERBIRD ROAD GLENDALE, ARIZONA 85306
DEVELOPER:	SUPERSTAR CAR WASH 1830 N. 95TH AVENUE SUITE 106 PHOENIX, ARIZONA 85037 PHONE: 602-421-6717 CONTACT: REZA AMIRREZVANI
SCOPE:	A NEW 4,140 S.F. SUPERSTAR EXPRESS CAR WASH PROVIDING PROFESSIONAL AND AUTOMATED SERVICES
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	200-74-707
ZONING:	C-2
GENERAL PLAN:	PLANNED COMMERCIAL
COUNCIL DISTRICT:	SAHUARO
SITE AREA:	+/- 37,445 S.F. +/- 0.86 ACRES
BUILDING AREA:	4,140 S.F. GROSS
STORIES:	SINGLE STORY
LOT COVERAGE:	11%
LANDSCAPE AREA:	9,602 SF
LANDSCAPE COVERAGE:	26%
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)
SLOPE DEPTH:	1/4" PER 1'-0" MIN.
SCREENING HEIGHT:	50" MAX.
BUILDING HEIGHT:	26'-0"

### PARKING CALCULATIONS

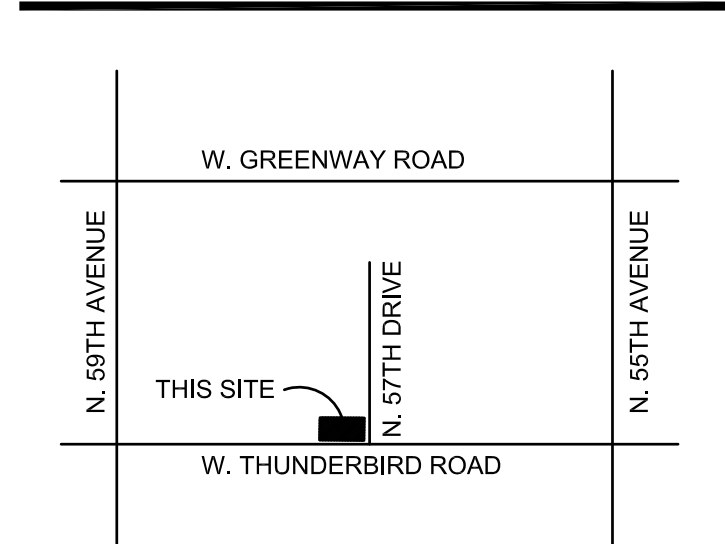
REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
B - CAR WASH	3,882 SF	2 SPACES MIN.	2
TOTAL REQUIRED:			2
PARKING PROVIDED:			
TOTAL REGULAR SPACES			22
TOTAL ACCESSIBLE SPACES			2
TOTAL COVERED SPACES (INCLUDING ACCESSIBLE SPACES)			24
TOTAL SPACES ON SITE			24



### LEGEND

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK
- ▨ PAINT STRIPING ON PAVEMENT
- ⊙ EXISTING FIRE HYDRANT
- ▲ ACCESSIBLE ROUTE / PATH OF TRAVEL

### VICINITY MAP



**SUPER STAR CAR WASH**

5810 WEST THUNDERBIRD RD.  
GLENDALE ARIZONA 85306

DATE  
PRELIMINARY SITE PLAN  
10-26-2020  
DR / C.U.P. SUBMITTAL  
12-23-2020

**NOTICE OF ALTERNATE BILLING CYCLE:**  
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build process development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

This site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

### SITE PLAN

